

SPEEN HILL

Hurley, Berkshire



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BERKSHIRE
SELLING UNIQUE AND BEAUTIFUL HOMES



A HOME THAT GIVES YOU THE LUXURY OF CHOICE

Some homes offer space. Others offer setting. Speen Hill manages to offer both, but the real strength here is not simply the scale of the house or the acreage around it. It is the number of ways in which the property can work for different scenarios and stages of life.

Residing behind electric gates, hidden from Henley Road and approached via a private driveway that bends through established trees, the house reveals itself gradually. There is something quietly satisfying about that arrival. You leave the road behind, pass through a short, wooded approach and then arrive at the main driveway, where the house sits comfortably within just over two acres of private grounds, surrounded by mature planting, open fields and neighbouring paddocks.

The approach gives an immediate sense of privacy. The house is not visible from the road, and the grounds feel mature, established and settled. Outside the house in the middle of the shingle driveway is a well-manicured and gardened roundabout offering a practical turning circle as well as an attractive approach.

The extensive driveway provides parking for at least ten cars without blocking access. There is of course parking directly outside the house around the roundabout but also along the additional section of driveway which leads towards the detached annexe, double garage and further parking area; giving that part of the property its own sense of independence or allowing you to tuck vehicles away out of sight and keep the front of the house clear for those special occasions.





Having been enjoyed by the same owners for the past 22 years, Speen Hill is now offered with no onward chain. During that time, the house has been significantly improved, extended and modernised, creating a substantial country home of over 5,000 sq ft in total, including a detached one-bedroom annexe, which on its own is a delightful proposition; even more so when it's part of the overall offering here.

A WARM WELCOME

Inside, the house has the sort of layout that works just as brilliantly for busy family life as it does for quiet contemplation and relaxing.

It is generous without feeling wasteful, flexible without feeling confused, and arranged so that people can be together or apart as the day requires.

The sitting room feels like the natural place to properly switch off at the end of the day. Centred around an open fire and with French doors opening onto the rear terrace, it works just as well for cosy winter evenings as it does with the doors open on a warm afternoon. It also provides direct access to the formal dining room thanks to the folding glass doors separating the two rooms, meaning they can be two distinct separate spaces or one large interconnected area.

The dining room also connects directly with the terrace, making it easy to imagine summer lunches stretching outside or dinner with friends continuing into the garden.







Elsewhere on the ground floor, there's a really great space for an office just off the hallway, which can also alternatively be used as a perfect gym if you just want a few pieces of equipment.

Just along the hall past the downstairs WC is the generously-sized family room (or if you really want to treat yourself, an incredible expansive office!). This is another fantastic room whether you're working from home, or for homework, reading, hobbies or simply finding somewhere quieter away from the main activity of the house.

One of the great strengths of Speen Hill is that it does not rely on one single reception room to do everything. There are distinct spaces for different moods and moments, which is exactly what makes a larger family home genuinely usable.



SPACE TO LIVE, WORK AND PLAY

The final downstairs room adjacent to the family room is the games room - a brilliant example of the flexibility and multiple options that the house provides. Large, sociable and set apart from the main sitting room, it gives the house a proper leisure space rather than just another reception room with a different name.

It adds a layer of lifestyle that will appeal to families who want their home to work for downtime as well as day-to-day routine.

And to be fair it works equally brilliantly for the young at heart, just as much as it does for the young of years, with the purpose-built bar meaning you never have too far to go if you or your guests need any additional hydration.

There is an ease to the way the house functions. It is easy to imagine teenagers drifting towards the games room, guests gathering in the kitchen, someone working quietly from the office and others settling by the fire, all without the house ever feeling disconnected.



THE HEART OF THE HOME

The kitchen / breakfast room has been comprehensively remodelled by the current owners and is one of the special parts of the house. The bi-fold doors connect you directly with the rear terrace and extend both spaces making this very much the everyday heart of Speen Hill.

A large central island and breakfast bar creates a natural focal point, while the room itself has space not only for dining, but also for seating. That small detail matters, because it changes how the room is used. This is not simply somewhere to cook, it is somewhere people will naturally gather throughout the day offering that perfect social hub to keep people together when you want to.

Specification has been carefully considered, with premium Miele and Neff appliances, a Quooker boiling water tap, wine fridge, induction hob, downdraft extractor, extended lighting and underfloor heating. It is well equipped without feeling showy, and the direct connection to the terrace makes entertaining feel wonderfully easy. Equally, the adjacent utility room keeps the white goods tucked away and provides lots of additional storage space and cupboards as well as an alternative external door out to the patio; very practical for people coming in with muddy shoes or even muddier pets!

