



THATCH COTTAGE

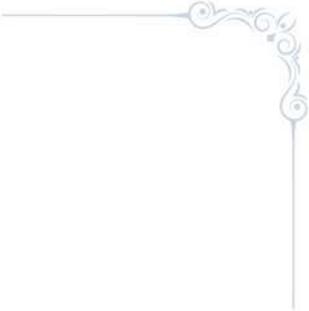
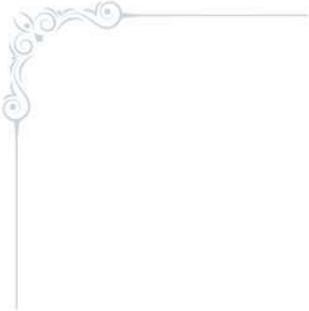
Shurlock Row, Berkshire



STOWHILL ESTATES
BERKSHIRE

SELLING UNIQUE AND BEAUTIFUL HOMES



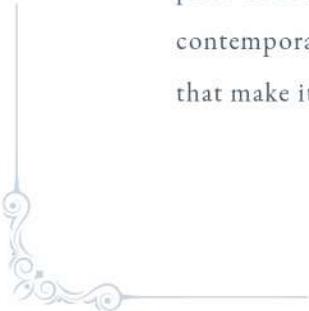


A CHERISHED LANDMARK IN THE HEART OF THE VILLAGE

Positioned proudly in the very centre of Shurlock Row, Thatch Cottage is one of those homes that almost everyone knows. Believed to date back to the 16th century and Grade II listed, it stands as a much-admired and photographed landmark within the village street scene, quietly presiding over daily life opposite the well-regarded Shurlock Inn.

Set within approximately half an acre and offered to the market with no onward chain, this is a rare opportunity to acquire a piece of local history that has been thoughtfully modernised for contemporary living, while retaining the character and integrity that make it so special.

A white picket fence frames the front boundary, enclosing a generous gravel driveway with parking for ~four vehicles and access to a detached garage with electric door and EV charging point. From the very first glance, with its charming elevations and undulating period proportions, there is an undeniable sense that this is somewhere with stories to tell.



STEPPING INSIDE

Crossing the threshold, the atmosphere is immediately warm and inviting. Exposed beams, deep-set windows and original detailing speak to the cottage's heritage, while the decorative choices and finishes feel calm, considered and in keeping with its age.

The layout flows naturally from room to room, with two distinct reception spaces providing flexibility for both everyday living and more sociable occasions.

Entering the original front door, you pass through a small porch with plenty of space for shoes and coats, which leads into the games room (or dining room). Whether used as a formal dining space, a playroom or an additional lounge, it provides versatility that is increasingly valuable in a period home..



FLEXIBLE SPACE

The sitting room is a particularly characterful space, complete with an open fireplace and generous proportions. This is a room that feels equally suited to winter evenings by the fire as it does to relaxed Sunday afternoons with the doors open to the large garden and the village life drifting by outside



THE HEART OF THE HOME

The kitchen and breakfast room sit to the rear of the cottage. Contemporary in style yet sympathetic to its surroundings, the kitchen has been carefully designed in a tasteful aesthetic. Modern cabinetry, integrated appliances, a bio-fuel fire pit and well-considered storage sit comfortably alongside original features, creating a space that feels practical without losing its charm.

Appliance wise there are twin Neff ovens, one of which is a combination microwave, an Elica induction hob and built in extractor fan. There's also space for an American style fridge freezer, dishwasher, washing machine and wine fridge.



The ample sized breakfast bar and kitchen island are an ideal spot for informal family meals, morning coffee or impromptu drinks while looking out towards the garden. There's a host of character features here too, from the beamed ceiling to large central supporting beam to the quaint small window to one end that used to provide additional daylight for the old cobblers shop to work by when it was once situated here.

The connection to the outside is a strong theme here, with natural light enhancing the sense of space and drawing your eye towards the fields at the far end of the garden.

A ground floor WC completes the downstairs layout.



TIME FOR BED

The first floor offers three bedrooms within the main cottage. The principal bedroom is particularly impressive. Generous in scale and featuring a vaulted ceiling, it feels both airy and intimate. The height of the ceiling accentuates the period timbers, creating a wonderful sense of volume that is rarely found in homes of this age. It is easy to imagine this as a calm retreat at the end of the day, tucked away above the bustle of the village.





Bedrooms 2 and 3 provide further flexibility, ideal for children, guests or perhaps a dedicated study if required.

That said, the landing also gives you an option for working from home with more than adequate space for a desk and furniture – perhaps even an arm chair for when you need a break from work!





The bathroom has been tastefully modernised and now offers both a bath and a walk-in shower, combining comfort and practicality.

The bath has views out of the window of the gardens and open fields which makes it a hard thing to get back out of! The styling is fresh and understated, complementing the cottage's heritage without competing with it.





ANNEXE & OUTBUILDINGS

Beyond the main house, the property continues to surprise.

A detached, underfloor heated annexe provides a fourth bedroom cum open-plan living area with a clever fold-down bed that can be tucked away to provide a sofa during the day. There's also a kitchenette with sink, instant hot water tap, hob and oven and a bathroom with shower. This self-contained space offers enormous flexibility. It could serve as guest accommodation, independent living for a relative or older child, a home office or even a creative studio. For those exploring multigenerational living or supplementary income potential, it presents interesting possibilities.





