



Knoll House
Winter Hill Road | Pinkneys Green | Berkshire | SL6 6NS

KNOLL HOUSE



Beyond private gates and a long tree-lined drive, Knoll House is a magnificent 1920s country home set in approx. 5.8 acres, with five-bedroom suites, a self-contained annexe, heated pool, woodland adventure garden and exceptional leisure potential.



KEY FEATURES

A Private World of Its Own

There are homes that offer space. And then there are homes that offer an entire world of their own.

At Knoll House, summer days drift between the terrace and swimming pool. Celebrations spill effortlessly from the kitchen into the garden. Children disappear into a woodland kingdom of treehouses, rope bridges and zip wires, while guests can retreat to a home of their own above the garaging.

Hidden beyond private gates and surrounded by approximately 5.8 acres, this is country living not simply to be admired but lived to the full.

The sense of arrival begins long before Knoll House comes into view. From the moment you approach the long tree lined gravel drive leading to the commanding gated entrance, building anticipation with every turn until the house finally reveals itself between the trees.

It feels discovered rather than simply approached and from that first glimpse, its presence is unmistakable. Tall chimneys, leaded windows, decorative timbering and mellow brickwork give the 1920s house the romance and quiet confidence of a traditional country residence. Yet behind its handsome elevations lies something altogether more surprising: a home filled with light, warmth and a genuine sense of fun.

An arrival to remember

The reception hall sets the tone beautifully. Rich oak panelling, exposed timbers and an individually crafted staircase create a wonderful sense of occasion. It is atmospheric and impressive but never foreboding—the architectural heart of a house that has retained its character while evolving for modern family life.

The sitting room is equally inviting. A broad curved bay draws the garden into the room, while leaded windows, exposed timbers and a fireplace give it the intimacy of a true country-house drawing room. It is a place for fireside evenings, drinks before dinner and quieter moments away from the pace of the main family spaces.

Across the hall, the formal dining room provides an elegant backdrop for candlelit dinners and family celebrations. A separate study offers the privacy needed for work, meetings or simply closing the door with a good book.

These rooms carry the history of the house beautifully. Then, beyond them, Knoll House opens up in spectacular fashion.









Where the house comes alive

Extending across the rear is an extraordinary kitchen, dining and living space measuring more than 37 feet in both directions.

Light pours through a series of roof lanterns, while numerous doors connect the room directly with the terraces and gardens. The scale is impressive, but it is the atmosphere that makes the space so successful: relaxed, sociable, and designed around the way a family truly lives.

At its centre, the bespoke kitchen is arranged around a substantial island, the natural gathering place for breakfast, coffee, homework and evenings with friends. Generous preparation areas, Sub-Zero fridge/freezer and a traditional Aga bring warmth and practicality, while the surrounding space allows cooking, dining and relaxation to happen together without ever feeling crowded.

This is a room for quiet weekday mornings and long Sunday lunches; for Christmas with everyone around the table and summer parties that continue out into the garden.

When the doors are open, the house and grounds become one flowing entertaining space. The terrace is only a few steps away, the pool lies beyond and the gardens form an ever-changing backdrop.

A playroom and adjoining snug create a further family zone where children and teenagers can relax with friends while remaining connected to the heart of the home. A utility room and dedicated boot room make muddy boots, wet dogs and life outdoors wonderfully easy to accommodate.



Seller Insight



A Life to Call Your Own

When we first left London for Knoll House sixteen years ago, we had a one-year-old daughter and another baby on the way. We thought we were buying a beautiful country house. What we could not have known was that we were choosing the setting for an entire childhood—and for some of the happiest years of our lives.

I remember driving through Pinkneys Green for the first time, watching cricket being played on the green and seeing horses along the lanes. I began imagining a gentler kind of family life: children with space to roam, perhaps a pony at home, and days shaped more by the seasons than by the city.

Then we turned into the private driveway.

The world seemed to fall away almost immediately. By the time we reached the gates, surrounded by silence and open countryside, it felt as though we had discovered a private estate of our own. Yet London was still remarkably close. That balance—the sense of being deeply removed from everything without ever feeling disconnected—remains one of the most extraordinary things about living here.

The moment I stepped inside, I fell in love with the wood panelling and the beautiful staircase sweeping through the hall. There was a grace and permanence to the house: elegant rooms, tall windows and a sense that it had been designed not only to impress, but to be lived in generously.