Breakfast with the doors open, children running in and out from the garden, or friends gathering around the island before dinner, this is the room that will quietly do a great deal of the heavy lifting in daily life.









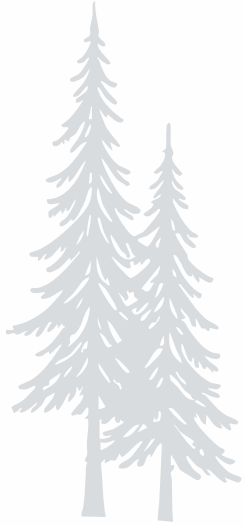


A RESTFUL RETREAT

Upstairs, the principal suite offers a calm and comfortable retreat, with double-aspect countryside views, a large walk-through dressing room and a very generous modern en suite bathroom with underfloor heating. It feels properly private, set apart from the busier parts of the home below.

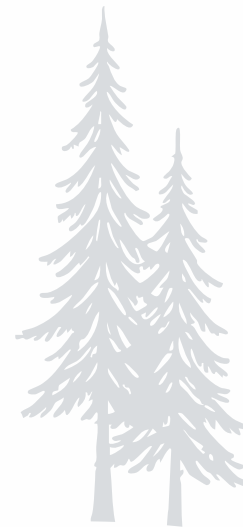




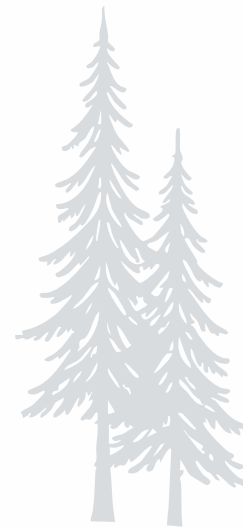


Bedroom 2 is opposite the principal suite on the landing and is a really generous double room with lots of built-in storage and a great en suite, meaning whoever has the privilege of sleeping here can be very much self-contained and enjoy the double-aspect views!





Along the landing you pass the family bathroom on your right-hand side, well-appointed and tastefully decorated, before reaching bedroom 5 which is an ideal nursery, single bedroom, or potentially an upstairs office space if needed.



The next room you reach is bedroom 4, which is a really good-sized double-aspect double bedroom with built-in storage and wardrobes. You would be forgiven for thinking at this point that there are no more rooms. However, opening one of the sets of double wardrobe doors reveals a secret door taking you into the final bedroom, bedroom 3.

Bedroom 3 is another generously sized double with built-in wardrobes and an en suite shower / bathroom. Perhaps one of the unexpected bonuses of this room is the built-in sauna on one side of the bathroom. There is also a staircase leading directly down to the games room, which could perhaps be incredibly helpful if using this bedroom either as a guest suite or for older children and teenagers wanting a little more independence at one end of the house.

All of the double bedrooms are large, the bathrooms are plentiful, and the whole floor feels balanced rather than squeezed into place.



A HOME WITHIN A HOME

The detached annexe is, without question, one of the defining features of Speen Hill.

Completed by the current owners in 2020, it sits around 30 metres from the main house and is attached to the double garage, but not to the house itself. That separation is important. This is not a converted room over a garage or a compromise tucked onto the side of the main building, it is a proper self-contained one-bedroom home.

With its own, front door, living space, kitchen, utility area, bedroom and bathroom, together with underfloor heating, French doors to a private patio and its own garden area, the annexe offers genuine independence. It also has its own parking, which can be gated separately from the main driveway if required.

For multi-generational living, it could be ideal for older relatives who want to remain independent while staying close to family. Equally, it could work beautifully for adult children needing their own space, long-term guests, live-in staff, an au pair or childminder. Subject to any relevant permissions, buyers may also consider income potential.

This flexibility is not a minor extra. It is central to the value and appeal of the property. Speen Hill is a house that can adapt as circumstances change, and the annexe is a major part of that story.







GARDENS, GROUNDS AND OPEN VIEWS

The grounds extend to just over 2.1 acres, with the majority arranged as formal gardens wrapping around the house. The property sits fairly centrally within the plot, which gives the whole setting a pleasing sense of balance and privacy.

