

STOWHILL ESTATES BUCKINGHAMSHIRE

BIRCHWOOD HOUSE

STOKE ROW · HENLEY-ON-THAMES



A N I N T R O D U C T I O N

Some homes ask for years of work before they feel like yours. Birchwood House asks for nothing but the key. Built in 2017 by a respected local firm and beautifully redecorated throughout in 2025, this detached family home sits right in the heart of Stoke Row, one of the most loved villages in the Chilterns, with protected woodland rising directly behind it and an award-winning bakery, the village shop and two much-loved pubs all within a few minutes on foot.



AT A GLANCE

Key features

- Five bedrooms and a versatile sixth room, currently a dressing room
- Handmade Optiplan kitchen with Siemens appliances
- Formal living room with log burner, plus a snug and a home office
- Underfloor heating to the ground and first floors
- Two en-suites, a family bathroom, a top-floor bathroom and a ground-floor WC
- Gated block-paved driveway with private parking for up to six cars
- Landscaped garden with terrace, garden kitchen and pergola, backing on to protected woodland
- Built in 2017 and beautifully redecorated throughout in 2025
- Offered turnkey: ready to move into

FREEHOLD | EPC B | COUNCIL TAX G

ARRIVAL

A welcoming arrival

Birchwood House announces itself quietly. Electric gates, open onto a wide block-paved driveway with private parking for up to six cars, framed by clipped hedging and topiary. Ahead stands a handsome red-brick house under steep gables, its oak-framed porch giving the newly built home the warmth of something older.

The hall is double-height and galleried, with an oak staircase rising through the centre and a sculptural brass pendant hanging in the well of light above. Oak flooring and doors run throughout the ground floor, and from the first moment the sense is of a home that has been thought about, and cared for, in every detail.





“We moved here when the children were little, drawn to a road we already loved, and it has been the perfect place to raise a family. Some of our happiest times have been the simplest ones: homework and dinner together around the kitchen island, then straight out of the door to the playpark or into the woods.”