Over the years, we have tried to preserve that character while creating a home that works for a busy, modern family. The original sitting and dining rooms still come into their own during winter, particularly at Christmas, when the fires are lit, the table is dressed and the house feels wonderfully traditional. At the heart of everyday life, however, is the large kitchen, orangery and family space we created. It is where mornings begin, where everyone naturally gathers and where doors can be opened to connect the house with the garden throughout the summer.

Knoll House has a wonderful ability to bring people together while still giving everyone room of their own. The children could disappear into their bedrooms, the playroom, the garden or the treehouse, while the adults enjoyed quieter corners of the house. Every bedroom having its own bathroom has been invaluable, particularly when the house is full of family and guests.

Some of my favourite moments have been the simplest. Morning sunlight pouring into the kitchen as I practise yoga or meditate. Sitting in the bay window and watching wildlife move through the formal garden. Walking upstairs at sunset, with the light flooding through the grand hall window and Windsor Castle visible in the distance. There is birdsong almost everywhere, and occasionally deer appear beyond the garden. Even after sixteen years, the peace of the early morning—the dew on the lawn and the house slowly coming to life—still feels magical.

Outside, childhood has unfolded on an almost cinematic scale. There have been Easter egg hunts among the wonderfully gnarled trees in the orchard, homemade apple juice, football on the lawns and endless summer afternoons spent racing between the terrace and swimming pool. The children have climbed through the

custom treehouse, played table tennis and netball on the patio, ridden their bicycles and swung beneath the willow tree—a scene that has always reminded me of Chitty Chitty Bang Bang.

In summer, life moves outdoors. The pergola and barbecue terrace catch the evening sun until remarkably late, and the garden becomes an extension of the house. Friends gather around the pool, children drift in and out of the water and lunches turn almost imperceptibly into long summer evenings. The summerhouse offers a quieter retreat, looking back towards the house, while the rose garden, pond, orchard, wisteria and hydrangeas ensure that something is always changing with the seasons.

This has always been a house made for celebration. We have hosted Christmas lunches for twenty, formal dinner parties, relaxed barbecues and a Moroccan-themed winter party beneath a marquee adjoining the orangery. For my fortieth birthday, a vast marquee stood on the formal lawn and 250 guests filled the garden. Yet the house feels just as comfortable on an ordinary Sunday morning with only the family at home. That is perhaps its greatest gift: it can embrace life on almost any scale.

There is still so much potential for the next owners to make their own. We created the groundwork for an extensive leisure basement and additional garden buildings, opening the possibility of a cinema, gym, bar, games room, art gallery or something entirely individual. There is room for a tennis court, space to grow fruit and vegetables and even the possibility of keeping a pony. It is rare to find a home that already offers so much yet still leaves room for another family's imagination.

Despite the privacy, life beyond the gates is wonderfully accessible. We can be at Maidenhead station and the Elizabeth line in around seven minutes, in Marlow or Cookham just as quickly, and at the theatre in the West End within an hour of leaving the driveway. Henley, Bray and Windsor are all close by, as are excellent schools, rowing, sailing, golf, tennis and beautiful riverside walks. We can walk the dog directly from the house across the surrounding fields, while the National Trust land bordering two sides of the property helps preserve its remarkable sense of seclusion.

Knoll House has given our family something increasingly difficult to find: freedom, privacy and a genuine connection with nature, without sacrificing the energy and opportunity of London and the surrounding towns.

We will miss almost everything about it—the birdsong, the morning dew, the fires at Christmas, the long evenings beside the pool and the sight of the children disappearing into the garden. Most of all, we will miss the way the house makes everyday life feel special.

Our advice to its next owners would be simple: fill it with people, open the doors to the garden and allow the house to become the backdrop to your own family story. Knoll House can host an intimate supper or the grandest of celebrations, but its real magic lies in the life lived between those occasions—in the quiet mornings, the spontaneous swims, the muddy dogs, the laughter from the kitchen and the memories created without anyone quite noticing.

*That is what this house has given us. And that is what it is waiting to offer someone new.**

* 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.





Room for everyone

As the day draws to a close, the atmosphere becomes quieter upstairs.

Five generous double bedrooms are arranged around the impressive galleried landing, each with its own bath or shower room.

The principal suite is a private retreat, enjoying garden views, a dedicated dressing room and a substantial en-suite bathroom. The four remaining bedrooms are equally well considered, giving children, older family members and guests comfort and independence rather than simply somewhere to sleep.







