



CHERRY CROFT COTTAGE

KINGWOOD COMMON



“This is a warm and embracing family home, with spaces for every occasion - we've loved raising our family here and making memories to last a lifetime.”

Set within approximately two acres of beautifully landscaped grounds, surrounded by woodland and open countryside, Cherry Croft Cottage is a home that offers scale, sanctuary and privacy, in the heart of a vibrant local community. Originally dating back to mid to late 18th century and completely refurbished by the current owners in 2016, it has been thoughtfully reworked to combine period character with a level of finish and functionality built to comfort and impress. With over 5,000 sq ft of living space, a separate annexe, leisure facilities and gardens designed for both entertaining and everyday life, this is a home that delivers on every level, quietly and confidently.





A sense of arrival

From the moment the electric gates open, there is a feeling of privacy and calm. The house sits perfectly within its plot, surrounded by mature planting and open space, creating a setting that feels secluded without ever being isolated. Step inside and the entrance hall immediately sets the tone. Treble-height and filled with natural light, it draws your eye straight through the house to the gardens beyond. It is an impressive welcome and one that feels warm and inviting.



Designed around the way you live

Impressively blending picture perfect character with the best of modern living, the layout has been carefully considered to balance everyday life with entertaining. The kitchen is practical and beautifully executed, with a bespoke handmade Evie Willow design, granite worktops, Miele appliances and underfloor heating. It is a space built not just for cooking, but for gathering. The utility room at the back of the house keeps washing separate and provides handy extra storage space, as well as an ever practical boot room entrance for dog walks or muddy days.





Flowing directly from the kitchen, the orangery becomes the natural heart of the home. With a triple aspect outlook, it brings the garden into the house and creates a space that feels equally suited to relaxed mornings, family time or larger gatherings. Doors open onto the terrace, allowing life to move effortlessly between inside and out.





Alongside this, the more formal spaces are equally well considered. The dining room offers a refined setting for entertaining, while the living room, with its log burner and picture window, creates a natural focal point for evenings together. Additional rooms, including a flexible family room, allow the house to adapt, whether as a home office, games room or space for older children.



Calm, considered & complete

Upstairs, the sense of light and space continues. A bright landing, illuminated by an architectural window, creates a natural focal point and a place to pause. The principal suite has been designed as a true retreat, complete with dressing room and en suite, while four further bedrooms provide generous accommodation for family and guests. Two additional bathrooms, all with underfloor heating, ensure both comfort and practicality. Every room feels connected to the surrounding landscape, with views that shift gently throughout the seasons.







Gardens designed for living

The gardens at Cherry Croft Cottage are as considered as the house itself. Extending to approximately two acres, they offer a blend of open lawn, mature planting and carefully designed spaces for entertaining. The terrace provides the perfect setting for outdoor dining, grounds that you can sense have hosted many a fun event, with a natural flow that lends itself to both larger occasions and quieter moments. A pond adds to the tranquillity, while the outdoor pool, pool house and sauna introduce a more indulgent element, creating a setting that feels closer to a private retreat than a traditional family home.



Flexibility beyond the main house

The inclusion of a separate annexe adds another dimension to the property. With its own living room, kitchen, two bedrooms and bathroom, it offers complete independence for guests, extended family or live-in support. It also offers the opportunity to run a business from home - more than just space for a desk or office, this opens up a world of options. Alongside the double garage, a long private driveway provides generous parking for multiple vehicles, ideal for family life and hosting on a larger scale.





A lifestyle rooted in countryside living

Kingwood Common is well known for its natural beauty and sense of community. Surrounded by woodland walks, open fields and well-regarded local pubs, it offers a lifestyle that feels both connected and unhurried. Henley-on-Thames is within easy reach, bringing with it a vibrant mix of restaurants, independent shops and year-round events, from the world-renowned Royal Regatta to the literary festival. The name Kingwood Common likely reflects its historical status as part of royal forestland, whose timber-rich woods once belonged to the monarchy. It sits within Chilterns Area of Outstanding Natural Beauty (AONB). For families, the area is particularly well served, with a range of highly regarded state and independent schools nearby, along with excellent transport links into London and beyond.

Where to go when you need



Golf:

An 11 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. Henley Golf Club, the 'most welcoming members' golf club in the area' is also close by in the neighbouring village of Harpsden.



Sport & fitness:

An abundance of options for all ages, interests and abilities. Peppard Lawn Tennis Club is just 1.5 miles away next to the Red Lion Pub, while Mapledurham Sports Club offers a gym, fitness studios and a swimming pool. Henley Leisure Centre offers over 20 fitness classes a week alongside swimming lessons, badminton and squash courts and martial arts.



Schools:

The nearest primary school is the highly regarded Peppard Common Church of England school, just over a mile away. Other notable private primary schools are Rupert House and St Mary's in Henley, The Oratory Prep, Moulshford Prep and Cranford School.

For secondary education, the 'Outstanding'-rated Gillotts School in Henley-on-Thames is a popular choice and there are a wealth of options including The Abbey school in Reading and Reading Blue Coat in Sonning, Queen Anne's Caversham, The Oratory and Shiplake College. There are Grammar school options as well at Kendrick, Reading Boys and Sir William Borlase's.



Train stations:

Reading station with direct routes to Paddington is 5.3 miles away, offering access to London in 23 minutes. Henley-on-Thames station is also just 4.1 miles away, offering local services and alternative routes into London, including the Elizabeth line.



Daily essentials:

Sonning Common which is 1.3 miles away, has a Co-op, Post Office & Health Centre. Nearby Stoke Row is also home to Imma - an award winning bakery, perfect for a fresh sourdough or pastry.



Weekly shop:

Amongst many options is Waitrose in Henley-on-Thames, just over a 10 minute drive away.



Dinner & drinks:

A short stroll away and through the daffodil orchard (6 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. Not to be short of options, there's also The Crooked Billet in Stoke Row with regular music nights and winner of the Craft Guild of Chefs award and The Cherry Tree, Stoke Row is a handy half way stop on a countryside walk.



Finer details



Council tax
Band G



Local authority
South Oxfordshire District Council



Square footage
Main house: 4067 sq.ft
Guest cottage: 637 sq.ft
Pool house: 501 sq.ft



Distances
10 miles to M4 J11
16 miles to M40 J4
30 miles (40 mins) to Heathrow Airport

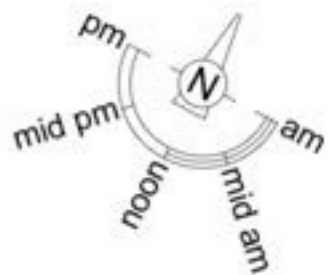


EPC - B



Utilities
Central heating (mains gas) and solar panels (4kw)





Total Floor Space: 5205 sqft

Main House: 4067 sqft

Guest Cottage: 637 sqft

Pool House: 501 sqft



FLOOR 1 PLAN



GROUND FLOOR PLAN



COTTAGE FLOOR 1 PLAN



COTTAGE GROUND FLOOR PLAN



POOL HOUSE PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

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