THE OWNERS



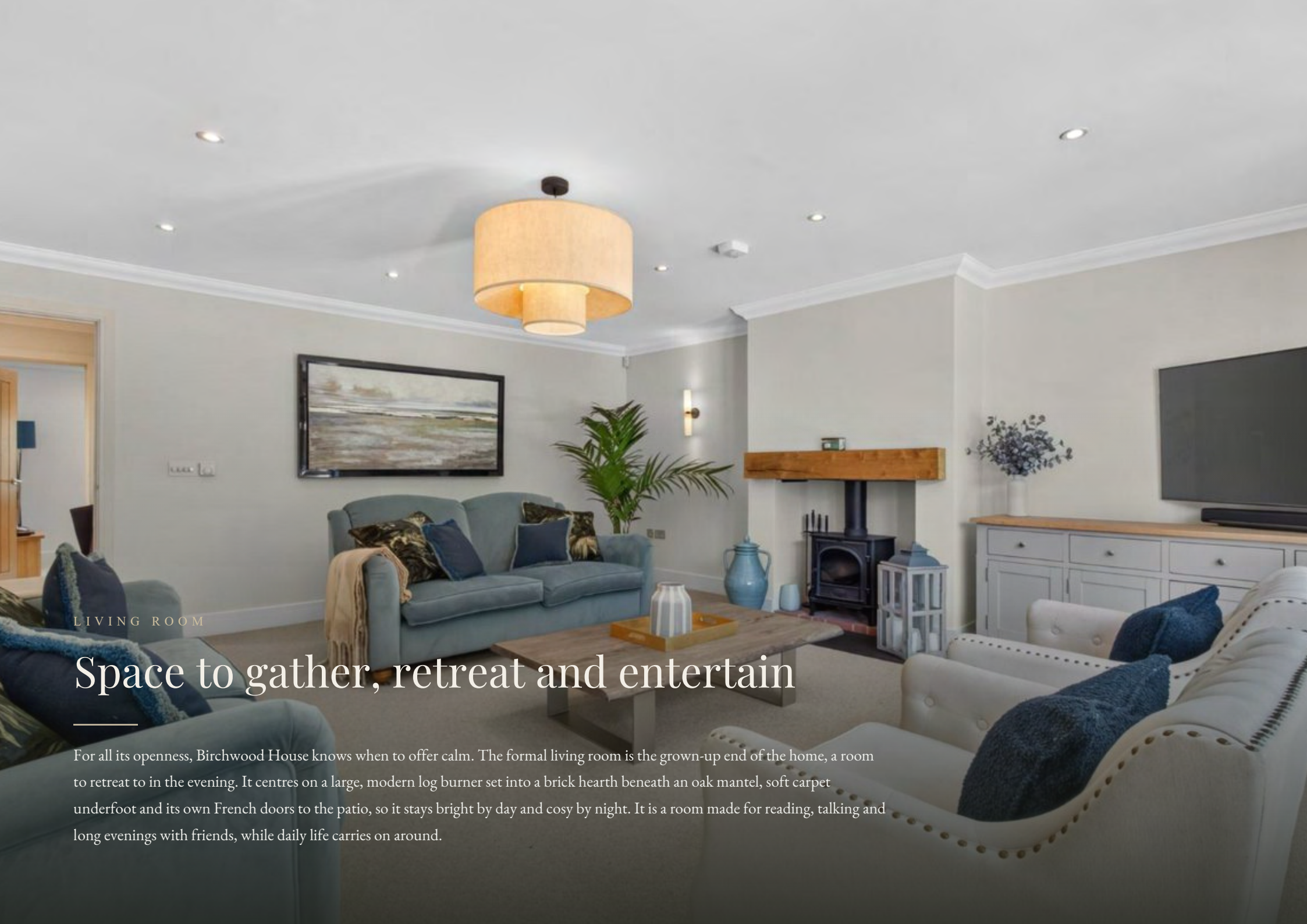
KITCHEN & DINING

The heart of the home

Life at Birchwood House gathers, as it should, in the kitchen. A large island sits at its centre, topped in warm timber and generous enough to seat the family around it, with the induction hob built in and the room wrapping around it on every side. Handmade in a deep navy by Optiplan and set against a blue metro-tiled splashback and a Belfast sink, it is a kitchen that looks the part and works hard: two Siemens ovens, a Siemens microwave and integrated steamer, an integrated tall fridge and dishwasher, all in easy reach of the cook.

The room opens to a dining area, where French doors give onto the terrace and the garden beyond. Tucked into the end wall is newly installed bespoke oak cabinetry, a stylish coffee station, the kind of considered, handmade touch that tells you the house has been loved. Off the back, a boot and utility room keeps the working part of the house out of sight, with its own Belfast sink and a door straight out to the garden for muddy boots and paws.





LIVING ROOM

Space to gather, retreat and entertain

For all its openness, Birchwood House knows when to offer calm. The formal living room is the grown-up end of the home, a room to retreat to in the evening. It centres on a large, modern log burner set into a brick hearth beneath an oak mantel, soft carpet underfoot and its own French doors to the patio, so it stays bright by day and cosy by night. It is a room made for reading, talking and long evenings with friends, while daily life carries on around.





SNUG & HOME OFFICE

Rooms that earn their keep

On the ground floor there is also a snug, a relaxed, comfortable room with fitted storage that works equally well as a playroom, a family television room or a quiet escape. A dedicated home office completes the ground floor: with fast, reliable broadband and both owners having worked from home here for years, it is a room that earns its keep.







