



Rosemount  
Wicken Road | Leckhampstead | Buckinghamshire | MK18 5NZ

FINE & COUNTRY

# ROSEMOUNT

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A handsome Grade II Listed house set in private established gardens, recently re-thatched, heated outdoor swimming pool, 1.12 acre site, barn & outbuildings, open countryside views



# Seller Insight

“Set along a quiet country lane on the edge of the picturesque village of Leckhampstead, this remarkable thatched residence offers a rare blend of historic charm, modern comfort, and timeless English countryside living. For over two decades, Zoe and Morris have cherished this home as both a sanctuary and a place of celebration—a house that embraces family life, entertains effortlessly, and inspires every season of the year.

From the moment you arrive, the home's character is undeniable. Its thatched roof and centuries-old architecture are steeped in heritage, while inside, spacious interiors unfold with surprising versatility. Much of the accommodation lies on the ground floor, making it uniquely suited to grand entertaining as well as intimate family living. The dining room has hosted elegant suppers for nearly thirty guests, while the sitting room—with its generous inglenook fireplace and glowing wood burner—becomes the cosiest of retreats on winter evenings. The vaulted kitchen, bright and expansive, is the heart of the home, where meals are prepared with ease and sunsets spill their warm glow across the silver birch outside.

The reception rooms connect beautifully with the gardens, drawing the outside in. In summer, doors open to a lifestyle that feels almost mediterranean: al fresco lunches beneath the gazebo, poolside barbecues that echo with laughter, or long evenings by the firepit under a canopy of stars. The outdoor spaces are as varied as they are enchanting—whether lounging beneath the beech tree with views across the valley to the Norman church tower or simply savouring the stillness of the terrace as the day fades to dusk.

It is a home that delights in hosting. Morris's 60th birthday was transformed into an "Isle of Wight Festival" celebration, complete with bell tents, banquet tables under the trees, and live bands performing beneath the summer sky. Yet it is equally a home for quieter pleasures: card games in the snug, surrounded by a wine collection, or evenings in the summerhouse with a glass in hand, watching the illuminated pool shimmer against the garden backdrop.

Recent improvements, including rethatching of the ridge and thoughtful updates to the roof and workshop, ensure the house is as well cared for as it is loved. Its location offers superb practicality too: direct trains from Milton Keynes reach London Euston in just 30 minutes, while the M1, M40 and Luton Airport place the wider UK and beyond within easy reach. Excellent schools, both state and independent, are close by, with the renowned Royal Latin Grammar School within catchment. Meanwhile, the local community offers a thriving calendar of events—from festivals and quiz nights to pop-up pubs and art exhibitions—cementing Leckhampstead as a village where tradition and togetherness are deeply valued.

For Zoe and Morris, parting with this home will be filled with emotion. They will miss the tranquillity of the gardens, the sunsets over the valley, the unique character of the building itself, and above all, the warmth of a home that has brought joy to every gathering and comfort to every day. For its next custodians, this is more than a property—it is an extraordinary lifestyle waiting to be embraced.\*

\* 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.

















