



Laurel Cottage
Main Street | Akeley | Buckinghamshire | MK18 5HR

LAUREL COTTAGE

A superb and very deceptively spacious character home in a sought after village location which comprises entrance hall, cloakroom/WC, excellent breakfast kitchen, utility room, formal dining room, sitting room, large entertainment room with WC which offers annexe potential, four double bedrooms, two bathrooms, outstanding gardens and parking for four cars.

A wonderful home which must be seen.



Ground Floor

Upon entering, the hall provides access to the adjacent rooms with a door leading to the cellar which is a very flexible space.

Access is provided to the inner hall which leads to the cloakroom/WC and French doors.

The breakfast kitchen has ample work space, space for a range oven, integrated fridge/freezer, Belfast sink unit, space for a table to seat six guests, windows to two elevations and a stable door to the front.

For more formal occasions, the dining room is the perfect setting and has a feature fireplace, space for a table to seat eight guests and a window to front.

The sitting room is full of character and a wood burning stove, a window to the front and French doors which open out to the sun terrace.

Without doubt, one of the main selling features of the property is the excellent entertaining room. Once the village reading rooms and post office, this very large space offers the perfect place to entertain friends and family and has Bi-fold doors and access to a cloakroom, all of which provides an excellent opportunity to create a wonderful annexe/teenage suite.





Seller Insight

“Laurel Cottage is a home with true soul—an elegant blend of heritage, warmth, and family living, lovingly cared for by its owners for the past 23 years. Once the village post office, and originally two cottages, the property now forms a striking L-shaped residence that combines charm, character, and versatility. From the very first step inside, you are welcomed by a generous kitchen and breakfast room—the beating heart of the home—where countless family meals and conversations have been shared around the table.

The layout flows beautifully, creating both intimate corners and expansive open spaces. The barn, seamlessly linked to the main house in 2007, is a striking surprise to first-time visitors, with vast bi-fold doors that open onto the garden and patio, making it the ideal venue for summer gatherings. This space has proved particularly popular for teenage parties and celebrations, offering separation from the main house without losing the sense of connection. The hand-painted kitchen, recently refreshed, and the carefully updated bathrooms speak to the balance between preserving history and providing modern comfort. Even the converted cellar, now a cosy TV room, adds to the versatility of this much-loved home.

Natural light is one of the property's greatest luxuries. Thanks to its L-shaped design, the house enjoys sunshine throughout the day, pouring through wide landings, illuminating period timbers, and setting over the far corner of the garden in the evenings. The result is a home that feels bright and uplifting year-round. From the main bedroom, far-reaching views across open fields create a serene backdrop, while the cosy lounge with its log-burning stove becomes the focal point for the family during colder months.

Outside, Laurel Cottage offers its owners a private sanctuary. The gardens, with their many sunny nooks, invite you to sit and unwind at different times of the day—whether on a bench in the driveway that becomes a surprising winter suntrap, or on the patio with its uninterrupted views. The garden is alive with wildlife, from owls sweeping across the fields at dusk to the constant sense of nature just beyond the boundary. It is a home that connects daily living with the rhythms of the countryside.

The location perfectly balances rural peace with convenience. Direct access to scenic walks and dog-friendly countryside paths are part of daily life, while Buckingham and Milton Keynes are within easy reach for shopping, dining, and leisure. The village itself has a thriving community spirit, with events centred around the hall, pub, and school, as well as annual celebrations that bring neighbours together. With excellent schooling options at both primary and secondary levels, and easy access to the M1, M40, and fast trains into London, it is an address that offers both practicality and charm.

After more than two decades of happy memories, the owners will miss Laurel Cottage deeply. From raising children here, to hosting barbecues and enjoying the ever-changing countryside views, the house has been the backdrop to an entire chapter of life. Most of all, they will miss the friendships formed within the village—a community that has been welcoming, supportive, and truly special.*

* 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 useful storage cupboard and three windows which provide excellent natural light.