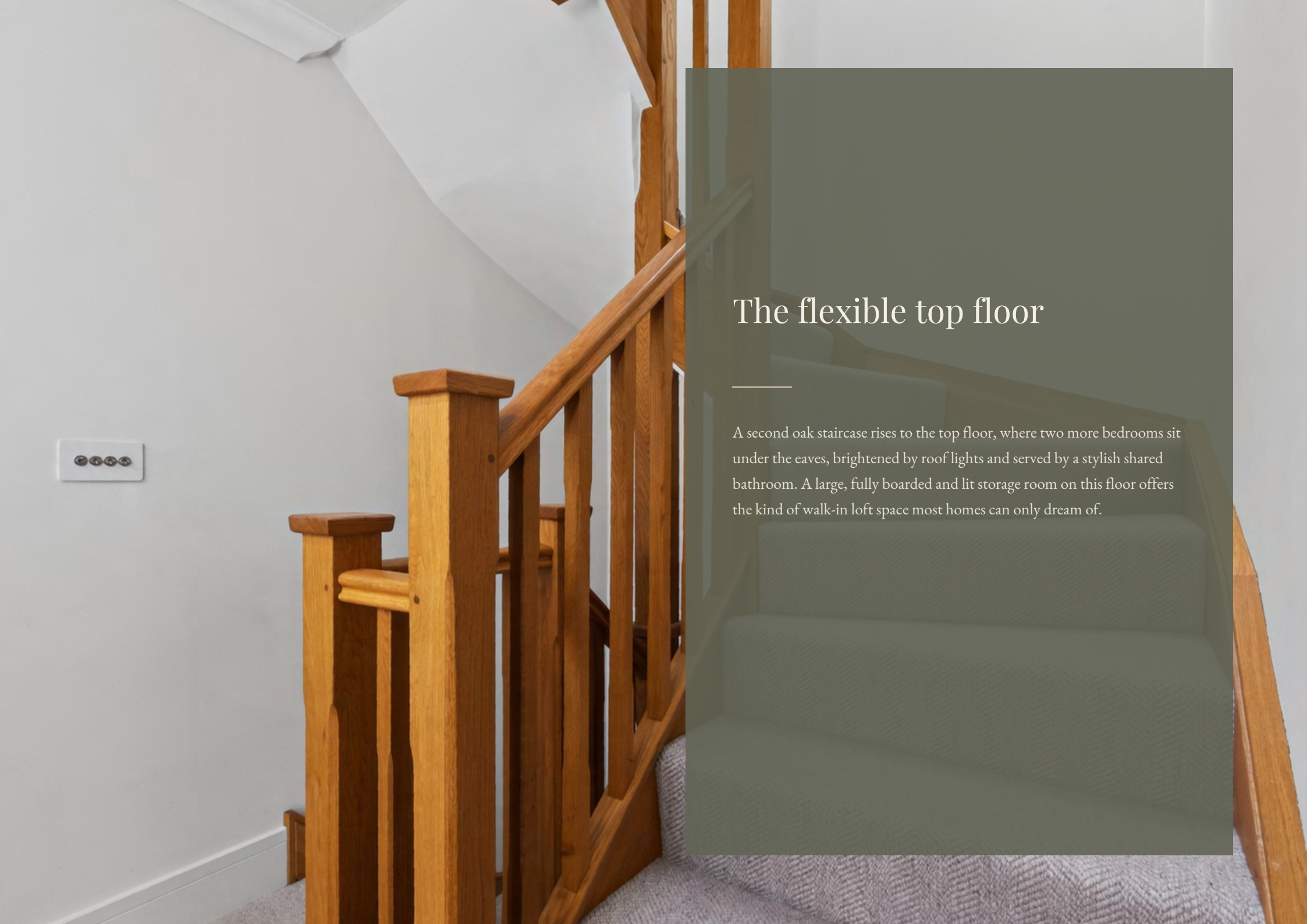
BEDROOMS

Calm, considered and complete

The first floor holds four bedrooms. The principal suite looks out over the garden and the woodland behind, with a large walk-in wardrobe and a private en-suite finished with a double vanity and a walk-in shower. A second bedroom has its own en-suite, while two further bedrooms share the family bathroom along the landing. One of these rooms is currently used as a generous dressing room, giving the house an easy five or six bedrooms depending on how a family chooses to live.





A photograph of a wooden staircase with a light-colored wall and a white ceiling. The staircase has a wooden handrail and balustrade. A white electrical outlet is visible on the wall to the left of the stairs. The stairs are carpeted with a grey and white patterned carpet. A semi-transparent dark grey box is overlaid on the right side of the image, containing text.