## ACCOMMODATION SUMMARY

### GROUND FLOOR

A pitched storm porch and heavy oak casement door lead to the spacious entrance hall. This welcoming entrance hall has a slate tiled floor, side and front windows, loft access to limited storage space and a door to the kitchen. This stunning kitchen/ breakfast room is the heart of this family home. Bespoke cream fronted cabinets were fitted by 'Taylored Kitchens' based in nearby Great Horwood. There is a large central island with granite top, inset circular sink, base units, wine fridge and a cream 5-oven electric Aga set into an inglenook style oak surround. Extensive range of fitted base cabinets with 4 oak serving trays, double Butler sink, ample granite work surfaces, integrated waste bins, dishwasher, plate rack and a slate tiled floor. The kitchen was carefully designed within the former garage, featuring a vaulted ceiling with two handsome oak king-posts. There is a Miele coffee maker and dishwasher, Samsung fridge/freezer unit, tall oak dry food cupboards and a unit housing a Siemens electric fan-assisted oven. There is ample room for seating around a farmhouse dining table, a side window, three front windows and double doors to the rear terrace and garden. Off the hallway an open doorway leads to a slate tiled lobby area, with a door to a cloakroom and the 5th bedroom/office, (currently used as an office). It has a cupboard housing the Worcester oil-fired combination boiler, down lighters and a side window. The utility room features base cupboards, ceramic sink, extractor fan, eye-level units, shelving, clothes rail, plumbing facilities, hat and coat rack, skylight window. The stunning dining room is perfect for those who love to regularly entertain family and friends. There is a T-post, limestone flooring, original cupboards, stairs up to the first floor. It also features oak ceiling beams, an open fireplace (not in use) with a brick surround and quarry tiled hearth, wall light points, two front windows and an occasional front door. The cosy sitting room has a feature inglenook fireplace with an oak beam and a Jotul multi-fuel stove and a bread oven. This room has quarry floor tiles, wall light points and a front window with a window seat beneath. The spacious 4th double bedroom on the ground floor is suitable for guests, or some may prefer to use it as the principle bedroom. It has down lighters, a rear window and patio doors opening to the terrace. In the en-suite there is a double width shower enclosure with an antique shower unit, base cabinet with twin wash-hand basins, Burlington WC, panelled walls, floor tiling, heated radiator/towel rail, extractor fan and an opaque side window. There is a small inner lobby with a large wooden front door opening into an attractive stone porch. The lobby leads to the snug which has an ornamental cast-iron period cooking range, quarry floor tiles and stairs to the first floor with a small under stairs storage cupboard. The front window has a fine vista over the frontage and a glazed door to the main living room. This versatile living/garden room is bright and spacious with wall light points, windows on both sides with two sets of sliding French doors to the extensive gardens. There is a second ground floor cloakroom and a walk-in storage cupboard.

## FIRST FLOOR

The spacious and bright landing provides a loft access, wall light points and two windows providing pleasant garden views. The main bedroom has an original fitted wardrobe, exposed beams, wall light points and a side window. The second double bedroom has an original cupboard, loft access, side dormer window and a connecting door to a shelved storage area and the third bedroom. This double bedroom has a side dormer window and a rear window overlooking the gardens, and a separate stairwell down to the snug. The family bathroom has a double width shower enclosure with an antique shower unit, fixed shower screen and a freestanding claw & foot roll top bath with a mixer tap and showerhead attachment. There is a pedestal wash-hand basin, part panelled and ceramic tiled walls, an ornate towel radiator, wall light points and a single glazed side window





## OUTSIDE

**Front Garden** The property is entered via a wide vehicular field gate, with an adjacent pedestrian gate. This opens to a wide stone gravelled in-and-out driveway with a second wide gate just inside the far boundary. There is a 1m stone retaining wall across the frontage with mature trees and bushes providing a high degree of privacy, whilst not spoiling the stunning open views to the front across rolling Buckinghamshire open countryside. There is a 5,000L oil tank screened by trellis fencing, oak and apple trees.

## Open Double Garage & Parking

The oak framed open double garage provides covered parking for two large vehicles and good storage facilities within the loft. It has a pitched roof with Spanish slates, light and power is also connected. The extensive sweeping driveway provides plenty of turning space and excellent parking facilities.

## Rear Garden

Screened by the house there is an extensive level and private terrace with power, outside lighting, cold-water tap and an outdoor sink and drinks fridge, perfect when 'al fresco' dining! Three gentle wide steps take you up to the extensive mature and interesting gardens that protect and screen the property on all four sides. To one side of the house there is manicured box hedging, a smoke tree and a productive apple tree. From this part of the gardens you have the best views across open countryside and the Norman church in the valley below. The garden has a fine range of very mature trees including, beech, sycamore, walnut, horse chestnut and a large silver birch tree. There are also plum, greengage, pear, cooking and eating apple trees and an impressive weeping beech tree. Behind the beech tree is a large quality wooden garden workshop and machinery store with light, power and heating, there is also an outdoor kennel. The rear boundary adjoins open farmland, but has mature hedgerows and trees to ensure privacy whilst allowing views over these fields. There are pedestrian footpaths close to the property for dog owners or keen walkers. The gardens enjoy sunshine, privacy and shade throughout the year, there is a small wooded copse with a meandering path through it, great for entertaining the youngsters! The total plot extends to around 1.12 acres.

