



The Old Stables
11 Leyland Close | Gawcott | Buckingham | Buckinghamshire | MK18 4FG

FINE & COUNTRY

THE OLD STABLES

An outstanding family home in sought after village location comprising entrance hall, superb kitchen, dining room, two further reception rooms, games room, two ground floor cloakrooms, boot room, pantry/utility, six double bedrooms, four bathrooms, double garage and parking for four cars.

With large gardens and two paddocks extending to over 2 acres, equestrian possibilities are also offered.



Ground Floor

Upon entering, the hall has stairs rising to the first floor, with access provided to the cloakroom/WC.

A rear lobby features a second staircase which leads to a wonderful first floor games room, boot room, second cloakroom/WC and a door which leads to the sun terrace.

Without doubt, one of the main selling features of the home is the outstanding kitchen which leads to a beautiful dining room, creating the perfect area for hosting dinner parties.

The kitchen has ample work space, a central island, breakfast bar, and a range of integrated appliances to include an Aga, electric hob, oven microwave, dishwasher and fridge/freezer.

Direct access is provided to the stunning dining room which has space for a table to seat around twelve guests, an open fire in feature surround, many windows which provide good natural light, and French doors which open out to the sun terrace.

The pantry room has a Belfast sink unit, plenty of cupboard space and a wall mounted boiler, installed in August 2021.

The sitting room has an open fire in a feature surround, two windows to the rear and a window to the front.

Completing the ground floor is the large study/playroom which has two windows to the side elevation and a window to the front.





Seller Insight

“Set back from the quiet lane in a charming village near Buckingham, this impressive home offers an exceptional blend of modern comfort, timeless character, and rural tranquillity. For the current owners, who have lovingly nurtured the property for over 15 years, it was the rare combination of charm, size, land, and lifestyle potential that first drew them in—and which now makes it so compelling for discerning buyers. From its generous proportions and elegant design to the surrounding orchards, meadows, and native woodland, this is a home that celebrates space, light, and a deep connection to the outdoors.

At the heart of the property is a spacious open-plan kitchen and dining room, with a four-oven mains gas Aga that provides both warmth and an unmistakable country ambiance, whilst the underfloor heating throughout the down stairs and the additional electric oven and hob provide additional modern convenience. Whether you're enjoying a quiet family breakfast or hosting a festive Christmas dinner by the open fire, this versatile room effortlessly adapts to any occasion. French doors lead directly onto a large, sun-drenched patio—perfect for entertaining, with glorious west-facing views of the garden and fiery evening sunsets.

Throughout the house, natural light floods in from double-aspect windows, giving every room a bright and welcoming atmosphere. With six large double bedrooms and four bathrooms, the home comfortably accommodates multigenerational living, guests, and growing families. Two substantial reception rooms, one of which enjoys an open fireplace, add further charm and flexibility, while the pool/music room offers a space for creativity, relaxation, or lively gatherings.

Outdoors, the lifestyle offering continues. The landscaped garden is designed for both peaceful retreat and vibrant activity, from quiet morning coffees under the fruit trees to summer barbecues, games of table tennis, or marquee parties of 60+ guests. Beyond, two paddocks provide a true rural idyll: one with a large, productive orchard, and the other home to a young native woodland with meandering paths and a secluded seating area. Deer, birdsong, and the soft rustle of leaves form a constant backdrop—an ever-changing theatre of nature right on your doorstep.

The surrounding village community is another priceless asset. With an active calendar of social events—from quizzes and live music to the unique “progressive supper”—as well as a thriving pub, church, vineyard, and a welcoming mix of neighbours, the village offers a warm, inclusive environment. Families are well served by nearby schools, including the renowned Royal Latin Grammar, and essential amenities such as Waitrose, rail links, and motorway access are all within easy reach.

As the owners prepare to pass on the keys, it is the warmth of the Aga, the friendships forged, the joy of Christmases past, and the thousands of trees they have planted that they will miss most. This house has been a place of laughter, comfort, and deep connection—with family, with nature, and with a village community that's hard to leave behind. For those seeking a home that offers both refined living and a rich, rewarding lifestyle, this is a rare and beautiful opportunity.*

* 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.









First Floor

To the first floor, the landing has a window to the front and stairs rising to the second floor.

The feature bedroom suite is an excellent size and has access to a useful dressing room, and an en-suite bathroom with bath and separate shower.

The guest bedroom has windows to two elevations and access to the en-suite bathroom.

There are two further double bedrooms on this level, one with a window to the front, one with a window to the side, and both serviced by the family bathroom.