The flexible top floor

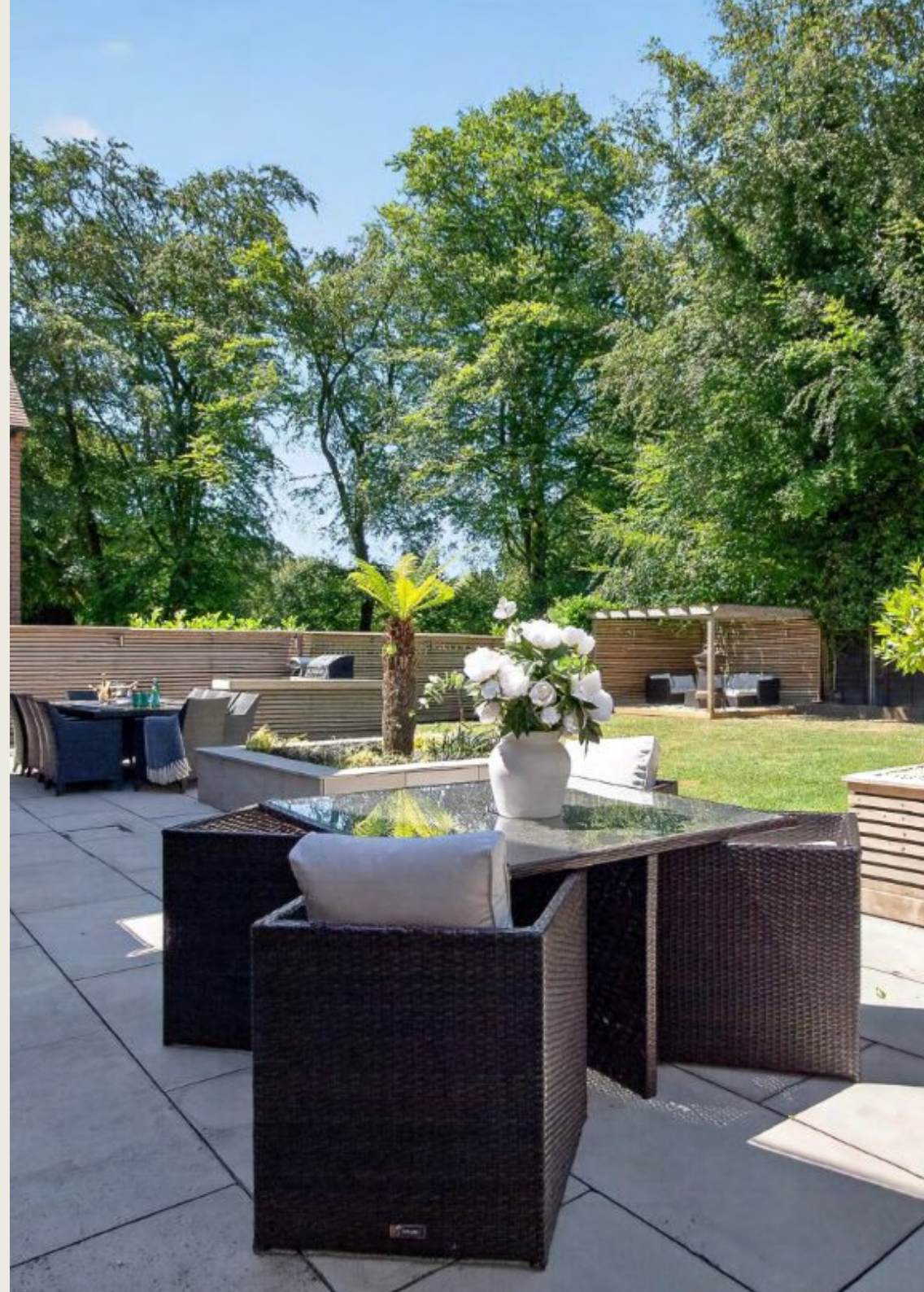
A second oak staircase rises to the top floor, where two more bedrooms sit under the eaves, brightened by roof lights and served by a stylish shared bathroom. A large, fully boarded and lit storage room on this floor offers the kind of walk-in loft space most homes can only dream of.

THE GARDEN

A garden made for summer days

The garden is designed to be lived in. A sandstone terrace runs the full width of the house, with seating set outside both sets of French doors so the outside space flows straight from the kitchen and the living room. To one side sits a proper garden kitchen with a barbecue and bar, ready for summer entertaining, alongside built-in seating and a spot set aside for a hot tub.

Beyond the terrace, a level lawn is framed by fencing and, in the far corner, a timber pergola creates a shaded, private seating area to slip away to. Paths run down both flanks of the house past a shed and log stores, and the whole garden backs directly onto woodland which is privately owned, protected, and can never be built on: a green, permanent backdrop and a rare thing to own so close to the centre of a village.





A garden that borrows the openness of the protected woodland behind it, moments from the centre of the village.





THE SETTING

A lifestyle rooted in village living

Stoke Row is the reason so many families never want to leave this part of the Chilterns. Wrapped in beech woodland and criss-crossed with footpaths, it is a village with a genuine heart: a primary school rated Good by Ofsted, a playpark, a village shop, and the curious, beautiful Maharajah's Well at its centre, a gift from an Indian maharajah, sunk by hand in 1863 and crowned with a golden elephant beneath its cupola.