## Swimming Pool & Changing/Pump Room

The outdoor swimming pool is 9m (30ft) by 4.6m (15ft) with a maximum depth of around 2m with steps at one end. It has summer and winter covers and is heated by an electric Calorex heat pump located in the adjacent barn. There is a smart summerhouse with a slate roof next to the pool area which is again well screened by established trees and bushes. The large detached barn has a pitched and tiled roof supported by oak king-posts, there is both light and power connected. It houses the pump and filtration systems for the pool along with the heat pump. It is ideal for storage, providing changing facilities, and could make a spacious outdoor office or an annexe (subject to the required permissions).











## LOCATION

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The attractive small village of Leckhampstead, has a village hall and village green, is situated 4.7 miles north-east of Buckingham. The nearest chemist, shops and post office are in Deanshanger which is just 2.5 miles east. It is close to the Northants border and is on the River Leck, a tributary of the River Great Ouse. Mentioned in the Domesday Book of 1086, it derives from the Old English for 'homestead where the leeks are grown' and includes the Assumption of the Blessed Virgin Mary, a Grade 1 listed Norman Church. The Old White Lion pub is 1 mile away in nearby Wicken village. Leckhampstead is situated near to Buckingham (5 miles) which has a market, a wide range of shopping, pubs, restaurants, clubs and leisure facilities. Milton Keynes (11 miles), Bicester and Bicester Village (17 miles) and Aylesbury (19.5 miles) all offer a wide range of national and international shopping brands. There are excellent state and independent schools nearby including Thornton College, Akeley Wood, Stowe School and it is within the Latin Grammar catchment. Direct trains from nearby Milton Keynes, which is just a 17-minute (10.5 miles) drive away, arrive in London Euston in around 30 minutes. The new East West train station in Winslow (9.3 miles) will be operational in late 2025 providing train links to Oxford, Bedford and eventually London linking the two university cities of Oxford and Cambridge.





#### Local Authority

Buckingham Council.  
Telephone (0300) 131 6000.  
Council Tax Band 'G'.  
Current Payable £3,979.30p (April 2025 to March 2026).

#### Services

Mains electricity, water, shared private drainage system, oil-fired central heating to radiators, BT.

#### Broadband Speeds & Mobile Reception

5G mobile reception is available in the area from the following suppliers, (Smarty, Three, EE, ID Mobile, O2, and Lycamobile). The current ISP is delivering 1.2 Mbps upload and 19 Mbps download speeds. (Do always check with your current suppliers)..

#### Tenure

Freehold

#### Viewing Arrangements

Through the sole agents Fine & Country on either (01295) 239665 or (07761) 439927.

#### Opening Hours

|                  |                     |
|------------------|---------------------|
| Monday to Friday | 9am–8pm             |
| Saturday         | 9am–7pm             |
| Sunday           | By appointment only |

#### Directions

For satellite navigation systems use MK18 5NZ. From Buckingham take the A422, and the village is just 4.7 miles away, around a 10-minute drive. There is a Fine & Country for sale board to help locate the property.