There is a games room on the first floor, large enough to house a pool table and is an excellent room to enjoy time with friends and family.

Due to the configuration of this room, there is superb potential to create an annexe which would benefit from its own access.

Second Floor

The landing has a velux window and access to two further double bedrooms which are serviced by a superb bathroom.













Outside

The first part of the rear garden is a large sun terrace which raised flower beds and ample space for a large table, chairs and has even played host to table tennis matches too.

The beautiful lawned garden has a weeping willow tree, many mature trees, an orchard with cherry trees, apple and pear trees, plum trees and a productive fig tree, plus a useful timber store.

There are two paddocks which offer serenity and have lovely winding paths and again, many more mature trees.

The Old Stables also benefits from a double garage and parking for four cars.

Set in over two acres, this home certainly has the wow factor and must be seen.



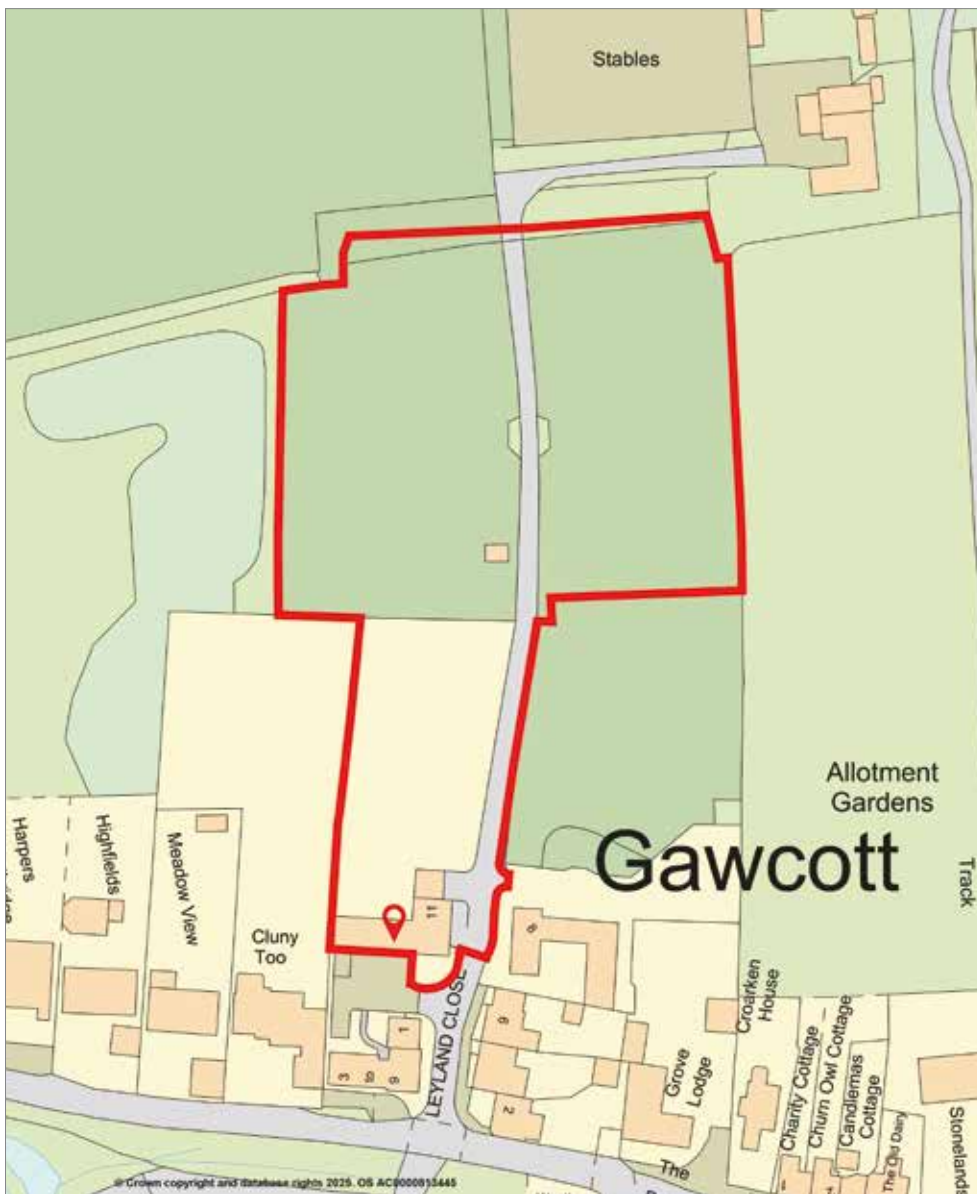




LOCATION

Gawcott is situated just over a mile South-West of Buckingham, in the Royal Latin Grammar School catchment area, and is conveniently located for the M40 which provides easy access to Birmingham, Oxford, Bicester and London, whilst the local train network provides a commute to Marylebone in under an hour. The village is also within easy reach of local private schools including Akley Wood, Stowe, Beechborough, and Winchester House, offering excellent educational options for families.





