



SMITHS COTTAGE
KINGWOOD



TIMELESS CHARM, QUIETLY TUCKED AWAY

Set back from the road, hidden behind soft greenery and approached along a gentle garden path, Smiths Cottage feels like a home you discover rather than arrive at. There's an immediate sense of calm here.

Private, peaceful, and full of character, it offers a rare opportunity to own a detached cottage that has been carefully preserved and thoughtfully updated for modern living.

This is a home that doesn't try too hard. It simply welcomes you in.



A HOME WITH HEART

From the moment you step inside, there's a warmth that's hard to replicate. The current owner enters through the kitchen - and it's easy to see why. This is not just a functional space, but a true hub of the home.

With its vaulted ceiling, considered layout and soft, tasteful finishes, the kitchen feels open yet intimate. There's space to cook, gather, and linger a little longer over morning coffee or an unhurried supper. It's a room that sets the tone for the entire house - relaxed, inviting, and beautifully balanced.



EVENINGS BY THE FIRE

Flowing through from the kitchen, the main reception room offers a more traditional feel. Generous in size yet wonderfully cosy, it's centred around a working fireplace - the kind that naturally draws people together.

Light filters in through the windows, framing views of the garden beyond, while the blend of original features and modern touches creates a space that feels both characterful and easy to live in. Whether it's quiet evenings curled up with a book or hosting friends for drinks by the fire, this is a room that adapts effortlessly.



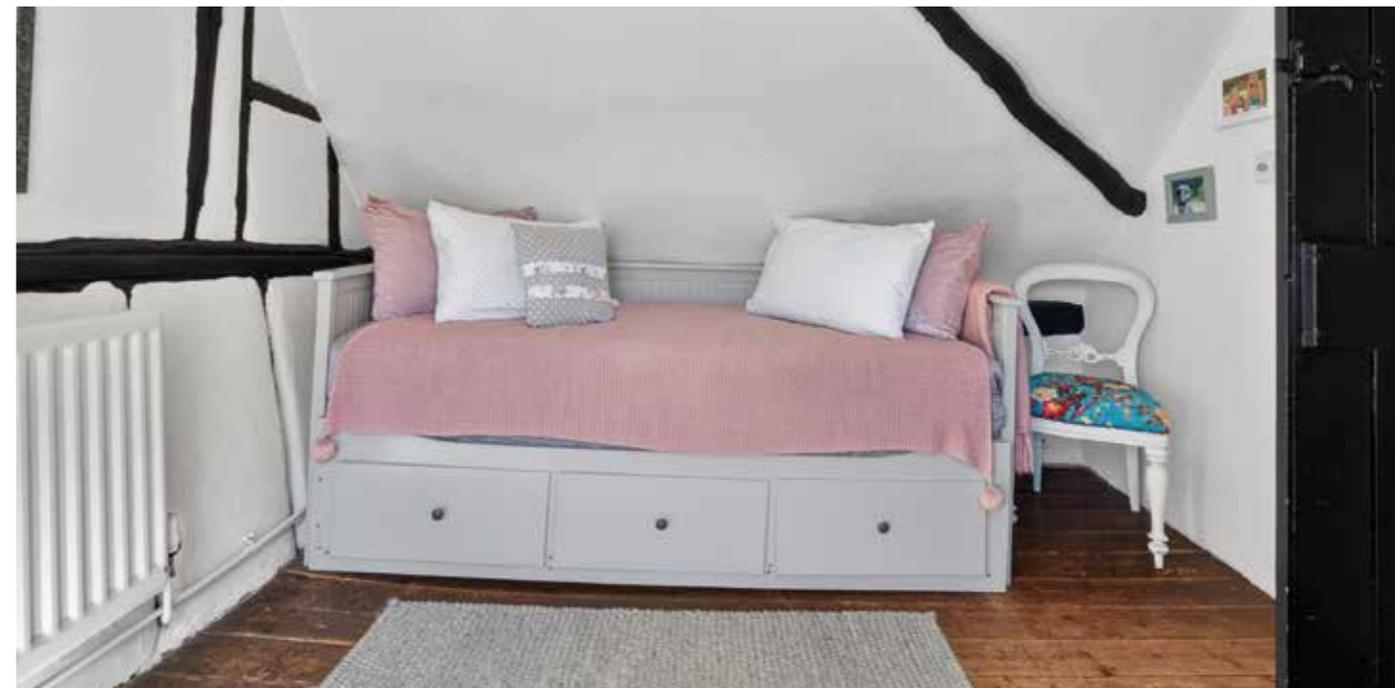


THOUGHTFUL, PRACTICAL LIVING

Beyond the reception room, the home continues to reveal its practicality. The bathroom is well-proportioned and finished with both a bath and separate shower - a small but important detail that makes day-to-day living that bit more comfortable.

