



The Laurels

33 Green End | Granborough | Buckingham | Buckinghamshire | MK18 3NT

 FINE & COUNTRY

THE LAURELS

*An Edwardian house on the outskirts of this very popular village
situated in a 0.36 acre total plot with rear views*



Ground Floor

The original leaded glass wooden casement door opens to a bright and spacious entrance hall. Ornate archway, a turned staircase rises gently to the first floor with understairs storage space, and a pantry area. Alarm sensor, thermostat, nest controls, engineered oak flooring, picture rail, cornices, side window. The main living room has a central fireplace with an inset wood burning stove, wooden mantelpiece and a tiled hearth. Oak flooring, picture rail, wall lights, coved cornices, front bay window. The second reception room is a versatile space that could be used as a sitting or dining room, or a large home office as it is now. Fireplace with a tiled hearth (not in use), oak flooring, tall contemporary radiator, picture rail and coving. Wall lighting, front window.

The real 'hub' of this family home is the bright and spacious open plan kitchen/breakfast room with a lounge area off with a wood burning stove to warm everyone! The bespoke kitchen offers an extensive range of slate grey fronted soft closing cabinets. Base units include carousel unit, drawer sets, waste bins, water purifier. Integrated appliances include tall Neff fridge and separate freezer and dishwasher, twin Miele ovens (one steam), microwave, coffee maker, slow cooker/plate warmer, 4-panel induction hob and extractor above.

There is a large island with further base units, power sources, composite and oak worktops with room for barstools. Blanco stainless steel sink unit with mixer tap and reverse osmosis water tap.

There are high level cupboards storing the RCD consumer unit, other fusing and the electric meter. The connected family/lounge area is ideal to catch up after a busy day while preparing food together as a family. Oak flooring, Stovax wood burner, bespoke shelving, side patio doors open to the east-facing terrace making it the ideal spot for breakfast. The utility room has plumbing facilities, space for a washing machine and separate tumble dryer, base unit with an enamel sink with mixer tap. Oak work surface, tiled floor, grey cabinets, extractor fan, eye-level shelving. Rear door and window. A smoked glass door opens to the fully tiled wet room. Duravit close-coupled WC, corner basin with storage below, ladder radiator, shower unit, floor drainage, opaque front window.





Seller Insight

“ Having lived here for more than 15 very happy years, the owners have developed a deep affection for this beautiful home and the lifestyle it provides. From the moment they first saw it, they were captivated by its pretty exterior, the way it sits so naturally within its plot, its character features and the wonderfully balanced layout. Set slightly back from the road, with gardens wrapping generously around the front, eastern side and rear, the property enjoys a peaceful position on what was once a quiet hamlet lane, creating a sense of privacy and tranquillity that is increasingly difficult to find.

For the family, one of the greatest pleasures has been the way the house combines generous proportions with an inviting, homely atmosphere. High ceilings create a wonderful sense of space, while the rooms flow naturally from one to another. The kitchen and snug have become the true heart of the home, with even their 20 and 17-year-old children preferring to spend time there rather than retreating to their bedrooms. For the owners, however, the front sitting room remains a particular favourite – a calm oasis, perfect for relaxing away from the bustle of family life.

The house has been thoughtfully transformed over the years, with considerable care and attention given to making it work perfectly for modern family living. The rear of the property was originally more enclosed and darker, so the owners opened up the kitchen, snug, inner hall and downstairs cloakroom to create a light-filled open-plan space. Windows were replaced to improve both insulation and natural light, while a downstairs wet room was added and the entire house comprehensively redecorated, including new flooring and the refurbishment of all three bath and shower rooms. A back porch was created, the front porch renovated and a sauna introduced, while the gardens were landscaped to make them more enjoyable and family friendly. Outside, the property has also benefited from new tiling, front gates and the careful rebuilding of the historic cattle wall. The loft has been boarded and insulated, and woodburning stoves provide a wonderfully cosy atmosphere during the colder months.

