



ST. SWITHINS COTTAGE

— *Hurst, Berkshire* —

SE STOWHILL
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BERKSHIRE

SELLING UNIQUE AND BEAUTIFUL HOMES

A FAIRYTALE COTTAGE



Tucked away along a private drive and shrouded in mature trees sits St. Swithins Cottage. This 16th century character property in the centre of Hurst village could not be more at home in such a pretty and storied location. Speaking of stories, there is something of a fairytale about this house. Perhaps it's the near secrecy of the location, perhaps it's the beamed ceilings and ornate brickwork. Regardless, this is a house with a lot of history, a lovely feel and perhaps interestingly, even more potential to take it on a step further and create increased value.

FIRST IMPRESSIONS

As you turn off the road through the village and onto the private shingle driveway, you'd be forgiven for wondering if you have taken a wrong turning. However, after a few seconds the entrance to the property comes into view on your left-hand side, providing a first glimpse of the decorative brickwork and beamed frontage. It's worth pointing out that on the opposite side of the access road is a picturesque paddock which includes a footpath and makes for a lovely stroll around the village. This substantial and un-overlooked greenspace further enhances the character and feel of the property and creates a really special arrival experience.

As you pull into the parking area, to the left of the house is access to further parking and the double garage, meaning, if you prefer, you can keep any vehicles tucked away and out of sight.



SPACE TO RELAX AND ENTERTAIN

As you step through the front door, you are immediately presented with strong clues for what to expect from the rest of this property internally. Natural wooden floors and exposed timber beams immediately catch your eye, whilst directly ahead of you, a bifurcated staircase splits both left and right providing an immediate sense of intrigue and character. To your right-hand side is a downstairs WC and shower.



At the bottom of the staircase on the left is the door into the living room. This is a large triple-aspect space full of character and with a log burner at one end. In one corner is a recessed nook, which at one point is believed to have been the original pantry. Diagonally opposite are doors that open into a private study replete with fitted desks and storage; the perfect place to escape to for some privacy or close the doors on and leave work behind at the end of a long day.



On the other side of the staircase, a doorway leads you into the snug. There is another fireplace in this room and its open-plan nature connects it directly to the kitchen via a small step down, but some of the vertical beams have been cleverly retained to further add to the character of this area.

Just off the other side of the sitting room and through a set of double doors is the dining room which is another good-sized space happily comfortable for accommodating a table for 8 or more.



The kitchen itself is very much a classic country kitchen with terracotta farmhouse-style floor tiles, a large AGA Rayburn (with companion) recessed on one side and a double ceramic Belfast sink under the window at the far end. The aesthetic is further complimented by the French oak units and black granite worktops. There is plenty of storage and cupboard space all around the kitchen and, as you might expect, room for a freestanding dresser, fridge-freezer and dishwasher.



From both the corner of the kitchen and the dining room, a door takes you into the boot room area. Also directly accessible from the back garden via the large composite decking space, this is an ideal proposition for removing muddy boots, jackets or trainers after a relaxing stroll or energetic jog. This space in turn provides access to the utility room with an additional sink and plumbing for appliances. A further external back door is found in here which takes you out towards the side of the double garage.



A BEDTIME STORY

As with everything in this property the staircase is interesting and characterful. Climbing the first few steps to the half-height landing, you can turn left or right up the remaining flights, each taking you to a different end of the property.

A left turn leads you past a couple of additional steps to the bathroom on your right-hand side, whilst directly in front of you up a few more steps is the principal bedroom. This is a wonderful room with vaulted ceilings and lots of timber and charm. Velux windows combined with the triple-aspect nature make it a lovely light room, while the far end is ideal for a dressing room area or walk in wardrobe.