Next door to the annexe is the store/plant room which houses the oil boiler and water tank.

The detached garage and additional workshop outbuildings further enhance the practical appeal. Whether for storage, hobbies or future adaptation, these spaces contribute to the overall sense of versatility across the plot.

There is also clear potential for further extension or reconfiguration, subject to the necessary consents, should a future owner wish to evolve the property further – something which has been explored in the past with likely potential for approval with the right approach.







GARDENS & GROUNDS

One of the most compelling aspects of Thatch Cottage is the plot itself. Extending to 0.48 acres, the grounds feel surprisingly generous for such a central village position.

To the rear, the gardens open out towards neighbouring fields, providing a delightful sense of openness and far-reaching green views. Lawned areas offer plenty of space for children to play or for hosting summer gatherings, while more informal sections create a softer, almost meadow-like feel in places.

It is not difficult to picture long lunches on the terrace, friends gathered under the evening sky, or simply the pleasure of looking out across open countryside from your own back garden. For a cottage in the very heart of the village, that balance of community and privacy is unusual and highly appealing.

The driveway parking for four vehicles, alongside the garage, ensures that practicality is not compromised by period charm.





A HOME WITH HEART

There is something undeniably special about living in a home that forms part of a village's identity. Thatch Cottage is more than just a property; it is woven into the fabric of Shurlock Row. Yet despite its age and status, it does not feel fragile or untouchable. Instead, it feels welcoming, adaptable and ready for its next chapter.

For buyers seeking character, land, flexibility and a genuine sense of place, this is a compelling proposition.



ROUND AND ABOUT

Shurlock Row is a charming Berkshire village set within the Thames Valley, offering a strong sense of community alongside beautiful surrounding countryside. Directly opposite the cottage sits the highly regarded Shurlock Inn, a very popular steak restaurant and pub for both locals and visitors.

Nearby Twyford, approximately 3.3 miles away, provides mainline rail services to London Paddington and connections via the Elizabeth Line, making it ideal for commuters and there is a bus from the village to the station. Maidenhead and Reading are also within easy reach, offering extensive shopping, dining and leisure facilities.

The M4 can be accessed at Junctions 8/9 and 10, linking swiftly to the M25, Heathrow Airport and the wider motorway network.

The area is well served by both state and independent schools, and country pursuits are plentiful. From walking, cycling and horse riding in the surrounding countryside to racing at Windsor and Ascot, there is no shortage of activity. The River Thames is also within easy reach for boating and watersports.

Thatch Cottage offers a rare blend of heritage, setting and flexibility in one of Berkshire's most appealing village locations.



THE FINER DETAILS

Local Authority The Royal Borough of Windsor & Maidenhead

EPC N/A

Council Tax Band Band G

Services Mains electricity, gas, water and drainage

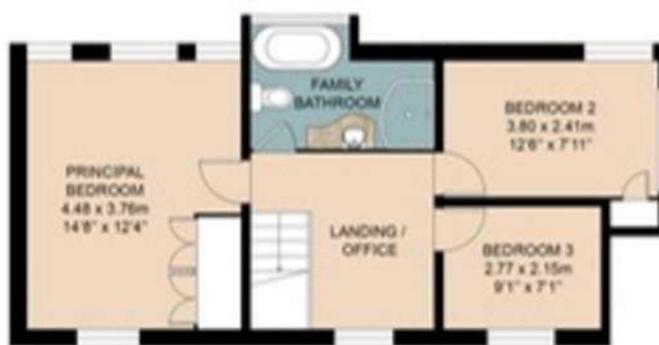
Heating Oil and electric underfloor heating in bathroom
and annexe

Distances M4 - 8 miles
M3 - 11.2 miles
Twyford Station - 3.3 miles
Wokingham Station - 5.8 miles
Wokingham Town Centre - 5.2 miles
Maidenhead Town Centre - 8.3 miles
Henley-on-Thames - 8.4 miles
Heathrow Airport - 20.2 miles





GROUND FLOOR



FIRST FLOOR



ANNEXE

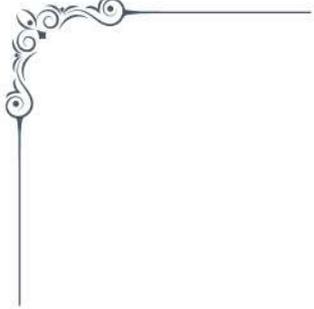


GARAGE

This site plan including 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 the site plan.

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|---------------------------|--------------------------|----------------------------|
| APPROXIMATE AREA: | | |
| GROUND FLOOR | 75 m ² | 807 ft ² |
| FIRST FLOOR | 53 m ² | 571 ft ² |
| DETACHED ANNEXE | 28 m ² | 303 ft ² |
| TOTAL ACCOMODATION | 156 m² | 1681 ft² |
| | | |
| GARAGE | 16 m ² | 172 ft ² |
| TOTAL | 172 m² | 1853 ft² |





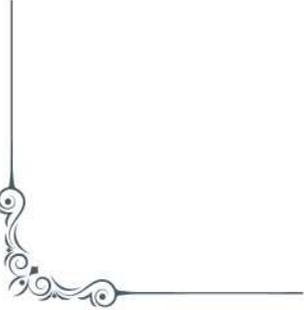
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Watch the video



Arrange a viewing



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