The outdoor spaces are equally important to the way the family has enjoyed the property. The sauna deck provides a particularly beautiful vantage point at sunset, while the side terrace catches the morning sun and becomes a peaceful, shaded retreat on summer afternoons and evenings. From the kitchen's sliding doors, the owners often find themselves simply looking out across the fields beyond, accompanied by birdsong. It is a home where the changing seasons are genuinely part of everyday life.

The property has also provided the perfect environment for raising a family. The children enjoyed the freedom of the garden when they were younger, with patio doors open throughout the summer, before gaining the independence to explore the village and visit the local park as they grew older. At the same time, the house has always been large enough for family gatherings and entertaining without ever feeling overwhelming.

There is also a fascinating connection to the local area. Although Edwardian rather than ancient, the house is believed to have been built as a wedding present for the son of a successful local beef cattle farmer, with the family business continuing until the end of the Second World War. It is thought to have later evolved into a dairy farm, with a milking cellar, while the barns nearby were once cattle barns. The original stock wall, partially rebuilt by the owners, still forms part of the eastern boundary.

Now that their children are grown, the owners feel the time has come for new adventures. Yet leaving is bittersweet. They will miss the peace, the gardens, the views, the character and, above all, the memories created here. Their hope is simple: that the next owners will love this special home as much as they have.*

* 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

The bright and spacious landing has an airing cupboard housing the pressurised Worcester hot water cylinder with linen space above. An aluminium ladder provides access to the impressive loft that has light and power connected. It is well insulated and fully boarded flooring with sturdy MDF offering excellent storage facilities. The main bedroom is a very attractive room with a cast-iron ornamental fireplace with a wooden surround and deep red inset tiles. Original wardrobe, quality Sharps double wardrobe, side and front windows. The en-suite shower room has a tiled floor and two fully tiled walls. Washstand with twin white basins, close-coupled WC, curved shower enclosure with a Vado shower unit. Medicine cabinet, down lighters, ladder radiator, extractor fan, front window.

Bedroom two is also a bright and spacious room with a cast-iron ornamental fireplace with a wooden surround and inset jade period tiles. Well fitted out single wardrobe, full height shelved cupboard, front window. The 3rd double bedroom has a built in double wardrobe, cast-iron ornamental fireplace and surround, side window. The fourth double bedroom also has a cast-iron fireplace and surround, there is a deep shelved wardrobe, large double window overlooking the east-facing gardens and some open views beyond the village. The family bathroom provides a large white oval shaped bath with mixer tap and showerhead attachment. Duravit WC, white wash-hand basin, medicine cabinet, spacious shower tray with a Vado shower unit with fixed glass panels. Down lighters, extractor fan, ladder radiator, tiled flooring and half walls, rear window.











OUTSIDE

Front & Side Gardens

Pedestrian access to the house is gained through a charming lychgate, then a lavender lined pathway leads to the storm porch and the original front door. A large L-shaped lawned area wraps around the south and east of the house meeting the extensive driveway. Trees include a horse chestnut, acer, silver birch trees and two flowering cherries, 2m high laurel hedgerows screen the property along two sides. There are well-stocked flower borders in front of the house with roses, privet and lavender bushes. There is a small east-facing terrace of the side of the house with a pathway leading to the workshop and gymnasium. The front garden is south-facing and is 28m wide with a maximum depth of 23m extending around the side of the house.

Garage/Workshop & Gymnasium

The original garage has a high pitched roof with brick retaining walls and is clad in timber. It has been modified to now provide a large workshop/storage area with light and power, shelving, racking with a side personnel door. A lockable stable door leads to the gym tucked behind with a solid block wall between the two rooms. It has a solid oak floor, ventilation, light and heating, separate fuses. There is track lighting, side and rear windows with two Velux roof windows. To the front of the workshop there is a stone driveway offering excellent parking facilities with two wide wrought-iron gates opening to the lane.