A home within a home

The detached garage building adds another layer of freedom. Below, triple garaging and an adjoining single garage provide space for four cars.

Above is a spacious and entirely self-contained one-bedroom annexe. Its generous living room, kitchen and breakfast area, bedroom and bathroom make it ideal for extended family, longer-stay guests, a nanny or live-in support.

It could also become an exceptional private office or creative studio—close enough to remain convenient yet sufficiently removed from the main house to provide genuine separation.



Summers by the pool. Adventures in the woods

Outside, the scale of the lifestyle becomes clear.

Broad lawns flow away from the house, while generous terraces create a series of places to dine, toast marshmallows and make smores by the terrace firepit and entertain or simply follow the sun or take in the far-reaching views towards Windsor.

The heated outdoor swimming pool occupies its own secluded setting, with a substantial terrace for loungers, outdoor seating, hot tub and long summer afternoons.

Beyond the more formal gardens, the landscape becomes increasingly magical. There is an established orchard with apple, pear, plum and quince trees, croquet alongside the summer house, a rose-covered walkway and mature woodland dell filled with seasonal colour, winding paths and a genuine sense of discovery.

The children's adventure area is remarkable. A treehouse is connected by elevated walkways and rope bridges, with climbing frames, slides and a zip wire running through the grounds. It is not merely somewhere to play, but a world in which childhood adventures can unfold.

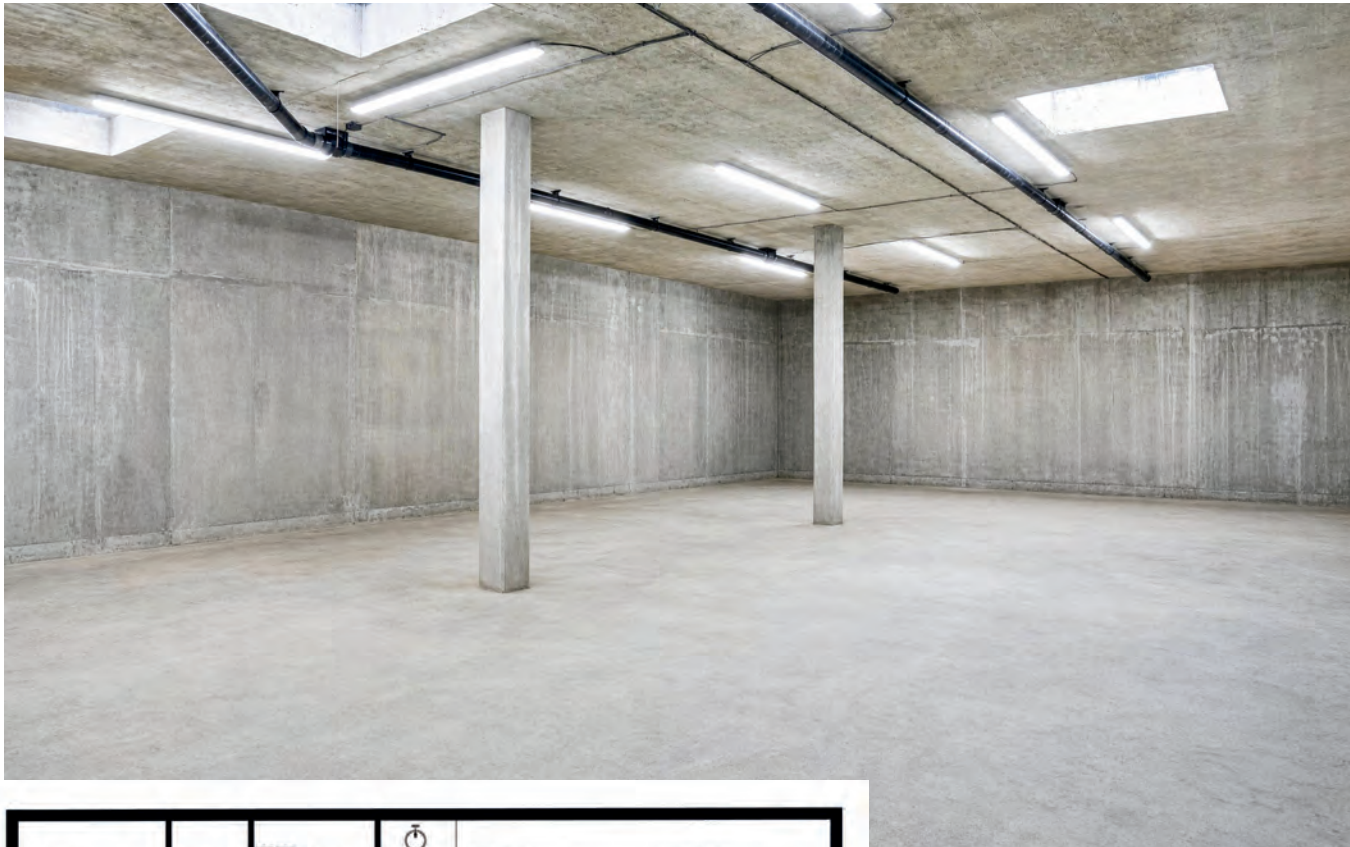
Set apart from the house is a further open area that would provide an ideal position for a tennis court. Its separation from the principal gardens would allow another dimension to be added to the outdoor lifestyle without interrupting the privacy or outlook enjoyed by the house, (subject to any necessary consents).