*Offers over* £1,400,000

# Rosemount Wicken Road, Leckhampstead, Buckingham

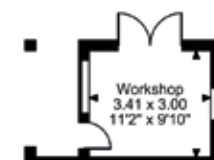
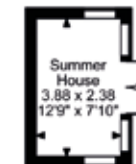
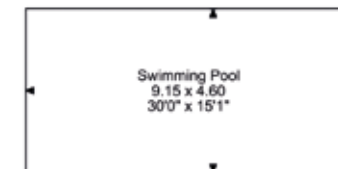
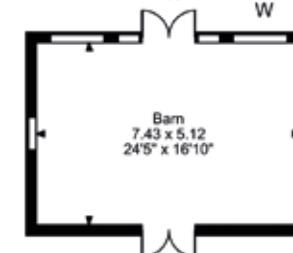
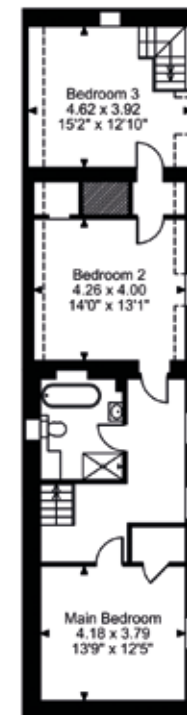
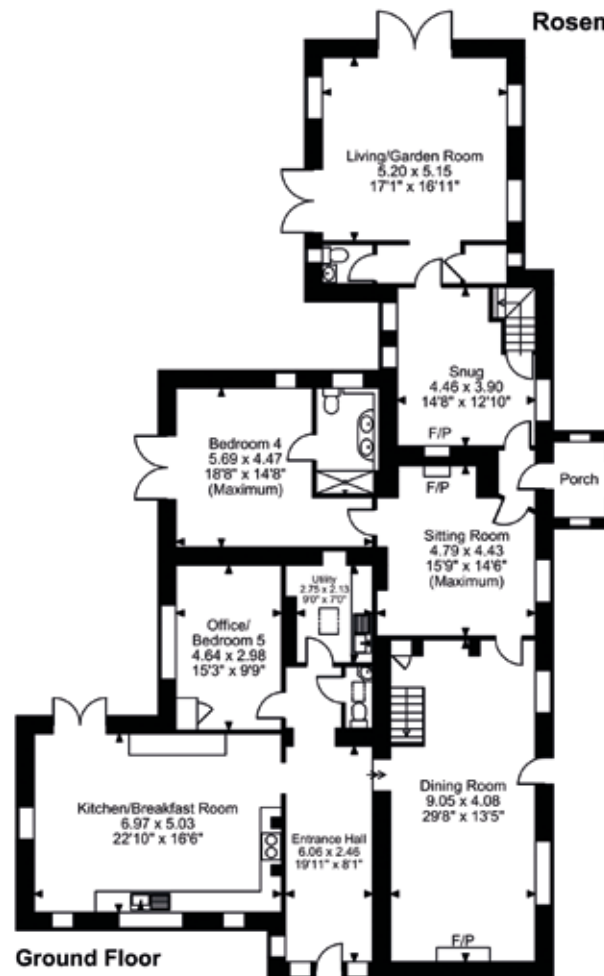
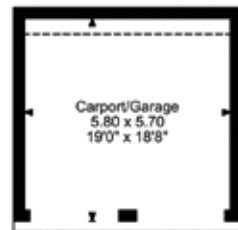
Approximate Gross Internal Area

Main House = 3186 Sq Ft/296 Sq M

Carport/Garage = 328 Sq Ft/30 Sq M

Outbuildings = 699 Sq Ft/65 Sq M

Total = 4213 Sq Ft/391 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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## CHRISTOPHER E MOBBS FNAEA CPEA PARTNER AGENT

Fine & Country Banbury  
39 years experience | 07761 439927 | DD: (01295) 239665  
email: [chris.mobbs@fineandcountry.com](mailto:chris.mobbs@fineandcountry.com)

Chris was born and educated in Banbury and has been a senior and key member of Fine & Country since he joined in January 2003. He is a long standing and active fellow of the National Association of Estate Agents and joined the industry in May 1986. Chris is a consummate professional accepting only the highest standards of marketing, integrity and customer care. He also holds the CPEA qualification gained in 1993 after 2 years studying property law, sales & marketing and building construction. Chris has lived in Hanwell for over 35 years with Lizzy (his wife of 39 years), so is without doubt a local property expert!

YOU CAN FOLLOW CHRIS ON



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*“Outstanding. Chris could not have made the experience of buying a house any better.*

*The communication throughout the whole process was incredible. Chris offered advice when ever it was needed, made himself available at all times of the day (often very late at night - sorry Chris!) and followed up on questions with lightening speed. We were nervous buyers due to our circumstances of returning to the UK recently and needing a home quickly. Chris kept us informed and even reached out simply to let us know if there wasn't an update. This made a huge difference and kept us confident and reassured.*

*Chris' genuine care made us feel part of the local community before we even arrived. And our children look forward to seeing him like a family friend. We sincerely feel very very fortunate that Chris happened to be the agent for our house purchase. Thank you Chris!”*

*“Chris Mobbs is an exceptional agent we would recommend to anyone. He was so helpful from the very first interaction, listened to us and helped the process go through as smooth as possible. Chris made a normally stressful process fun, due to him working so hard and having the answers before we had to ask. Cant recommend him highly enough.”*



## 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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