



Thatched Cottage
Cherry Garden Lane | Maidenhead | Berkshire | SL6 3QD

THATCHED COTTAGE

A Life Less Ordinary

This is a home that cannot be replicated.

A place where centuries of history meet modern comfort, where every beam, doorway and window tells a story, and where life unfolds at a gentler, more considered pace.

A rare and remarkable opportunity to own not just a beautiful cottage... but a piece of living history, quietly nestled within the Berkshire countryside.



A Timeless Country Retreat Steeped in Heritage

Set along a quiet no-through lane and discreetly hidden behind two private gated entrances, framed by mature greenery, this enchanting Grade II listed thatched cottage offers a rare glimpse into a bygone era... a home where history is not just preserved, but lived.

Dating back to the early 17th century, the cottage reveals itself through a tapestry of timber framing, traditional brick infill, render and weatherboarded elevations, all gently unified beneath a beautifully maintained thatched roof and anchored by a striking chimney stack. It is a setting that feels private, peaceful and entirely timeless... a true sense of arrival.

A Home That Has Evolved Through the Ages

Beyond its captivating façade lies a home that has been thoughtfully shaped across centuries, each chapter adding depth, character and intrigue.

Entry is through a period front door into an entrance foyer, added in the 1940s, where the cottage begins to quietly unfold. Original arched glazed doors lead into a charming study with timber flooring, while a discreet floor hatch reveals a fascinating piece of history below... a wine cellar originally constructed as an air raid shelter during the war.

From here, the home opens into a striking sitting room, created in the early 2000s in place of a former cart shed. This is a space that perfectly balances volume and warmth... bright and airy, yet grounded by engineered oak flooring and reclaimed timber beams sourced from a historic mill, ensuring it feels entirely in keeping with the home's heritage. French doors open onto the garden, while a feature window frames uninterrupted views across neighbouring fields.

A timber staircase rises to the first floor and landing with bespoke storage. The principle bedroom, a delightful dual aspect room with views across the garden and the fields to the rear of the property. A bathroom with his and her sinks, bath with shower over and a further bedroom, that could also be used a dressing room or nursery.

The Heart of the Home

Returning to the original core of the cottage, the entrance foyer provides access to a modern wet room. From here we step down into the snug, without question, the soul of the home... an intimate and character-rich space where original elm floorboards, exposed beams and a magnificent inglenook fireplace take centre stage. Complete with the original bread oven and a wood-burning stove, it is a room designed for slower moments and seasonal living.

French doors lead directly to the garden, while a thoughtfully designed 1970s push out extension, with its triple-aspect outlook, introduces a light-filled dining area that enhances both flow and function without compromising character.

A Seamless Blend of Old and New

The kitchen continues this delicate balance.

Fitted with modern cabinetry and integrated appliances and a pantry, it remains deeply rooted in its surroundings, with exposed beams, timber flooring and Crittall-style windows. At its heart stands the original 17th century timber staircase, a striking architectural feature that anchors the space in its heritage.

The open plan nature provides adequate space for kitchen table and a original wooden door with inset glazing provides direct access to the garden.

Character in Every Detail









Seller Insight

“ We fell in love with Thatched Cottage the moment we walked through the door. We had just come back from four years secondment in the USA and were looking for something like we had lived in before we left: Victorian or Edwardian with high ceilings and tall sash windows. Instead, we opened the door to a timber-framed thatched cottage and were instantly transfixed. From the front door, the view is through the study and large lounge to the wall-to-wall windows at the end, and on to the Wildlife Trust's fields and woodlands beyond the house. To the left, the hall opens onto the snug with its beams and inglenook fireplace and views onto the cottage garden. We were smitten and decided there and then to make it our own.

After over 20 years, we are now looking back on what has been a wonderful experience in this beautiful place. Our children were seven and nine years old when we arrived, and the house has accommodated all of their phases. As young children they loved playing in the fields and woods surrounding the house, and with their rabbits and guinea pigs in the old goat stable. As teenagers, having an entire end of the house to themselves was a blessing for both them and us. We have hosted some memorable parties in the garden and house; a 50th and an 80th birthday, several young adult parties, and four prom parties. For many years, we hosted parties for all our neighbours every Christmas and Easter, which are still remembered fondly by many of the residents!