Rear Garden

Directly behind the house is a wide stone terrace with garden lighting, there is a wooden potting shed tucked around the western side of the house. The rear garden is laid totally to lawn and runs gently down to the northern boundary where there is post and rail stock-proof fencing. It measures 27m across and around 28m deep in total and abuts fields behind providing an attractive backdrop. There are well-maintained 2m high laurel hedges along both sides ensuring privacy, coupled with wooden fencing behind. There is a large silver birch tree in the middle of the garden with fig, plum and several apple trees. In the far corner of the garden is a Harvia Sauna with a decked seating area in front and a changing area. Tucked discreetly behind the garage is the plastic banded 1,326L oil tank on a concrete base and two useful log stores.









LOCATION

Granborough is an attractive and popular village just 7 miles from Buckingham and is just a mile from the market town of Winslow. The village name is Anglo-Saxon in origin, and means 'green hill'. In the Domesday Book of 1086 the village was recorded as Grenesberga. The ancient parish church, dedicated to St John the Baptist was demolished during the English Civil War, though was rebuilt shortly after the Restoration of the Monarchy in 1685. The village is still one of the possessions of the Crown. There is a public house, logically called the Crown. After the parish church the most interesting building is the neat half-timbered Arts & Crafts village hall. Granborough still has very many thatched cottages and houses, many of them in Green End, a hamlet attached to the village.

It is in the catchment area for the highly sought after Royal Latin Grammar School in Buckingham and the three Grammer Schools in Aylesbury: Aylesbury High School, Aylesbury Grammer School and Sir Henry Floyd Grammer School. Independent schools in the area include Swanbourne Preparatory School, Akeley Wood, Thornton Girls and the world-renowned Stowe School. The nearby university town of Buckingham is just 7 miles away and has a range of shopping and leisure facilities, a library, and GP and dental surgeries. Milton Keynes is a 25-minute drive away offering one of the largest covered shopping centres in Europe, a theatre, cinemas and a wide range of other sporting and leisure facilities. Bicester Village designer outlet shopping venue is just 16.4 miles away. For commuting Milton Keynes connects to Euston taking 32 minutes. The new East-West rail station is also just a mile away in Winslow that should be fully operational by the end of 2026 providing train links to Bedford and eventually London linking the two university cities of Oxford and Cambridge.





Local Authority

Local Authority Buckinghamshire Council.

Telephone: (0300) 131 6000.

Council Tax Bands: Band 'G'

Current Payable: £4,202.21p PA (1st April 2026 - 31st March 2027).

Viewing Arrangements

Strictly through the vendors sole agent, Chris Mobbs at Fine & Country on (07761) 439927.

Services

Mains electricity, water, drainage, oil-fired radiator central heating

Opening Hours

Monday to Friday	9am - 8pm
Saturday	9am - 5pm
Sunday	By prior arrangement

Broadband Speeds & Mobile Phone Coverage

The village benefits from Rapid Rural which supplies Superfast Broadband.

All main providers offer 4G mobile coverage indoors and outside, whilst only 02 claim to offer 5G both inside the house and in the gardens.

Use restriction

The title contains a historic covenant restricting certain trade or business uses of the property. Purchasers intending to use the property for commercial purposes should make their own legal enquiries regarding the covenant and its enforceability

Tenure

Freehold.

Directions

Approaching from Brackley and Buckingham direction, it's best to drive in to central Winslow, turning right down Vicarage Road (just before The Windmill Pub_ and then left onto Granborough Road towards Granborough. Once in the village turn left into Green End. In the case of a planned temporary closure of Granborough Road, stay on the A413 through Winslow and after approximately 1 mile take the right turn after the Udderly Fresh Farm Shop. This road eventually becomes Green End.

From Aylesbury take the A413 towards Winslow, and then turn left in Whitchurch towards Oving. In Oving turn right towards North Maston and follow the road through North Maston and onto Granborough where you turn left into Green End. (For Sat Nav use MK18 3NT, but do allow travelling time for unexpected short term road closures.



