

Shamrock Cottage

Main Street | Adstock | Buckingham | MK18 2JN

FINE & COUNTRY

SHAMROCK COTTAGE

A 17th Century cottage (not listed) in sought after village location comprising entrance hall, ground floor shower room, breakfast kitchen, utility room, three reception rooms, study, four bedrooms, one with en-suite and family bathroom.

Also benefiting from a beautiful rear garden, garage and parking for three cars, an internal viewing is strongly recommended.



Ground Floor

Upon entering, the hall has a tiled floor, useful coat cupboard, stairs rising to the first floor and a window to the front.

The ground floor also offers a shower room which has a window to the side.

The kitchen has ample workspace, a Belfast sink, space for an oven, fridge and dishwasher, with a window to the rear elevation.

The utility room has space for appliances and a window to the rear. Access to understair cupboard

There is also an inner hall which has tiled floor, a useful storage cupboard and a stable door which opens out to the rear garden.

The dining room is full of character features to include exposed beams, feature fireplace with a window to the front and original range cooker.

The sitting room is of a good size and also has exposed beams, a feature fireplace and windows to the front and rear elevations.

The family room is another lovely and flexible space with windows to the side and rear, and a door to the rear garden, whilst completing the ground floor accommodation is the study which is ideal for anybody wanting to work from home with a wired Internet connection.









SELLER INSIGHT

"Having been cherished by the owners since 2014, Shamrock Cottage has been a truly special family home, combining the timeless charm of a period thatched cottage with the practical comforts of modern living. Having relocated from Australia, the owners were searching for something entirely different from the contemporary home they had left behind—a property full of character, warmth and individuality. They found exactly that in Shamrock Cottage, whose beautiful thatch, original features and peaceful village setting immediately captured their hearts. Equally important was its central location between schools in Buckingham and Aylesbury, together with enough space to accommodate a treasured concert grand piano.

Positioned on the edge of the village, overlooking open fields and hedgerows, the cottage enjoys an idyllic rural outlook while remaining just moments from the heart of the community. The setting offers the perfect balance of tranquillity and convenience, with beautiful countryside walks beginning directly from the front door and the village pub only a few seconds' stroll away.

Character is woven into every corner of the home. Exposed beams, charming fireplaces, twisting staircases and the original range cooker create an atmosphere rich in history, while thoughtful improvements have enhanced everyday comfort. The owners particularly value the cosy sitting room, where the impressive inglenook fireplace provides a welcoming retreat during the winter months, and the dining room, whose period features make it an inviting setting for family meals and celebrations.

One of the home's most appealing qualities is its versatility. Unlike many properties of its age, Shamrock Cottage is not listed, allowing the owners to install double glazing and make carefully considered alterations without many of the usual restrictions. The thatched roof not only enhances the cottage's undeniable charm but also provides excellent natural insulation, keeping the house refreshingly cool during the summer and wonderfully warm throughout the winter. Having previously lived in an open-plan home, the owners came to appreciate the privacy afforded by the individual reception rooms, particularly while raising three teenagers, allowing everyone to enjoy their own space when needed.

The property has evolved alongside the family's lifestyle. Hard flooring has replaced carpets, vegetable gardens have been established, and one of the garages has been thoughtfully converted into a spacious office that also offers excellent potential as a ground-floor bedroom, conveniently positioned beside a shower room. Ample parking has made the property ideal for welcoming visitors and for running a successful private teaching practice from home, while an electric vehicle charger has added modern convenience.

Outside, the gardens have been every bit as important as the house itself. The pergola has become a favourite place to relax, providing welcome shade on warm summer days, while established hedging creates a wonderful sense of peace. The sitting room has also hosted intimate concerts after the owners founded the village choir here, creating lasting memories that perfectly reflect the property's welcoming nature.

Life in Adstock has been equally rewarding. A thriving village community enjoys regular choir rehearsals, fitness classes, community orchard events, book, sports, history and science clubs, the popular Adstocktoberfest and the much-loved Musical Open Gardens. Friendly neighbours, an excellent village pub, highly regarded schools, easy transport links and nearby Buckingham's excellent amenities all combine to create an exceptional lifestyle.

For the owners, what they will miss most is not only this remarkable cottage itself, but also the wonderful sense of community, the glorious countryside walks and the friendships that have made Shamrock Cottage such a special place to call home."

* 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.




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First Floor
To the first floor, the landing has useful storage cupboards and a window to the rear.

The feature bedroom is of a good size and has a window to the rear overlooking fields.

Access is provided to a lovely en-suite which has a freestanding bath.

The guest bedroom is also of a good size with windows to the side and rear and loft access.