We use the house differently depending on the season. Winters are typically in the snug, cosy with the woodburner, while the summers we spend in the lounge with the French doors onto the patio and gardens. We have a seating area under the veranda that we call 'the nook' with a heater for the cooler evenings, and from which we love to watch the wildlife visiting – we regularly see hedgehogs, badgers, foxes and bats.

We are keen gardeners, Heather having run her own garden design and landscaping business for 15 years, and have developed the gardens as a low-maintenance, traditional cottage-style garden.

We will miss the community in which everyone knows each other, not least from the Friday night sessions at The Shire Horse, the local pub at the end of the lane.

Thatched Cottage, originally a farm-worker's cottage first built around the 1580s, was part of the Woolley Firs farm which is now owned and operated by the Berkshire Wildlife Trust. By the time we came to live here, some of the previous restoration work had become tired and, we felt, not appropriate to the long-term future of the house. We are passionate about restoring period houses and set about to give the cottage the love and care it needed to the highest possible standard. We have used local craftspeople who understand the way old buildings work and source materials sympathetic to the house. Having completed a program of works over a period of 15 years, the house is now in a condition that we are proud of, and we think will last for many hundreds of years to come!

Locally, we are lucky to have Maidenhead Thicket (350 acres of National Trust woodland) at the end of the lane where we love walking. We are spoilt by the number of local village pubs, many of which can be reached by cycle paths directly off the lane. We are avid cinemagoers and have been keen attendees at the Norden Farm Arts Centre which has a cinema, theatre, music studio and classes only five minutes away or 20 minutes' walk through the woods. We also spend a lot of time in London, both visiting our children and at cinema, theatre and live music.

We have loved our time here but are now ready for our next adventure. We are moving to an amazing boat on a marina in London, which will be our base while we go travelling, and are looking forward to passing on the Thatched Cottage keys to the next owners.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









Upstairs, the story continues.

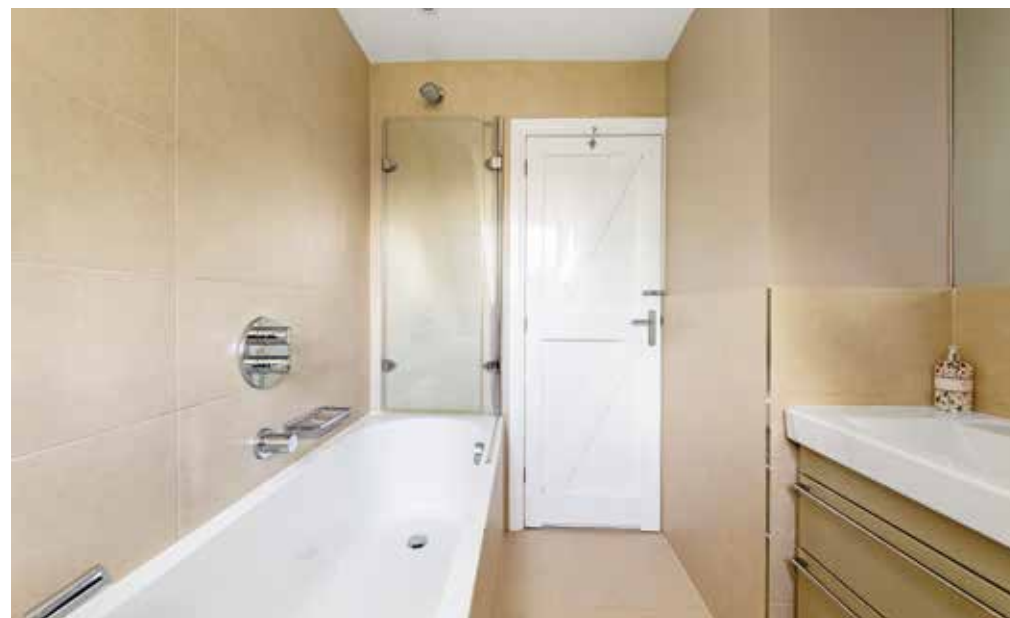
At the top of the staircase sits one of the oldest features of the home... a window dating back to the 17th century, a quiet reminder of the centuries that have passed.