Beyond the gardens, an open field extends the feeling of space and freedom, offering possibilities for recreation, animals or potential equestrian use, again subject to suitability and any necessary consents.









An exciting next chapter

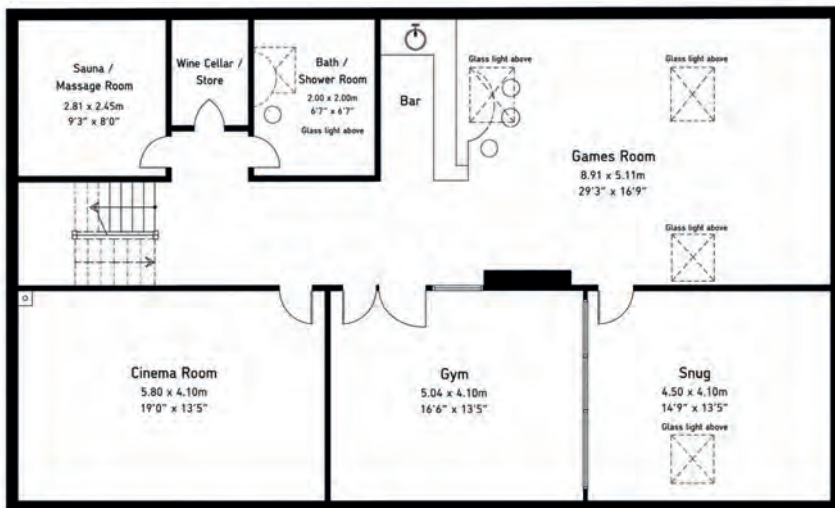
The possibilities at Knoll House extend considerably beyond the accommodation already in place.

A substantial newly constructed basement offers the potential to create an exceptional private leisure and wellness environment. Historic plans envisaged a cinema, bar, gym, games room, wine cellar, snug and sauna or treatment facilities.

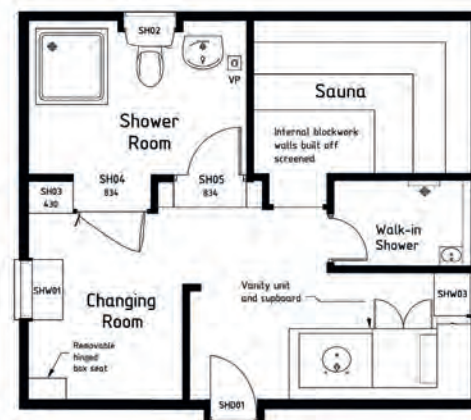
The vision does not end below ground. Concrete pads and services have also been installed in readiness for a substantial garden room and a dedicated pool pavilion incorporating changing facilities, showers and a sauna.

Together, these elements offer the foundations for an extraordinary country-club-style leisure setting: a place to swim, exercise, entertain, relax and spend time with friends without ever leaving the privacy of home.

The principal house provides approximately 4,471 sq ft of accommodation. The garage and annexe add approximately 1,628 sq ft, while the garden basement and ancillary outbuildings account for a further approximately 2,071 sq ft—approximately 8,170 sq ft in total before the completion of the proposed garden and pool buildings.



Proposed Leisure Basement Layout



Proposed Pool House

A life less ordinary

Knoll House is not defined by one room, one view or even one remarkable feature. Its magic lies in the life it makes possible.

