



Sunnyside
Main Street | Gawcott | MK18 4HZ

FINE & COUNTRY

SUNNYSIDE

A delightful, Grade II Listed family home in the picturesque village of Gawcott. Offering four large bedrooms, two with mezzanine areas above, an attic conversion currently used as an office, principal bedroom with dressing room and full ensuite bathroom. Original flagstone flooring downstairs and a family kitchen that allows seating for up to eight people, lovely and private village garden with off street parking for up to four cars



Ground Floor

Entered via a large hall with an Inglenook fireplace and original flagstone floor. Doors leading to

Dual Aspect Family Room

With recently installed, heat efficient log burner in large Inglenook fireplace.

Sitting Room

With wonderful parquet flooring, open fire place, integral glass fronted domed cupboard and bay window to the front elevation. A cosy yet substantial square room.

Door to:

Rear Hall

Quarry tiled flooring leading to downstairs WC – a large room with plenty of space for coats and boots.

Door to:

Utility room

Large area, door to side of house, space for washing machine and tumble dryer, fridge freezer, sink unit and ample storage cupboards.

Door to:

Kitchen

A square room with base and eye level units, gas range cooker, space for fridge freezer, terracotta flooring, Corian sink and space for farmhouse table to seat 8 people, dual aspect and door to rear garden.









Seller Insight

“Tucked away in the heart of Gawcott, a vibrant and community-minded Buckinghamshire village, this exceptional Grade II listed home has been cherished by the same family since 1997. For nearly three decades, it has been much more than just a house—it has been the backdrop for a rich family life, countless celebrations, and the joyful raising of four children. Now, it is ready to welcome new owners who will appreciate its rare combination of character, comfort, and space.

From the moment you step inside, the warmth of this home is unmistakable. With its inviting proportions and thoughtful layout, it manages to be both spacious and intimate, offering places for family members to gather and celebrate, as well as peaceful retreats for quiet reflection. The sitting room, styled with a country house aesthetic, creates an elegant setting for entertaining, while the more casual family room offers a relaxed environment for everyday living. Each space tells its own story, and together they weave a home that adapts beautifully to the rhythms of modern family life.

One of the most distinctive features is the trio of mezzanines above three of the bedrooms. These versatile spaces have been loved as studies, sleepover dens, and storage, and are especially adored by children and teenagers. The principle suite, meanwhile, is a sanctuary in itself—bathed in morning light, it provides a serene escape at the start and end of each day. Visitors often remark on the unique atmosphere of the house: warm in winter, cool in summer, and always infused with a sense of timeless charm.

The natural light plays a starring role throughout. Sunlight pours into the kitchen at breakfast time, before making its way across the front of the property during the day. Outdoors, the beautifully landscaped beautiful mature garden is designed with multiple seating areas, allowing you to follow the sun from dawn to dusk. It's a place equally suited to quiet morning coffee or lively family gatherings, with space for grandchildren to play, a cutting garden, and even a greenhouse for those with green fingers.

While the property has been lovingly maintained in line with its listed status, thoughtful updates have been made over the years. The exterior and windows have been freshly repainted, while key elements such as the bathrooms and boiler have been modernised, ensuring both comfort and efficiency. Yet, the enduring character of the home—its beams, proportions, and unmistakable sense of history—remains untouched.

Life in Gawcott adds another layer of appeal. This is a village where community truly matters, with a welcoming pub, thriving sports clubs, and an excellent primary school that feeds into the prestigious Royal Latin School. Longstanding neighbours and a calendar of village events create a sense of belonging that is rare to find.

For the current owners, saying goodbye will not be easy. They will miss the cosiness and security that this home has provided, as well as the intangible yet undeniable “feel” that greets you the moment you walk through the door. It is a house that has nurtured their family, celebrated milestones, and offered comfort in every season. For those fortunate enough to call it next their own, it promises to be not just a home, but a way of life.*

* 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

Two sets of stairs lead to the first floor. The first from the main hall lead directly to the

Principal Bedroom

A large room with storage cupboard and views to the side and rear elevations. Through to the

Ensuite Bathroom

This comprises original rolltop cast iron bath, double shower cubicle, WC and sink/ vanity unit, through to

Dressing Room

Window to side elevation, range of fitted wardrobes and open hanging areas, ladder to mezzanine floor – suitable for storage or ancillary living space, good head height.

Inner Landing

Doors to:

Good Sized Double Bedroom

With original fireplace, windows to side and front elevation.

Double Bedroom

Window to side elevation, ladder to mezzanine area above, good head height has been used in the past as a sleeping area with the room below for sitting and study space.

Further Compact Double Bedroom

With formal wooden stair case rising to area above – suitable for sleeping – windows to front and side elevation

Family Bathroom

Complete with rolltop bath and full sized separate shower cubicle, WC and vanity, built in storage cupboard.









Second floor

Currently used as an office (but previously as child/teenager's bedroom) with sloping eaves and window to the side



Outside

L shaped York Stone terrace accessed from the kitchen and utility room – the rest of the garden is mainly laid to lawn with mature fruit trees, a greenhouse and raised beds for flowers/vegetables at the rear. Access on both sides of the house provides additional space for storage. The driveway could accommodate a garage STPP and currently provides off street parking for up to four vehicles.







LOCATION

Gawcott is conveniently located for both the M1 and 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.





Services, Utilities & Property Information

Tenure: Freehold

Council Tax Band: F

Local Authority: Aylesbury Vale

EPC: D

Property construction: Standard – brick with slate roof

Electricity supply: Mains

Water supply: Mains

Drainage & Sewerage: Mains

Heating: Gas fired central heating

Broadband: FTTH/FTTP Broadband connection available - we advise you to check with your provider. Ultrafast broadband is available with a download speed of 1,000mbps.

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 4 cars

Viewing Arrangements

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

Website

For more information visit - <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



Offers over £800,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

**Property
Redress**



GROSS INTERNAL AREA: 3238 sq ft, 301 m2
LOW CEILINGS & OPEN TO BELOW: 499 sq ft, 48 m2

OVERALL TOTALS: 3737 sq ft, 349 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 26.09.2025

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TERRY ROBINSON PARTNER AGENT

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Terry has been in the estate agency industry since 2002 and has a wealth of knowledge in the property sector.

Having left the corporate world to set up his own brand in 2015, Terry built a great reputation with local buyers and sellers. His aim is to deliver the highest levels of service and to make all clients feel valued.

Terry has sold countless properties over the past 10 years which had previously been marketed with other agents - he puts this down to attention to detail and a 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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