Two further double bedrooms sit either side of the landing, both with exposed beams and dual aspect



views, accessed via original bespoke plank doors that echo the craftsmanship of the era. One bedroom features unique high-level storage accessed via a rolling library ladder, alongside a vanity sink and a cupboard which also houses a water heater. The other showcases a wealth of exposed timbers, complete with original carpenter's markings, useful eaves storage and a vanity sink.

Gardens & Grounds









Set back from the road and approached via two gated shingle driveways, the cottage enjoys a wonderful sense of seclusion, framed by mature hedging and established planting that creates a natural screen of privacy.

Extending to approximately 0.23 acres, the gardens have been thoughtfully and sensitively designed to reflect an organic, wildlife-friendly philosophy, in keeping with the location being next to a wildlife reserve ... a space that feels both curated and wonderfully free-flowing.

To the front, a charming wildflower meadow garden sets the tone, softening the approach with seasonal colour and movement, while to the rear the landscape opens into a beautifully arranged cottage garden. Here, a private terrace crafted from reclaimed flagstones sourced from a historic Oxford church provides a truly special setting... ideal for entertaining or simply enjoying the far-reaching, uninterrupted views across neighbouring fields.

The weatherboarded extension introduces a covered veranda, offering a sheltered outdoor space that can be enjoyed throughout the seasons, complete with external lighting and heating for year-round comfort.