A separate utility room sits discreetly to the side, keeping the everyday elements neatly tucked away and allowing the main living spaces to remain calm and uncluttered.





LIGHT, CALM AND RESTFUL

Upstairs, the cottage continues its quiet charm. Two well-proportioned bedrooms sit beneath the eaves, each enjoying soft natural light and peaceful views over the surrounding garden.

The principal bedroom feels calm and private - a place to retreat at the end of the day - while the second bedroom offers flexibility. Whether used as a guest room, nursery or home office, it adapts easily to changing needs.



A GARDEN TO ENJOY, NOT MAINTAIN

Step outside and the sense of privacy becomes even more apparent. The garden wraps gently around the cottage, with lawned areas, mature planting and a raised decking that catches the sun beautifully throughout the day.

This is a garden designed for living rather than labour. Space for morning coffee, long lunches, or a glass of wine as the light softens in the evening. There's a natural flow between inside and out, especially in the warmer months when doors are left open and the house spills effortlessly into the garden.



A SPACE OF YOUR OWN

Tucked within the garden is a separate studio, complete with power - a hugely valuable addition that opens up a range of possibilities.

For some, it becomes a home office, offering complete separation from the main house. For others, it might be a creative studio, a treatment room, or simply a quiet place to escape to. Whatever your lifestyle, it's a space that adds genuine flexibility and long-term value.



QUIETLY CONNECTED

Despite its tucked-away feel, Smiths Cottage is remarkably well connected. Off-street parking for several vehicles sits to the front, while the location places you within easy reach of both countryside and town. This balance - privacy without isolation - is part of what makes the home so special.

A SLOWER PACE, A BETTER BALANCE

What Smiths Cottage offers, above all else, is a shift in pace. It's a home that encourages you to slow down slightly, to enjoy your surroundings, and to make the most of both indoor and outdoor living. Whether you're downsizing from something larger, searching for a weekend escape, or simply looking for a home with more character and less noise, this is a property that quietly delivers.

WHERE TO GO WHEN YOU NEED:



Milk: The nearest shop is 0.7 miles away - Peppard Stores provides a wide range of convenience foods, fresh fruit & vegetables and Sonning Common which is 1.5 miles away, has a Co-op, Post Office & Health Centre.



Weekly Shop: Waitrose in Henley-on-Thames is just a 12 minute drive away.



Dinner/Drinks: Just a 5 minute walk from door to door is the Unicorn - a country pub for drinks and catching up with the neighbours. The Red Lion in Peppard Common is a charming, dog-friendly country pub offering hearty home-cooked food, real ales, and a cosy atmosphere with a spacious beer garden.



Sport/Fitness: APT Studio is 4 minutes drive away and offers a more personal approach to training, while Mapledurham Sports Club offers a gym, fitness studios, a swimming pool, and an 18-hole championship golf course just 10 minutes drive away. Peppard Lawn Tennis Club is just 1.5 miles away next to the Red Lion Pub.



Golf: A 9 minute drive is Badgemore Park, designed by Robert Sandow 'to challenge golfers of all standards'. Visitors are most welcome and they have membership packages to suit all your golfing needs.



Train Stations: Reading station with direct routes to Paddington is 6 miles away, offering access to London in 20 minutes. Henley-on-Thames station is also just 5.7 miles away, offering regular services to Twyford, where you can connect to mainline routes reaching London Paddington and Reading.



Schools: The nearest primary school is the highly regarded Peppard Common Church of England school, under a mile away. For secondary education, the 'Outstanding'-rated Gillotts School in Henley-on-Thames is a popular choice. Other notable private primary schools are St Mary's and Rupert House in Henley as well as the fantastic Shiplake College, Oratory school, Queen Anne's in Caversham, Moulsoford Prep and Cranford School in Moulsoford. With such excellent schools nearby, it's a fantastic area for families.

LIFE NEAR HENLEY- ON-THAMES

Just a short distance away lies Henley-on-Thames, one of the most desirable riverside towns in the country. Known for its world-famous Royal Regatta, Henley offers a unique blend of heritage, community and lifestyle.

Here, days can be spent wandering along the river, stopping for coffee at a café or lunch at a riverside pub. The town is home to an exceptional mix of independent shops, restaurants and everyday amenities, all set within a backdrop of beautiful architecture and green space.

From Michelin-starred dining to relaxed bistros, from weekend markets to summer events, Henley has a rhythm of life that's both vibrant and easy-going.



Approx. Gross Internal Area: 99 sqm / 1,066 sqft



The Finer Details...

Square footage
1,066 sqft

Council Tax
D

EPC
D

Heating
Gas

Distances
9 miles to M4 J11
16 miles to M40 J4
29 miles (40 mins) to Heathrow Airport

Local Authority
South Oxfordshire District Council

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