There are two further bedrooms, one having a built in storage cupboard and a window to the front and the fourth bedroom which has windows to the front and side.

The family bathroom has loft access above and a window to the front.

















Outside

The rear garden is mainly laid to lawn and has a feature pond, mature shrub borders, a lovely seating area, and gated access leads to an additional area with garden store and parking suitable for a small car. To the front there is a garage and the driveway provides off-road parking for three cars with a 7kW Electric car charger









LOCATION

Adstock is situated around four miles South-East of Buckingham, three miles North-West of Winslow and is conveniently located for the M40 which provides easy access to Birmingham, Oxford, Bicester and London. Excellent rail links are available from nearby Milton Keynes Central, with fast services to London Euston in around 40 minutes.





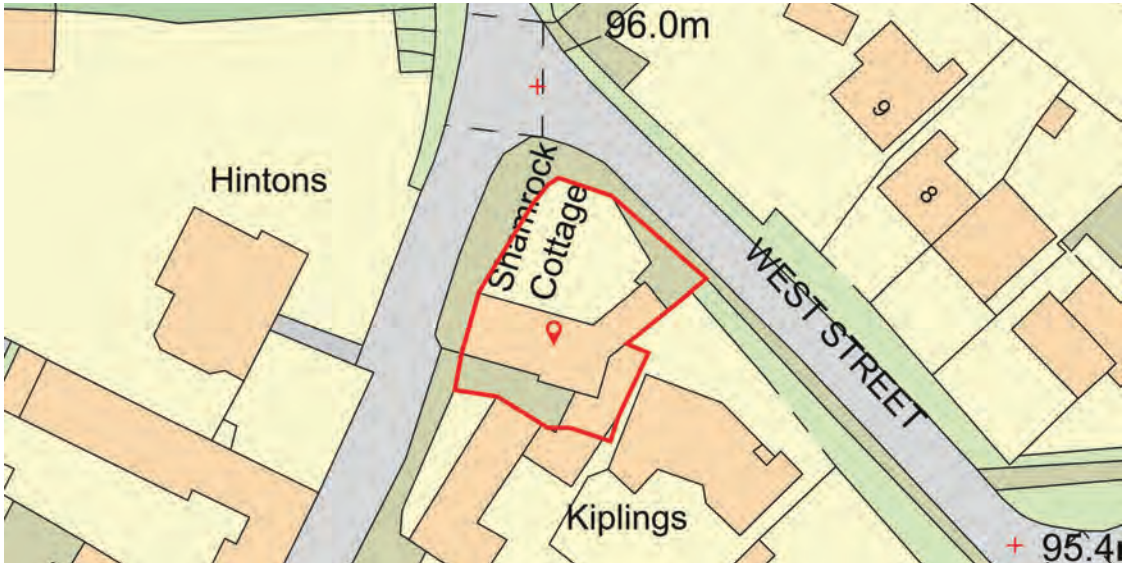







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Services, Utilities & Property Information:

- Tenure: Freehold
- Council Tax Band: G
- Local Authority: Aylesbury Vale & Buckinghamshire Council
- EPC Rating: C
- Property Construction: Standard construction – brick and thatched roof
- Electricity Supply: Mains
- Water Supply: Mains
- Drainage & Sewerage: Mains
- Heating: Gas fired central heating
- Broadband: FTTH/FTTP Ultrafast broadband connection available with a download speed of 1,800mbps. 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 3 cars
- Restrictions: The property is located within a conservation area. Please contact the Agent for further information.
- Rights and easements: The property is subject to a pedestrian right of way benefiting the neighbouring Wisteria Cottage, providing foot access only over a three-foot-wide section of the driveway adjacent to the shared boundary. Prospective purchasers should refer to the Title Register and Title Plan for full details of all rights, easements and covenants affecting the property.

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
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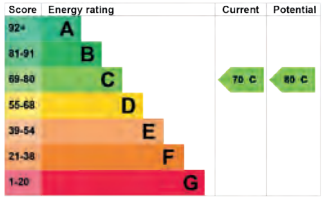
£675,000

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GROSS INTERNAL AREA: 2087 sq ft, 193 m2
LOW CEILING: 41 sq ft, 4 m2
GARAGE & STORAGE: 155 sq ft, 15 m2

OVERALL TOTALS: 2283 sq ft, 212 m2
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION



Property Redress

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Agents notes: All measurements are approximate and quoted in metric with imperial equivalents 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 and 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. Printed 11.08.2026

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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.

We value the little things that make a home



TERRY ROBINSON

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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

"Having just purchased my new home through Fine & 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!"

THE FINE & COUNTRY FOUNDATION

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