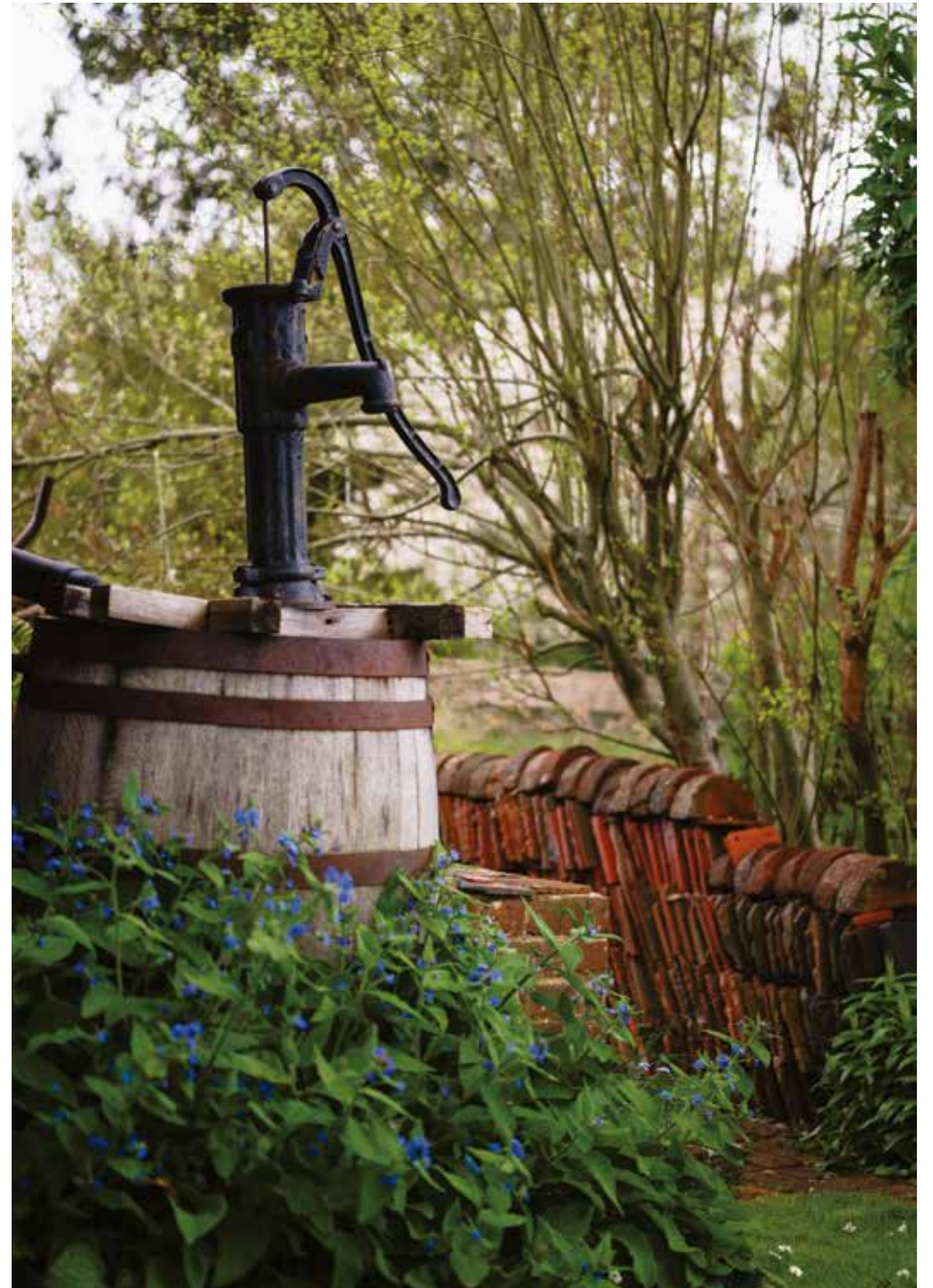
Outbuildings & Versatility

Complementing the cottage is a substantial triple garage, complete with light and power, used by the current owners as a garage, workshop and gym. This building has been cleverly enhanced to incorporate a utility, laundry and boot room. With both internal and external access, this space offers excellent flexibility and could easily adapt to a variety of future uses.

Beyond, the charmingly named "old goat stable" has previously been repurposed as an artists studio, providing a quiet and inspiring retreat, while additional covered storage and a tool shed sits neatly alongside the garage.







A Garden That Lives and Breathes

Completing the grounds is a productive vegetable garden with raised planters, alongside a small pond, encouraging wildlife and reinforcing the home's connection to its surroundings.

The Feeling

These are not just gardens... they are an extension of the home's character.

A place to grow, to gather, to pause...

where nature is not simply observed, but embraced.

Location

There is a reassuring familiarity to life here... the kind that comes from well-worn paths, friendly faces, and places that feel part of your everyday rhythm.

Step outside and you are immediately connected to a network of country footpaths and green open spaces, where morning walks lead you through fields and woodlands, and weekends are shaped by the simple pleasure of being outdoors. This is a setting that feels quietly rural yet remains effortlessly connected.

What makes this location particularly special is its strong sense of community, centred around a handful of much-loved local landmarks.

Maidenhead Thicket (350 acres of National Trust and Woodland Trust reserves) lies at the top of the lane, and Woolley Firs Farm (BBOWT Nature Reserve) sits just moments away

The Shire Horse Pub, also at the top of the lane – a quintessential country pub, perfect for relaxed lunches, summer evenings and fireside winters

Littlewick Green, with its Cricket Club and eponymously named village pub, The Cricketers – one of the area's most charming village greens, where summer afternoons are accompanied by the gentle rhythm of local cricket and a frequently used location for filming episodes of *Midsummer Murders*

Norden Farm Arts Centre – a long-established theatre, cinema and arts space with café that is a well-loved hub for both national and local artists and performers

Connections Without Compromise

Despite its peaceful setting, connectivity is exceptional.