Breakfast beneath the roof lanterns. Doors thrown open to the terrace. Friends gathered beside the pool. Children returning from the woods with another story to tell. A future tennis match beneath the trees. Grandparents or guests settled comfortably in the annexe. Winter evenings drawn around the fire.

It can be grand when the occasion calls and wonderfully relaxed when it does not. Private without being isolated, substantial without losing its warmth and filled with experiences that few homes could hope to replicate.

Not simply somewhere to live beautifully, but somewhere to live fully.

Local Area

A private country setting at the heart of the Thames Valley

Knoll House enjoys an exceptionally private position on the edge of Pinkneys Green, surrounded by open countryside yet remarkably well placed for Maidenhead, Cookham, Marlow and the wider Thames Valley.

Footpaths and bridleways weave through the surrounding landscape, connecting Pinkneys Green with Winter Hill, Cookham Dean, Bisham Woods and the National Trust commons. These protected areas encompass ancient woodland, open meadow and elevated viewpoints across the Thames Valley, creating wonderful opportunities for dog walking, running, riding and enjoying the countryside directly from the doorstep.

The historic Thames-side village of Cookham lies approximately 3.6 miles away. Its picturesque High Street offers an appealing selection of independent shops, cafés, pubs and restaurants, while the surrounding river meadows and commons provide some of the area's most attractive walks. Cookham is closely associated with celebrated artist Sir Stanley Spencer, whose work is displayed at the village's dedicated gallery.

The Cookham Festival and the much-loved Gravity Grand Prix in Cookham Dean add to a lively local calendar.

Marlow is approximately 3.2 miles away and is likely to become the natural destination for shopping, dining and meeting friends. Its Georgian High Street combines stylish independent boutiques with cafés, restaurants and familiar national names, while Higginson Park, the Thames Path and Marlow's elegant suspension bridge provide an attractive riverside setting.

The town has developed an outstanding culinary reputation. The Hand & Flowers holds two Michelin stars, while The Coach has one. Further favourites include The Oarsman, The Butcher's Tap & Grill and a wide choice of relaxed cafés, gastropubs and riverside restaurants. Marlow's annual social calendar includes Pub in the Park and the Marlow Town Regatta and Festival, bringing together food, music, rowing and family entertainment.

Bisham Abbey National Sports Centre is approximately 2.2 miles away. Set beside the Thames, this nationally recognised training centre offers gym, fitness and community sports facilities alongside its elite sporting programme. The river is central to life locally, with opportunities for rowing, sailing, kayaking, paddleboarding and boating. Marlow Rowing Club and the surrounding Thames-side clubs cater for a wide range of ages and abilities.

For everyday requirements, Maidenhead is within easy reach, with its mainline station approximately 2.5 to three miles from the property. The town provides a broad range of shops, supermarkets and services, together with the cultural programme at Norden Farm Centre for the Arts. Braywick Leisure Centre offers a 25-metre swimming pool, gym, classes and racket sports, while Boulter's Lock and Ray Mill Island provide attractive riverside walks and family recreation.

The renowned village of Bray lies approximately six miles away and is home to an extraordinary concentration of celebrated restaurants. The Waterside Inn and The Fat Duck each hold three Michelin stars, with the one-starred Hinds Head and the Italian-inspired Caldesi in Campagna adding further variety.

Cliveden is approximately seven miles away. The National Trust estate occupies a magnificent position above the Thames and encompasses formal gardens, woodland walks, sculpture, a maze and the celebrated Parterre. Cliveden House also provides fine dining, afternoon tea and an award-winning spa with indoor and outdoor pools, treatment rooms and fitness facilities.

Henley-on-Thames, approximately 7.8 miles away, is one of the Thames Valley's most attractive market towns. Independent boutiques, galleries, cafés and restaurants line its historic streets, while Mill Meadows and the riverside offer beautiful walks and opportunities for boating. The annual Henley Royal Regatta, Henley Festival and Henley Literary Festival bring international sport, music, art and culture to the town. The historic Kenton Theatre presents drama, comedy, music and family entertainment throughout the year.

Windsor lies approximately 12 miles away and offers an extensive cultural, retail and leisure destination. Windsor Castle, the Theatre Royal and the shops and restaurants of Windsor Royal are complemented by Windsor Great Park, the Long Walk, Virginia Water and the 35-acre Savill Garden. The annual Royal Windsor Horse Show is another highlight of the area's sporting and social calendar.

