



CHERRY TREE HOUSE
BOURNE END



DESIGNED AROUND LIGHT

Cherry Tree House isn't simply a house with outstanding architecture. It is a home where every design decision had a purpose.

Completed in 1990 and recognised with the Malcolm Dean Design Award, its distinctive geometry was never intended simply to stand out. Instead, it was carefully designed to maximise natural light, create interesting living spaces and strengthen the connection between the house and its gardens.

The result is a home that feels remarkably different from the moment you step inside.

Rather than square rooms and predictable layouts, the principal living spaces are beautifully

angled, allowing light to enter from multiple directions while creating changing views across the surrounding gardens. The effect is subtle but immediately noticeable. Every room feels brighter, more open and more connected to the outside.

Set within approximately half an acre of mature wraparound gardens, Cherry Tree House enjoys complete privacy while remaining just a short walk from Bourne End station, the River Thames and the village centre. Beautifully maintained throughout, it offers over 3,000 sq ft of flexible accommodation, allowing its next owners to move straight in while still offering the opportunity to make it their own over time.



ARRIVAL – ARCHITECTURE WITH PURPOSE

A striking sculpture by a local artist takes pride of place at the front of the home, beautifully crafted from reclaimed wood sourced directly from the nearby Cliveden Estate. This unique centerpiece sets a refined, artistic tone for the property, blending local heritage with distinctive architectural character before you even step through the front door. A long gravel driveway leads through the gardens before opening onto generous parking and a detached double garage. Positioned diagonally to complement the house rather than simply sit alongside it, the garage reflects the same thoughtful architectural approach found throughout the property.

Inside, the entrance hall introduces the design language that defines Cherry Tree House. Clean sightlines, carefully considered angles and a dramatic galleried landing create an immediate feeling of space, while the full-height chandelier forms a striking focal point that draws the eye upwards from the moment you arrive.

Perhaps the most memorable feature is the balcony overlooking the dining room below, adding volume, natural light and an architectural centrepiece that makes the house feel unlike anything else in the area.



THE SOUTH SIDE – WHERE THE LIGHT LIVES

The sitting room is undoubtedly the heart of the house.

Its distinctive geometry allows natural light to move across the room throughout the day, creating a space that feels bright, warm and inviting in every season.

The current owners describe it simply as their favourite room.

Double entry patio doors connect directly with the gardens, while the adjoining dining room provides an elegant setting for both everyday family meals and larger gatherings. Together they create a wonderfully sociable pair of reception rooms that can feel intimate or expansive depending on the occasion.





THE KITCHEN – DESIGNED FOR EVERYDAY LIFE

Like the rest of the house, the kitchen has been designed around connection.

With doors to the garden and large windows, the room remains naturally bright throughout the day, while a thoughtfully positioned internal window maintains a visual link with the dining room, allowing conversations to continue whether preparing dinner or entertaining guests.

Finished with granite worktops, quality Miele appliances and generous preparation space, it balances practicality with timeless design, while the adjoining utility room keeps everyday life neatly out of sight.





FLEXIBLE LIVING – A HOME THAT ADAPTS

One of Cherry Tree House's greatest strengths is its flexibility.

The generous reception room on the north-west corner currently serves as a study, but its proportions allow it to work equally well as a fifth bedroom, playroom, cinema room or dedicated home office.

As families grow and lifestyles evolve, the house adapts effortlessly alongside them.



FIRST FLOOR – SPACE ABOVE

The galleried landing continues the sense of openness established below, overlooking both the entrance hall and dining room while allowing light to flow naturally between floors.

The principal suite combines a generous bedroom with a dressing room, en suite bathroom and private balcony.

A second bedroom also enjoys its own balcony, while two further double bedrooms continue the architectural theme with angled walls, interesting perspectives and abundant natural light.





THE GARDENS – DESIGNED TO SURROUND THE HOUSE

Unlike many homes where the garden sits behind the property, Cherry Tree House occupies the centre of its plot.

The result is a series of distinct outdoor spaces that wrap around the house, providing changing outlooks from almost every room and ensuring privacy from every direction.

Beautifully established yet remarkably manageable, the gardens include mature planting, generous lawns and an attractive koi pond, creating a setting that feels peaceful without becoming high maintenance.

From your doorstep, you can walk to the riverbank, explore woodland paths, or stroll into Cookham for a coffee or dinner. And when you're home, you're wrapped in peace and privacy once again.



GARAGE & LOFT – MORE POTENTIAL

The detached double garage provides excellent storage and parking while remaining sympathetically designed as part of the overall architecture.

Above, a substantial loft already offers excellent storage and, subject to the necessary consents, presents exciting possibilities for future enlargement should additional accommodation ever be required.



WHERE TO GO WHEN YOU NEED:



Milk and daily essentials Tesco Express and the Co-op, both in Bourne End village around 10 minutes walk.



The weekly shop Waitrose in High Wycombe and Maidenhead are both less than 15 minutes away.



Dinner and drinks Surrounded by an abundance of options for all tastes and styles. The Walnut Tree in Bourne End is across the road. Maliks in Cookham is highly regarded and also offers takeaway options. In Marlow, The Ivy Marlow Garden and Piccolino.



A walk The riverbank path from Bourne End to Cookham, offers a scenic route along the Thames.



Trains Bourne End station is a short walk which offers a direct link to Maidenhead which provides access to the Elizabeth line and Paddington in around 25 minutes.



Golf Winter Hill Golf Club is 2 miles away - the course is situated on a gentle east-facing hillside and is one of the most attractive courses in the Thames Valley. The panoramic views over the river at Cookham are breathtaking.



Schools Surrounded by fantastic schools, both independent and state, including Herries and Bourne End Academy.

BOURNE END – VILLAGE LIFE WITH LONDON CLOSE BY

One of the great attractions of Cherry Tree House is its balance between village living and connectivity.

Bourne End station is just a short walk away, providing easy access to Maidenhead, where Elizabeth Line services continue directly into central London.

Closer to home, riverside walks, independent cafés, restaurants and the village centre are all within easy reach, while excellent local schooling, including the sought-after grammar system, makes the area particularly appealing for families.





Ground Floor



First Floor

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Approx. Gross Internal Area

Ground Floor:
132.3 sqm / 1424 sqft

First Floor:
112 sqm / 1205 sqft

Garage:
35.5 sqm / 382 sqft

Total:
279.8 sqm / 3011 sqft

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The Finer Details

Accommodation

2,629 sq ft main house,
plus 382 sq ft double garage.
3,011 sq ft in total.

Built

1990, Brick and block construction
under a clay tile roof.

Tenure

Freehold

Council Tax Band

H. Buckinghamshire Council.

EPC

B

Heating and Services

Gas central heating, boiler installed 2012 and located in the utility room. Solar photovoltaic panels alongside mains electricity. Mains water, metered. Standard mains drainage. Underfloor heating to the upstairs bathrooms.

Parking

Double garage plus driveway parking for several vehicles.

Garden

Approximately half an acre, surrounding the house.

Distances

to M4 J9A 6 miles (19 minutes)
M40 J4 5.5 miles (14 minutes)



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