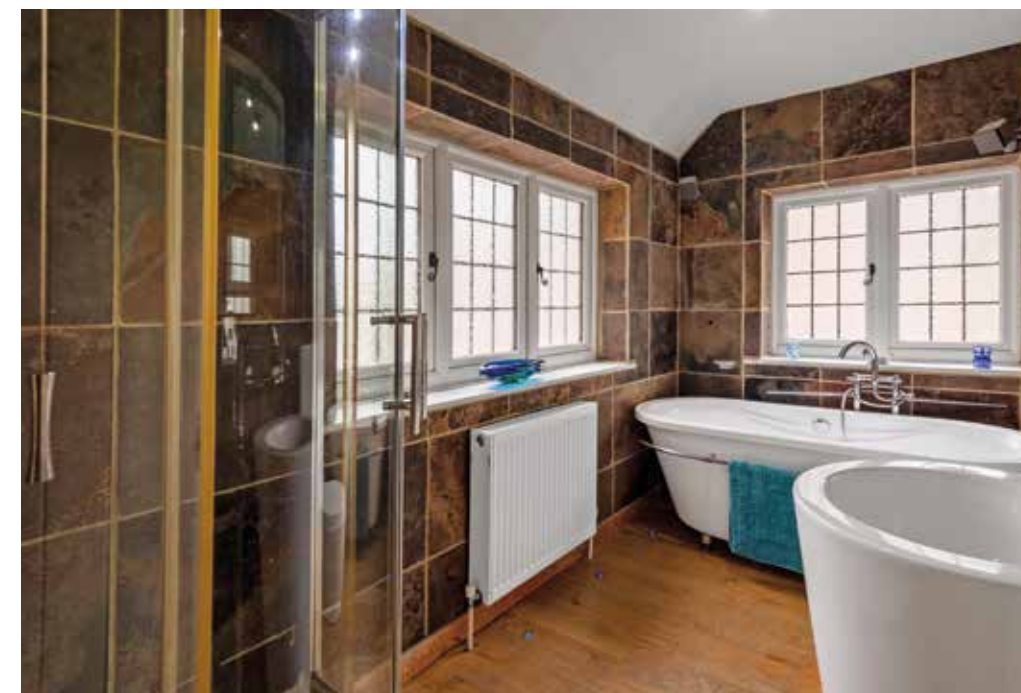
The adjacent bathroom we passed on the way up the stairs is a three-piece suite with WC, sink and free-standing roll-top bath. There's also a large linen cupboard for extended storage.

Climbing the few stairs to the opposite side of the landing, immediately to your right is bedroom 2, a good size double-aspect double room with a pretty, beamed, semi-vaulted ceiling meaning plenty of head-height!



Leaving bedroom 2 and turning right along the landing takes you to both bedroom 3 and bedroom 4. Again, both good-sized double rooms, but this time at the back of the property.

Back along the corridor to the main section of the landing, a right turn takes you towards bedroom 5 and the second bathroom - a stylish four-piece suite with the addition of a shower and extended mood lighting.



Bedroom 5 is another double-aspect double room at the back of the house.

Throughout the upstairs of the house there are continued moments of intrigue and interest, with things like bookshelves built into snugs and feature windows liberally casting playful light. Combined with leaded windows, exposed timbers and an intriguing staircase, this is not a run-of-the-mill home by any stretch of the imagination.



A GARDEN OASIS

When it comes to outside space you are really spoilt for choice at this property. There is a large lawned area which sits adjacent to the post-and-rail fence running alongside the private access road. This is an ideal space to enjoy garden games or for children to play in and it also overlooks the paddock on the opposite side of the access road, so it enjoys lovely views and an open feel. The paddock is owned by the current owner of St. Swithins Cottage and is potentially available to rent for grazing up to 2 horses.

There is also access to a stable and field shelter.



Next to the lawned area is a large composite decking space. This includes a bar, pizza oven and several lovely features such as the glass-topped table created by repurposing a tree stump. The decking is accessible by a ramp on one side and wraps around the back of the property, dropping down a couple of steps creating a separate seating area outside the boot room door (*see page 10*) and by a low-height brick wall which really helps add to the aesthetic of an English country garden.



Speaking of which, the final outside garden space is what we affectionately refer to as “the country garden”. This constitutes another large lawn separated by well-planted borders and surrounded by mature planting on all sides. In the far corner is a discreetly positioned greenhouse accessed via a sympathetically implemented wood-chip path through the trees, whilst nearest the house and to the rear of the double garage is an incredible monkey puzzle tree.