Golf is particularly well represented locally, with Temple, Winter Hill and Harleyford golf clubs all within convenient reach. Further opportunities for fitness and wellbeing can be found at Bisham Abbey, Braywick Leisure Centre and the spas and health clubs at Cliveden and Danesfield House.

The area offers an excellent choice of highly regarded schools. Independent senior schools include Reading Blue Coat, The Abbey, Queen Anne's and Shiplake College, all of which offer school coach services from Cookham. Preparatory schools including Godstowe, Pipers Corner, Caldicott, Lambrook, St Piran's, Davenies and High March are located within approximately 30 minutes. Further afield, yet still readily accessible, are St Edward's, Radley and Stowe, together with Eton, Harrow, Wellington and Bradfield.

Connections

Furze Platt station is approximately 1.7 miles away, with services reaching Maidenhead in as little as four minutes. From Maidenhead, the fastest Great Western Railway services arrive at London Paddington in approximately 18 minutes. Direct Elizabeth line services continue through central London, with Bond Street from approximately 44 minutes, Liverpool Street from approximately 54 minutes and Canary Wharf from approximately 61 minutes.

The M4 at junction 8/9 is approximately six miles away, while the M40 at junction 4 is approximately seven miles. Heathrow Terminal 5 is approximately 17.4 miles from the property.

Knoll House therefore offers an increasingly rare balance: the privacy, space and tranquillity of a country home, combined with exceptional access to the restaurants, shopping, schools, sporting life and cultural attractions of the Thames Valley.

INFORMATION



Services, Utilities & Property Information

Local Authority: Royal Borough of Windsor & Maidenhead

Tenure: Freehold EPC: C Annexe Main House EPC: C
Council Tax band: H

Construction Type – Standard construction – Brick / Tiles

Utilities: Electricity Supply: Mains electricity currently supplied by OVO

Water Supply: Mains water supply from South East Water

Sewerage: Bio-Tech sewage treatment plant, gravity outlet, with air blower model JDK-S, last serviced and emptied in January 2026. Associated maintenance costs may apply, contact the agent for further information.

Heating: Mains gas currently supplied by EON

Mobile Phone Coverage: 4G and 5G mobile signal is available in the area, we advise you to check with your provider.

Broadband Availability: Currently supplied by SKY. FTTC Superfast broadband speed is available in the area, we advise you to check with your provider.

Garage Parking Spaces: 4 garages

Off Road Parking Spaces: 10+ vehicles

Public Footpath: A public footpath runs along the eastern boundary of the property's paddock/field, identified on the Land Registry plan as the Footpath to Hindhay Farm. The footpath is positioned away from the house and is not visible from the swimming pool or principal entertaining gardens.

Access: The property is accessed via a shared driveway over National Trust land, benefiting from a 99-year easement commencing on 1 May 1999.

Rights, Easements & Restrictive Covenants:

The property is sold subject to rights, easements and restrictive covenants contained within the title documents. Please contact the agent for further information.

Planning permission for the basement was granted under reference 11/02467/FULL.

It is understood that the tennis court can be constructed under permitted development.

Prospective purchasers should confirm the present planning position, the scope of the approved works and any requirements for completion with the local authority and their professional advisers.

Directions:

SatNav: <https://what3words.com/> - Postcode: SL6 6NS
///exam.cheat.apparatus

Viewing Arrangements

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

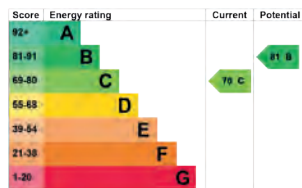
Website

For more information visit Fine & Country Marlow and Maidenhead

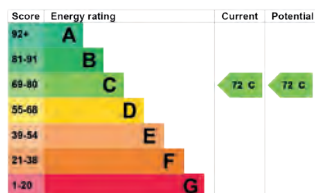
<https://www.fineandcountry.co.uk/marlow-and-maidenhead-estate-agents>

Opening Hours:

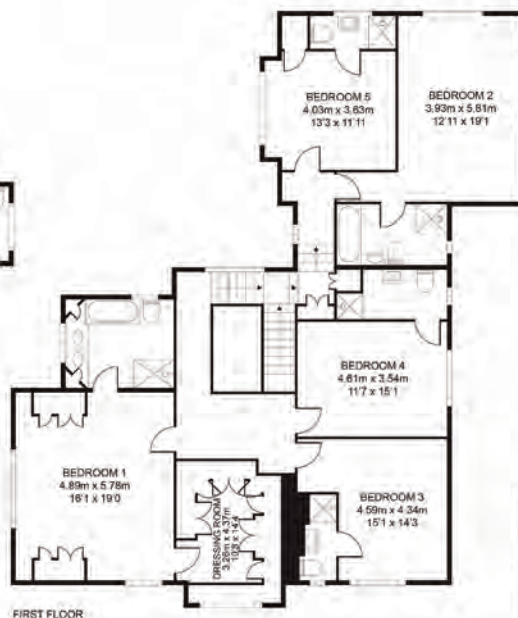
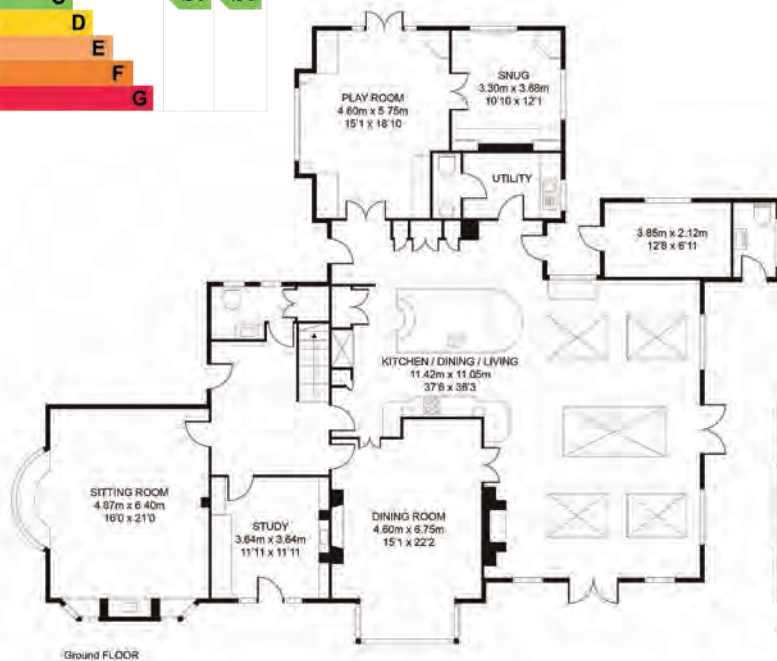
Monday to Friday	9.00 am–5.30 pm
Saturday	9.00 am–4.30 pm
Sunday	By appointment only



Annexe



APPROXIMATE FLOOR AREA 415.4SQM / 4471 SQ FT
 GARAGE / ANNEXE = 151.3 SQM / 1628 SQFT
 BASEMENT / OUTBUILDING = 192.4 SQM / 2071 SQFT
 TOTAL = 759.1 SQM / 8170 SQFT



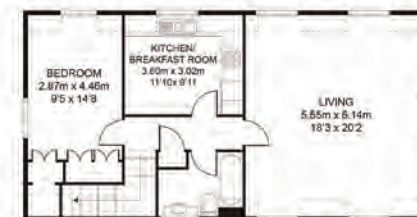
Disclaimer: Floor plan measurements are approximate and for illustrative purposes only.



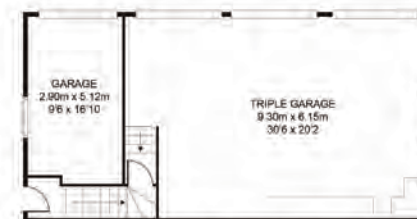
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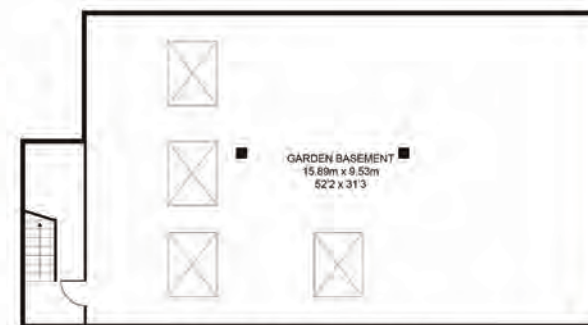
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GARAGE-FIRST FLOOR



(NOT SHOWN IN ACTUAL LOCATION/ORIENTATION)
 GARAGE-GROUND FLOOR



(NOT SHOWN IN ACTUAL LOCATION/ORIENTATION)



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.



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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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