Daily life is remarkably walkable. The award-winning Imma bakery, where the pastries, bread and coffee draw people from miles around, is a two-minute stroll, and the family-friendly Cherry Tree Inn is barely three. A little further sits the Crooked Billet, one of the country's original gastropubs, still serving a daily changing menu and famous for the intimate music nights held in its marquee. Favourite walks lead out through the woods, one of them to the Cheese Shed at Nettlebed Creamery and its celebrated toasties. Henley-on-Thames, with its regatta, festival, riverside and wider choice of shops and restaurants, is a short drive away.

THE TRAIN



For all its seclusion, the house is well connected. Henley station, on the branch line via Twyford, is the nearest, while Reading, close by, offers the fast Great Western service into London Paddington in around twenty-five minutes. The M4 and M40 are both within easy reach, and Heathrow is a comfortable drive for international travel.

Where to go when you need...



MILK AND DAILY ESSENTIALS

The village shop stocks most day-to-day needs, with fresh bread, milk and pastries from the Imma bakery a two-minute walk away. Co-op stores in Woodcote and Sonning Common, and the BP garage at Nettlebed, cover anything else.



THE WEEKLY SHOP

Waitrose and Tesco in Henley-on-Thames, both a short drive and both offering delivery.



DINNER AND DRINKS

The Cherry Tree Inn, a relaxed and family-friendly village pub, is a three-minute walk. The Crooked Billet, one of the UK's original gastropubs, serves an inventive daily menu and hosts renowned live-music nights in its marquee. Henley and the surrounding villages add many more.



A GREAT WALK

Footpaths lead straight from the village into protected woodland. A local favourite is the walk from Stoke Row to the Cheese Shed at Nettlebed Creamery, rewarded with an award-winning cheese toastie.



SCHOOLS

Stoke Row CofE Primary School, in the village, is rated Good by Ofsted. Independent options nearby include Rupert House and Cranford House at prep level, and Shiplake College, The Oratory School at Woodcote and Reading Blue Coat further on, with selective grammar provision available in Reading.



HENLEY EVENTS

The Royal Regatta, Henley Festival and a lively riverside calendar are all on the doorstep.





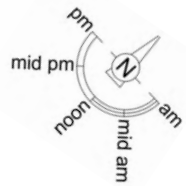
THE SPECIFICS

The finer details

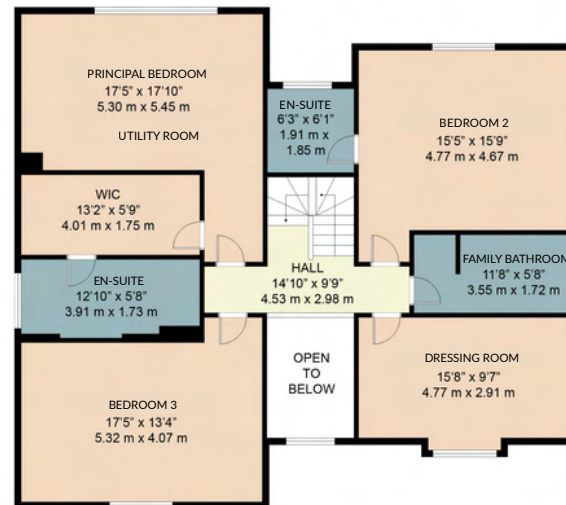
ACCOMMODATION	Detached family home over three floors, approx. 2,969 sq ft
BEDROOMS	Five bedrooms (a sixth room currently used as a dressing room)
BATHROOMS	Two en-suites, a first-floor family bathroom, a top floor bathroom and a ground-floor WC
RECEPTION	Open-plan kitchen/dining room, formal living room with log burner, snug, home office, utility/boot room
BUILT	2017
TENURE	Freehold
COUNCIL TAX	Band G (South Oxfordshire District Council)
EPC RATING	B
HEATING	Air source heat pump with underfloor heating to ground and first floors; radiators to the second floor
SERVICES	Mains water and electricity; standard drainage; no mains gas. Superfast broadband; Sky TV
OUTSIDE	Gated block-paved driveway with parking for up to six cars; landscaped rear garden with terrace, garden kitchen, pergola and lawn backing onto protected woodland; shed and log stores



The layout



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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.

TOTAL AREA : 2969 SQFT,275m²

The next chapter

Birchwood House brings together the things families most often have to choose between: the quality and ease of a modern home, and the character and community of a village that has been loved for generations. It is spacious, versatile and immaculately kept, wrapped in woodland that can never be lost, moments from the bakery, the pub and the playpark. For its next owners, there is nothing to do but turn the key and begin.





SELLING UNIQUE AND BEAUTIFUL HOMES

Birchwood House



WATCH THE VIDEO

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