UNTAPPED POTENTIAL

We should take a moment at this point to talk about the existing double garage. This structure provides around 400 square feet of space on one floor and there is an existing boarded second floor. However, with a conversion, the opportunity to create a permanent second floor of liveable space certainly exists. Equally, to one side of the garage is additional lockable storage, so utilising the garage as living space would not compromise on your available storage space. Any changes are of course subject to planning permission but one of the intriguing elements of this property is that, in spite of its age, it is not a listed building which should serve to simplify that process somewhat. It's also worth noting that there is significant space around the garage, be that for extended parking or maintaining correct distances from boundaries when it comes to planning considerations.



ROUND AND ABOUT

Hurst is a wonderful village with a thriving community feel and various community events throughout the year. One of the fantastic things about this property is its location within the village. The Green Man pub is under 30 seconds stroll away and just a minute up the road is the idyllic duck pond, play park and nearby bandstand which feature regularly in the local news, with the community always attracting visitors; be it thanks to their knitted bollard covers courtesy of the “Hurst Hookers”, or Christmas tree light switch-ons with music and mulled wine.

Opposite the pond is Hurst cricket club, the football club is just down the road, while the bowls club and village hall are a couple of minutes’ drive; all of which play host to numerous events year-round from music to panto and from dinner dances to yoga. The village also hosts its famous annual Hurst Show with the whole village participating in a wide range of events.

If you fancy a spot of golf, with Sonning, Henley and Ascot just a short drive away, you have several options from pay-and-play courses, like Hennerton and Billingbear, to exclusive clubs, such as Bearwood Lakes, Wentworth and Sunningdale.

For nature enthusiasts, there are a plethora of footpaths, bridleways, and walking routes nearby, plus plenty of local pubs along the way offering respite to the weary rambler! You can in fact walk across fields and footpaths to the local vineyard at Stanlake Park, a lovely place to visit and sample both the excellent food and drink on offer. We also love the Castle pub in the village by the bowls club – well worth a visit!

With Twyford just a short stroll away and the convenience of Wokingham, Henley-on-Thames and Bracknell nearby, you have a wide selection of restaurants to suit your mood, as well as excellent shopping facilities and evening entertainment, including theatres, cinemas, bowling, gyms and arts centres, plus top-notch restaurants and inviting coffee shops, catering to varying culinary tastes.

When it comes to schools you are in a great location with good local options such as St Nicholas just 2 minutes away and the Dolphin School 3 minutes in the other direction. Reading Blue Coat and Shiplake College are sought-after and only a short drive. Several highly regarded schools with a ‘good’ OFSTED rating include The Colleton, Waltham St Lawrence for primary and Waingels for secondary. Within a 20-minute drive, you also have access to The Abbey girls school, St Joseph’s and Kendrick Grammar School for girls, as well as Reading Grammar School for boys.

For commuters, part or full time, you’re only 4 minutes from Twyford station which is extremely well-connected, taking you to Paddington in 21 minutes, or Farringdon in 50 minutes and Liverpool Street in 55 minutes, thanks to the Elizabeth Line. Wokingham station is also easily accessible, allowing for a direct commute to Waterloo.

Those commuting by road are blessed with a short journey to the M4, but you’re also not far from the M40, M3 and M25, linking you quickly to London and many international and local airports.



THE FINER DETAILS

Local Authority: Bracknell Forest Borough Council

Council Tax Band: G

Services: The property has mains electricity, gas, water and drainage

Heating: Mains gas, radiators

Local Authority: Wokingham Borough Council

Distances: 10-minute drive from the M4
1.6 miles from Twyford Station
9-minute drive to Wokingham
30-minute drive to Heathrow Airport



Approximate Area:

Ground Floor 107.8 sq.m / 1160 sq.ft

First Floor 108.6 sq.m / 1169 sq.ft

Total Accommodation:

216.4 sq.m / 2329 sq.ft

Garage 37 sq.m / 399 sq.ft

Total 253.4 sq.m / 2728 sq.ft

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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