Guide price £1,000,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

The Laurels', 33 Green End, Granborough, Buckingham

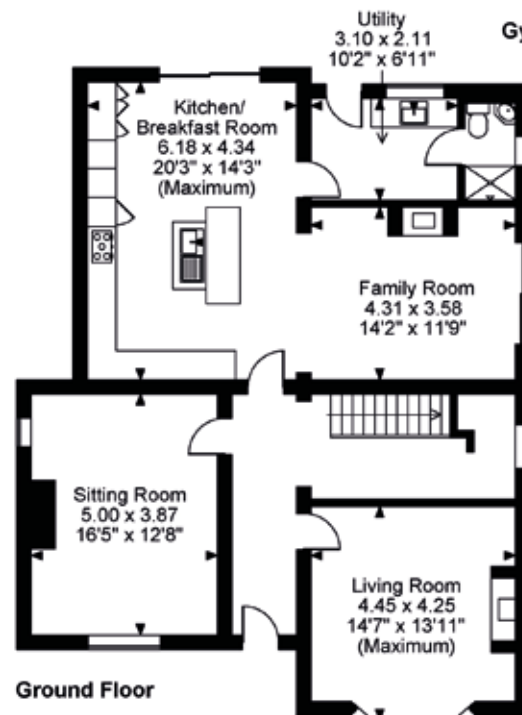
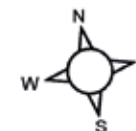
Approximate Gross Internal Area

Main House = 2265 Sq Ft/210 Sq M

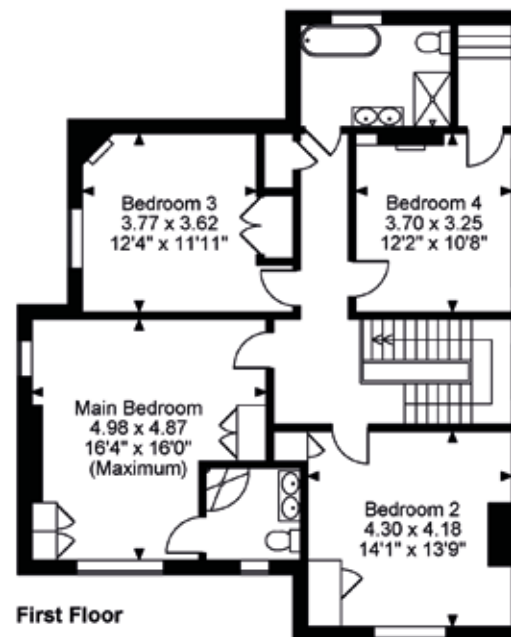
Double Garage = 322 Sq Ft/30 Sq M

Gym/Studio & Outbuildings = 263 Sq Ft/24 Sq M

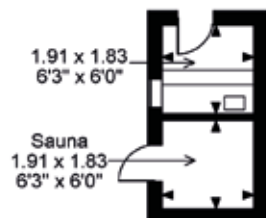
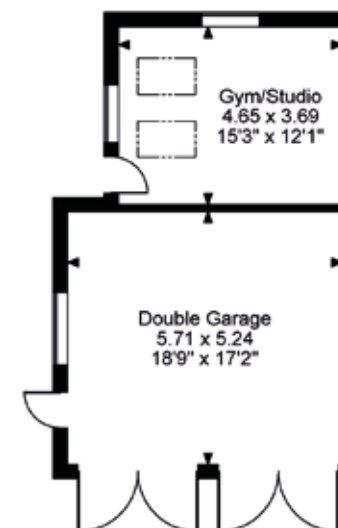
Total = 2850 Sq Ft/264 Sq M



Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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Property
Redress



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 16.06.2026

FINE & COUNTRY



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.

We value the little things that make a home



CHRISTOPHER E MOBBS FNAEA CPEA PARTNER AGENT

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Chris was born and educated in Banbury and has been a senior and key member of Fine & Country since he joined in January 2003, Chris started his very enjoyable estate agency career 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 the small village of Hanwell for 36 years with Liz, his wife of 40 years, so is without doubt a local property expert!

YOU CAN FOLLOW CHRIS ON



"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."

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

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