



3 OLD KILN COTTAGES

PINKNEYS GREEN, BERKSHIRE



A PEACEFUL COTTAGE WITH SOUL, SURROUNDED BY GREEN SPACE AND THOUGHTFULLY MODERNISED

Tucked away at the end of a small no-through lane serving just two other homes, this beautifully updated end-terrace cottage offers charm and calm in equal measure. It's a property that balances character and contemporary, with countryside on your doorstep – and every inch of it has been attentively improved by the current owners.

The location is wonderfully serene, nestled within National Trust-owned countryside, yet still close to the villages of Pinkneys Green, Cookham and Marlow, with Maidenhead just a short drive away for station links and town centre essentials. But it's the cottage itself, and how it has been both preserved and improved, that really sets it apart.

Throughout the home, the owners have carefully retained the original features – timbers, alcoves, nooks and recesses – while updating flooring, lighting, heating and décor in a way that feels coherent and timeless. It's warm, welcoming and well thought through – and not just thanks to the Hive smart heating!

A WARM WELCOME

Walking through the half-height garden wall that separates the front patio from the private lane beyond, right from the first glimpse, the sage green windows and doors set against the cream render, you can tell immediately that this is a home full of character, perfectly in-keeping for its semi-rural surroundings. You step into the porch, where there is space for coats and shoes, before passing into the rest of the house.

You arrive into the front sitting room and snug; cosy and characterful, complete with

a working fireplace and exposed beams – ideal on winter evenings or for relaxing movie nights in. This room is neatly zoned to offer a different feel at different ends – both of which can also be used simultaneously for large gatherings. The end of the room nearest the fireplace is the perfect sitting area for chats, music, books or drinks, while the other end of the room offers a cosy seating area for sofas and a TV.

The entire space has a lovely feel and distinct character and is both connected to the rest of the house as well as uniquely separate should you want more division.



THE HEART OF THE HOME

Stepping through the open doorway into the back half of the ground floor, you'll find the dining area which opens directly onto the patio via French doors, extending the living space outdoors when the weather cooperates. The dining room itself is a nice size, more than capable for accommodating a table for six.

To your left is the renovated country cottage kitchen – charming yet modern in all the right ways. Re-fitted recently, it connects wonderfully to the sociable dining space where friends can chat over wine or coffee while dinner is underway. Tastefully coloured cabinetry, solid wood worktops and wood flooring create a sense of relevance to the property, while newer elements like the spotlights, extractors and appliances make it highly practical too. Speaking of which, there's a Samsung electric oven and an AEG gas hob both built into the kitchen island. Elsewhere there is a built-in Hoover wine fridge with space for a separate fridge freezer. It's a setting that works just as well for quiet mornings as it does for big weekend breakfasts.

In one corner, the downstairs cupboard has been cleverly converted to a convenient downstairs WC, while the other corner provides a large storage cupboard. The kitchen area also has a side door leading out to the back garden via the path at the side of the house. This door is opposite the door to the converted garage which includes a utility area, but more on that later.



UPSTAIRS: THREE DOUBLES AND AN EASY FLOW

The first floor is simple and effective, with three comfortable double bedrooms all leading off the central landing. Each room has its own feel and outlook – some overlooking trees and woodland, others the garden – but all are generous in size and beautifully presented. Loft access (which is boarded) and built-in storage options keep things practical, while new windows and radiators ensure comfort year-round.





A BEAUTIFUL BATHROOM

Not always the headline in cottages of this era, but here, it absolutely is. The four-piece bathroom has been reimagined and now offers underfloor heating, a luxurious freestanding bath, separate walk-in shower, and elegant fittings throughout. There's a real sense of quality to the work – modern, sleek and stylish, without trying too hard to impress.



PARKING, PRIVACY AND MORE POTENTIAL

There's off-street parking for at least one car on the driveway, and additional parking just outside on the no-through lane. The detached single garage has been partly converted to create a separate utility room which is directly opposite the kitchen side-door and is a brilliant, fully insulated space currently used as the perfect home office; made all the easier by the fact there is fibre to the property available via Gigaclear.

As evidenced by the current owner, there's still storage space in the rest of the garage for bikes, hobbies or pushchairs and the eaves have been boarded to add loads of extra room for those important but less frequently used items.

It's also really important to note that when it comes to peace of mind, all the major jobs have been done – the roof, boiler, windows, doors, electrics, plumbing, heating systems – all new within recent years. It's the kind of property you can move into and just enjoy worry free.





CLASSIC COUNTRY GARDEN

The rear garden is a proper outdoor space – not just decorative, but genuinely usable. It faces east for morning light and gets plenty of sun through the day. There’s a smart patio area off the back of the house, mature borders around a central lawn, and just enough screening to feel private without being closed in. The far end of the garden is elevated by the exposed brick wall and there is plenty of light in a non-overlooked setting.



Beyond the garden lies one of the property's surprise standouts – a detached, fully-powered summerhouse, kitted out with wired internet connectivity. It's a great space for entertaining, home working or simply escaping the main house for a change of pace. Whether used as a garden studio, bar, playroom or reading room, it offers real lifestyle flexibility.



ROUND AND ABOUT

Enjoying a peaceful position amidst National Trust countryside, this cottage offers an idyllic setting for those who value both tranquillity and convenience. The Golden Ball pub, a well-loved local spot, is within easy walking distance and makes a perfect stop-off after scenic rambles through the surrounding landscape.

For riverside charm, Marlow and Cookham are also both walkable, with the gastronomic delights of Bray a short drive away.

Despite its rural feel, the location is remarkably well connected. Pinkneys Green sits just outside Maidenhead, placing the mainline and Furze Platt stations within easy reach for fast London-bound services. Road links are equally accessible, with the A404 close by, offering straightforward routes to the M40, M4 and M25.





FINAL THOUGHTS

This is a cottage for people who love countryside living, but don't want to compromise on style or substance. It's characterful without being impractically quirky, updated without losing charm, and private without feeling remote. And with Maidenhead, Cookham and Marlow all within easy reach, it makes day-to-day life just as appealing as the quiet moments.

THE FINER DETAILS

- EPC: D
(NB. This was prior to new windows, doors, boiler and roof)
- Council Tax Band: F
- Services: The property has mains electricity, gas, water. Drainage is via septic tank
- Heating: Gas central heating and underfloor heating in the bathroom
- Local Authority: Royal Borough of Windsor and Maidenhead
- Distances: 2 miles to Furze Platt Train Station
3 miles to Maidenhead Train Station
4 miles to M4 J8/9
6 miles to M40 J4



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Approximate Area:

Ground Floor	44.5 sq.m / 479 sq.ft
First Floor	44.5 sq.m / 479 sq.ft
Total	89 sq.m / 958 sq.ft
Summer House	9 sq.m / 97 sq.ft
Garage	13 sq.m / 140 sq.ft
Total	111 sq.m / 1195 sq.ft



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