From Maidenhead Station (approx. 1.5–2 miles):

London Paddington from ~18–25 minutes

Bond Street / West End from ~35–40 minutes via the Elizabeth Line

Canary Wharf from ~50–55 minutes

By road, the M4 (J8/9) is within 5 minutes, with:

Heathrow Airport approx. 20–25 minutes

Central London approx. 45 minutes

A Quartet of Iconic Neighbours

Marlow – market town approx. 3 miles (10 minutes)

Windsor – approx. 8 miles (20 minutes)

Henley-on-Thames – approx. 7 miles (15 minutes)

Ascot – approx. 10 miles (20 minutes)

Each offering a rich blend of heritage, dining and lifestyle.

Education

Thatched Cottage is well suited for families, with many primary, secondary and senior schools within easy reach such as:

Newlands Girls, Altwood and Cox Green secondary/senior schools within easy walking distance, and Desborough Boys and Furze Platt secondary/senior schools within the immediate area

There is access to Buckinghamshire grammar schools through the 11+ system and many highly regarded independent schools in Windsor, Ascot and surrounding areas



Services, Utilities & Property Information

Local Authority: Windsor and Maidenhead
 Tenure: Freehold | EPC: D - Grade II listed | Council Tax Band: G
 Construction Type: Brick / Tiles / Thatch and clay tiled roof
 Utilities: Water Supply – South East Water, Sewerage – Thames Water, Heating – Oil (storage tank 100 ESB, installed 5/6/17 on a raised platform with fire board protection) Electricity Supply – Octopus Engery
 Mobile Phone Coverage: 4G mobile signal is available in the area, we advise you to check with your provider.
 Broadband Availability: FTTP – Ultrafast Available. The owners currently use Gigaclear with an average download speed of 500Mbps and an upload speed of 500Mbps. We advise that you check with your provider.
 Off Road Parking Spaces: 6 plus vehicles

Directions

Please use the following link to locate the property:
 SatNav <https://what3words.com/> Postcode: SL6 3QD //livid.next.september

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country Marlow and Maidenhead +44(0)1628 200 511

Website

For more information visit Fine & Country Marlow and Maidenhead <https://www.fineandcountry.com/uk/marlow-and-maidenhead>

Opening Hours:

Monday to Friday	9.00 am–5.30 pm
Saturday	9.00 am–4.30 pm
Sunday	By appointment only





Total Area
1,827 sq ft (170 m²)
 Ground Floor: 1,030 sq ft (96 m²) First Floor: 597 sq ft (55 m²)
 Garage: 200 sq ft (19 m²)
Excluded Areas (Not included in total)
 Wine Cellar: 41 sq ft (4 m²) Eaves Storage: 51 sq ft (5 m²) Low Ceiling: 110 sq ft (8 m²)
 Garage (Overall foot print) : 515 sq ft (48 m²)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION



ROBERT CABLE

PARTNER AGENT

Fine & Country Marlow

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With 25 years of experience in marketing and property, I bring a deep passion for all things property-related, with a particular focus on listed buildings and the upper quartile market. My approach is rooted in creativity, professionalism, and a genuine dedication to delivering exceptional service.

I take immense pride in building trusted, one-to-one relationships with my clients, ensuring every step of the property journey is both enjoyable and seamless. From crafting personalized and bespoke marketing strategies to supporting you through completion and beyond, I am committed to making the process as smooth and stress-free as possible.



LOUIS BYRNE

PARTNER AGENT

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I have over 18 years' experience within the property industry covering areas across the Home Counties and West London regions. At Director level I have gained invaluable knowledge of the industry.

I live locally in Windsor with my partner Aga where I have been a local resident for over ten years. During this time, I have built some great rapport with local business owners and know the area and surrounding villages extremely well. I have a passion for luxury property combined with a passion for providing great customer service. I strongly believe that if you provide a great service, the rest will fall into place via repeat business and word of mouth recommendations. A happy client is my goal from day one.

I love animals, especially dogs and contribute monthly to a well-known animal charity. I also attend the Windsor Dog Show each year which is a fun day and on my doorstep. In my spare time I enjoy road trips with my partner to explore the UK's hidden gems and outdoor walks.

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

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