To the south-facing aspect, a large terrace runs along the back of the house and is accessed directly from the kitchen, dining room and sitting room. It is exactly where you would want the main outdoor entertaining space to be, close enough to feel like an extension of the living accommodation and large enough for proper gatherings.



A wall with a waterfall feature helps divide that principal garden from the front garden area, while hedging and planting create structure and interest throughout.

The gardens are mature and established, with a number of beautiful trees helping to frame the setting, including two particularly handsome cedar trees. At the rear of the property are a number of raised beds and vegetable patches meaning you can keep any green fingers as earthy as you like!

Beyond the formal gardens, the fenced tennis court is regularly maintained and in good condition, while the small paddock adds another layer of country-house appeal without making the grounds feel unmanageable.

With open fields and neighbouring farmland beyond, the outlook feels rural and expansive, yet the overall plot remains practical for a home of this size.





FINAL THOUGHTS

Speen Hill is not just a large house in a good position. It is a home that gives you choices.

It gives you privacy without isolation, countryside without inconvenience, entertaining space without losing warmth, and an annexe that can properly change how the property is used. It can accommodate family, guests, work, leisure, independence and togetherness, often at the same time.

That is what makes it such a compelling proposition. For buyers looking for a private country home close to Henley, Marlow and Maidenhead, with acreage, flexibility, leisure space and no onward chain, Speen Hill offers something increasingly rare.



ROUND AND ABOUT

Hurley is a highly desirable village, wonderfully placed between Henley-on-Thames, Marlow and Maidenhead. It has a peaceful, rural feel, yet remains exceptionally convenient for day-to-day life, commuting and leisure.

For dining, Hurley House Hotel is close by and provides an excellent local option, while The Olde Bell is one of the area's best-known historic inns. The Dew Drop Inn, The Flower Pot at Aston and The Braywood are all popular nearby choices, with Marlow and Henley offering a superb wider selection of restaurants, cafés, pubs and riverside dining. For special occasions, Bray is within easy reach, including The Fat Duck and The Waterside Inn.

The area is particularly strong for outdoor life. The Thames Path provides beautiful riverside walks, including routes from Hurley towards Henley and Marlow, while Pinkneys Green, The Thicket and Ashley Hill Forest are excellent for dog walks and weekend exploring.

Rowing is a major part of life in both Henley and Marlow, with Henley Royal Regatta, Henley Festival and Rewind Festival adding to the area's cultural calendar.

Golfers are very well served, with Temple Golf Club virtually opposite and a number of world renowned courses within the wider area.

For commuters, Maidenhead station is only 3 miles away provides access to the Elizabeth Line as well as fast trains into London Paddington in just 20 minutes. The M4, M40, London and routes north are all readily accessible and Terminal 5 is only ~20-minutes away so air-travel travel is just as accessible and convenient. It is this combination of countryside, connectivity and lifestyle that makes the location so enduringly appealing.



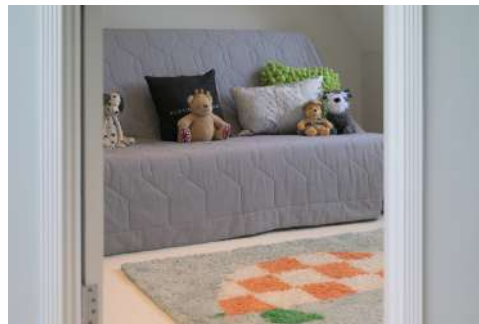


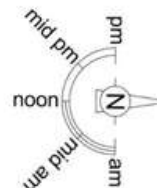
THE FINER DETAILS

Local Authority	Royal Borough of Windsor & Maidenhead
EPC	F
Council Tax Band	House - H Annexe - A
Services	Mains electricity & water. Gas is supplied via LPG tank and drainage via a septic tank
Heating	Gas radiators with underfloor heating in kitchen, en suite bathroom and throughout the annexe
Distances	Maidenhead - 3 miles Marlow - 3.7 miles Bray - 5 miles Henley-on-Thames - 5.2 miles M4 Motorway J8/9 - 4 miles Heathrow Airport - 15 miles



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E		
21-38	F	34 F	
1-20	G		





GROUND FLOOR



FIRST FLOOR



ANNEXE

APPROXIMATE AREA

GROUND FLOOR	228 m ²	2546 ft ²
FIRST FLOOR	165 m ²	1773 ft ²
TOTAL HOUSE	393 m²	4229 ft²
 ANNEXE	 103 m ²	 1104 ft ²
TOTAL ACCOMODATION	496 m²	5333 ft²

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