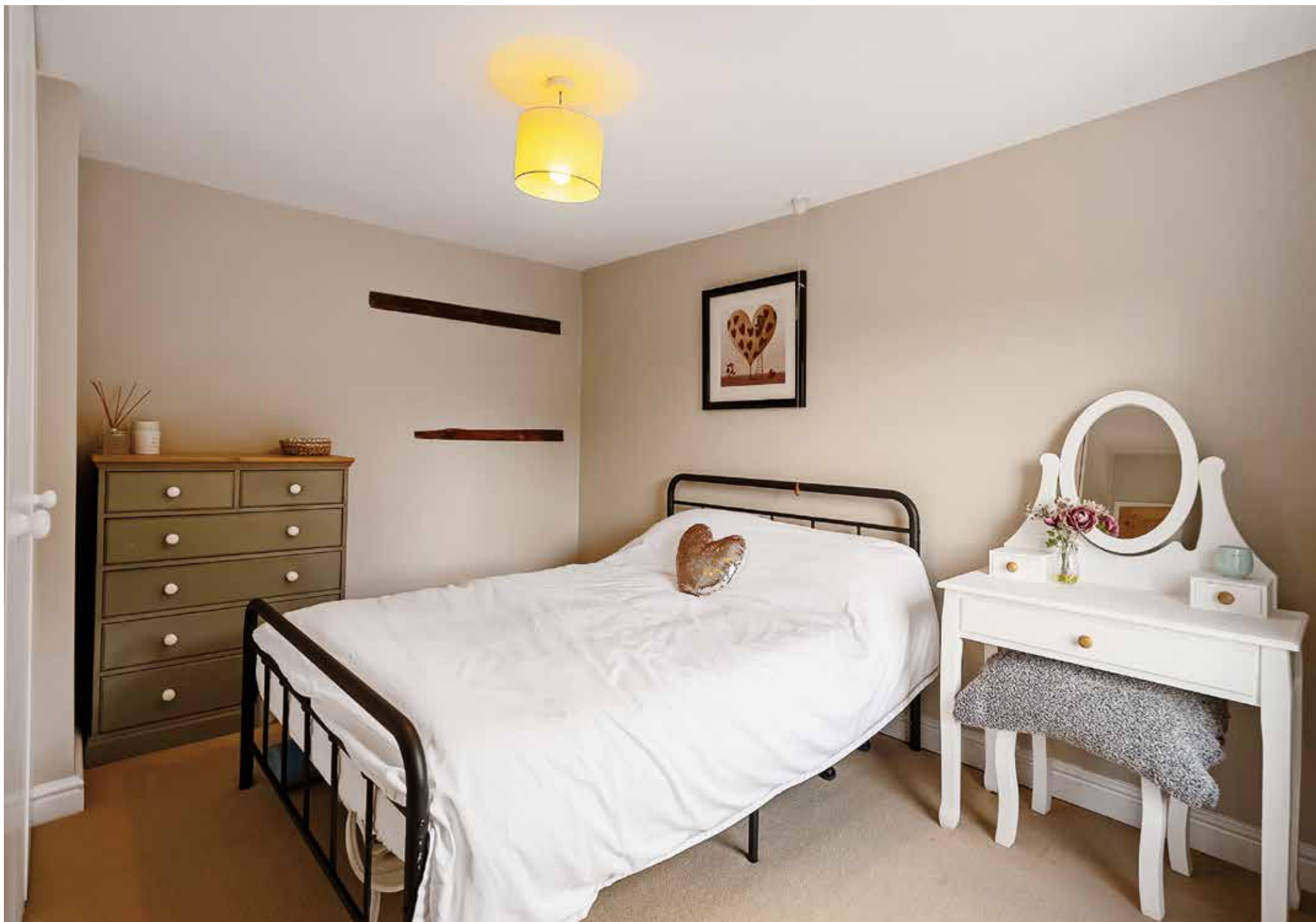
The feature bedroom has windows to the side and rear which provide lovely views and a door to the en-suite shower room.

The guest bedroom has built in wardrobes and a window to the front.

There are two further double bedrooms, both having windows to the side, whilst completing the first floor is the family bathroom.









Outside

Laurel Cottage sits on an excellent sized plot with the large rear garden being mainly laid to lawn.

There are two lovely seating areas, a large outbuilding with a mezzanine which provides excellent storage space and front gated access to the driveway which provides off-road parking for four cars.

There is also excellent potential to create a carport (subject to the relevant permissions), or extend the drive to add more parking.

A wonderful home full of character which must be viewed to be appreciated.









LOCATION

Akeley is situated around two and a half miles North of Buckingham 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.





Services, Utilities & Property Information

Tenure: Freehold

Council Tax Band: F

Local Authority: Buckinghamshire County Council

EPC: E

Property construction: Standard construction – brick & tile

Electricity supply: Mains

Water supply: Mains

Drainage & Sewerage: Mains

Heating: Oil 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 1,800mbps.

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

Parking: Off road parking for 4 cars

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

Offers Over £800,000

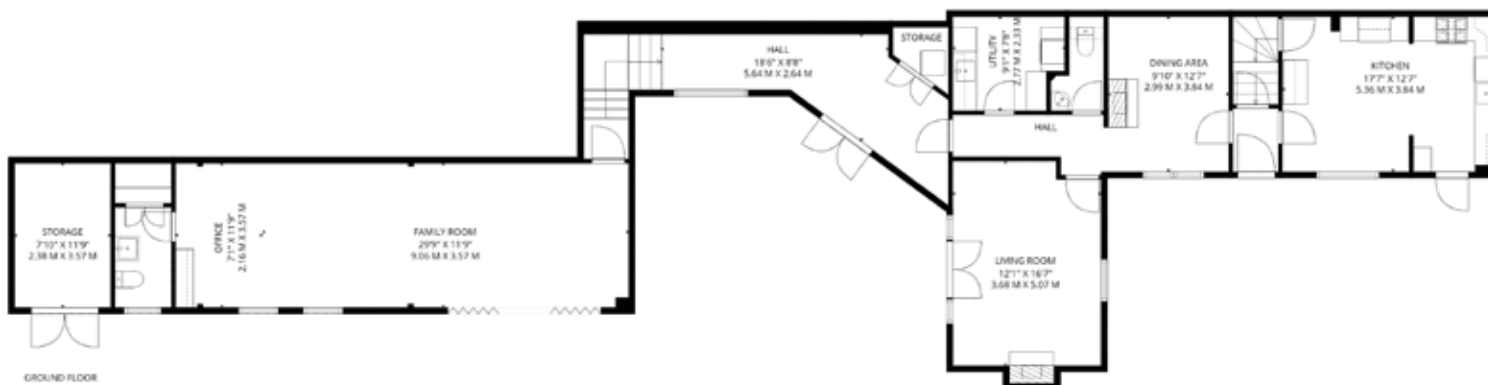
Score	Energy rating	Current	Potential
82+	A		
81-81	B		
69-80	C		
55-68	D		64 D
39-54	E	39 E	
21-38	F		
1-20	G		



LOWER GROUND



FIRST FLOOR



GROUND FLOOR

GROSS INTERNAL AREA: 2370 sq ft, 222 m²

STORAGE SHED: 109 sq ft, 11 m²

OVERALL TOTALS: 2479 sq ft, 233 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







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!”



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