Services, Utilities & Property Information

Tenure: Freehold

Council Tax Band: G

EPC: C

Property construction: Standard

Electricity supply: Mains

Water supply: Mains

Drainage & Sewerage: Mains

Heating: Gas fired central heating

Broadband: FTTH/FTTP Broadband connection available. Ultrafast broadband is available - we advise you to check with your provider.)

Mobile signal/coverage: 5G mobile signal is available in the area - we advise you to check with your provider.)

Parking: Off road parking available for four cars

Special Notes: The driveway provides right of access to the neighbouring property but is exclusively owned by The Old Stables. Leyland Close, a private road, requires an annual contribution of approximately £100 per resident towards insurance and a sinking fund managed by Leyland Farm, where all owners serve as equal directors. For further details, please contact the Agent.

Local Authority: Aylesbury Vale

Council Tax Band: G

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on Tel Number 07736 937633

Website

For more information visit F&C Microsite Address - <https://www.fineandcountry.co.uk/banbury-and-buckingham-estate-agents>

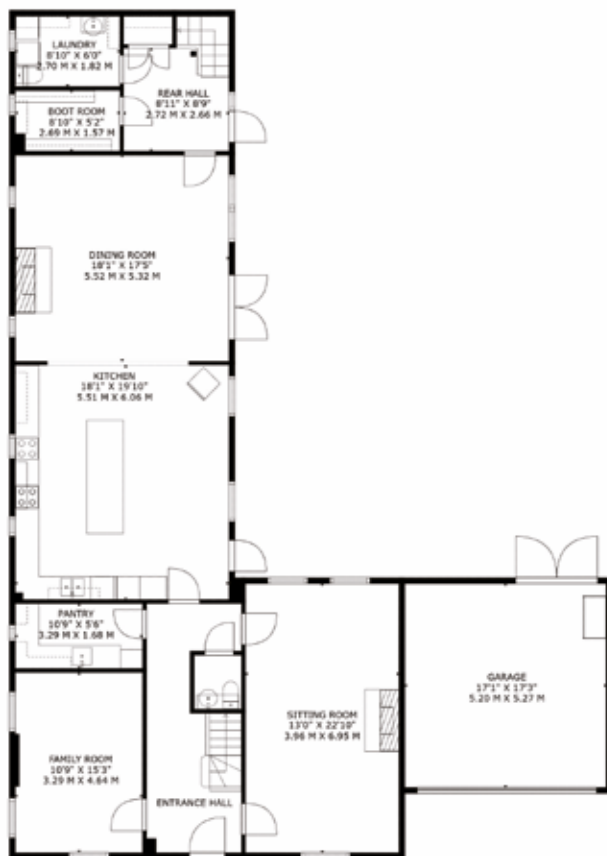
Opening Hours:

Monday to Friday - 9.00 am - 6 pm

Saturday - 9.00 am - 5 pm

Sunday - By appointment only

Guide Price £1,500,000



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



GROSS INTERNAL AREA: 3466 sq ft, 322 m2

LOW CEILING: 246 sq ft, 20 m2

GARAGE: 295 sq ft, 27 m2

OVERALL TOTALS: 4007 sq ft, 369 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Printed 03.06.2025







TERRY ROBINSON PARTNER AGENT

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Terry has been in the estate agency industry for 20 years and has a wealth of knowledge in the property sector. Having left the corporate world to set up his own brand, Terry has already built up a great reputation with local buyers and sellers. His aim is to deliver the highest levels of service and to make any client feel valued. Terry has already sold several properties which had been on the market with other estate agents previously and he puts this down to his attention to detail and his hunger for success.

YOU CAN FOLLOW TERRY ON



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“Having just purchased my new home through Fine and Country I cannot recommend them highly enough. Terry went above and beyond in ensuring as smooth a transaction as possible. Never once did I have a problem in contacting him, even on days off he still took my calls showing what a dedicated agent he is. I love my new home too much to ever consider selling it but I know who I would use if I was ever considering moving again!! Thanks to Fine & Country, especially Terry, I am now living in my dream home!”



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.

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