



Brickbats
Main Street | Dunton | Buckinghamshire | MK18 3LW

 FINE & COUNTRY

BRICKBATS

*An extended country house with spacious accommodation throughout,
established gardens on three sides giving real privacy
in its 0.40 acre plot*



Ground Floor

A recessed storm porch and timber door leads to a spacious and welcoming tiled entrance hall. The staircase rises to the first floor with understairs storage, two front windows. The bright main sitting room has an ornamental fireplace with wooden surround and a marble surround and hearth. TV point. 5-amp table lighting, two front windows, 5-facet bay side window. The cosy dining room has an open fireplace with a tiled hearth, dog-grate and canopy. Wooden flooring, wall light points, lockable cupboard housing the RCD consumer units and meter, ceiling beams, side and rear windows. The combined living/family room is the real hub of the house and will always be popular with the large wood burning stove to warm family and friends! Its set in an Inglenook fireplace with a beam, brick piers and hearth. Wooden flooring, beams, side window and two to the frontage.

The kitchen has a range of cream painted base cupboards, pan drawers, Quartz work surfaces, enamel sink with mixer tap, matching eye-level units, 2 ladder radiators. Tiled floor, ceramic wall tiles, electric fan-assisted double oven, extractor hood, plumbing for dishwasher, breakfast bar with room for 3 barstools, ceiling beams, rear window. The breakfast area also has a tiled floor, downlighters, rear window and double doors swinging open to the terrace and gardens.

There is a useful open plan boot room area that links the kitchen to the utility and shower room. Tiled floor, hat and coat rack, wall light, stable door from the kitchen, rear window, open walkway through to the utility room. Room for a tall fridge/freezer, plumbing for washing machine, base unit, space for tumble dryer. Work surface, sink unit, wall tiling, shelved pantry. Terracotta floor tiles, airing cupboard housing a lagged hot water cylinder, side window, double-glazed door to the garden. The shower room has a tiled shower enclosure with a curved door and a shower unit. Ladder radiator, low-level WC, ornate wash-hand basin sat on a granite top with cupboards beneath. Tiled floor, downlighters, fully tiled walls, side window.





Seller Insight

“ Having been cherished by the owners for more than 26 years, this distinctive village home offers an exceptional blend of character, privacy and versatility, perfectly suited to modern family living while retaining the charm of its nineteenth-century origins. Originally formed from two early farm workers' cottages, the property has evolved thoughtfully over time, combining period features such as exposed wooden beams and a striking central fireplace with later additions that create a spacious and adaptable family home. Set well back from the road in a wonderfully secluded position, the house enjoys a peaceful setting surrounded by mature gardens, creating a true sense of retreat while remaining remarkably well connected.

The owners were initially drawn to the property by both its enviable location and the sheer amount of space it offered, and over the years it has proved to be an ideal environment in which to raise a family. The house is deceptively generous in size, with a non-traditional layout that gives each room its own sense of identity and charm while still allowing the home to flow naturally from one space to another. The oldest parts of the house remain favourites, particularly the characterful living and dining rooms where the central fireplace creates an inviting focal point during the colder months. Enhancements including opened-up living spaces, wooden flooring, tiled floors and a skylight above the stairs and landing have brought additional light and practicality without compromising the homes original character.

Natural light is a defining feature throughout the property, with numerous windows filling the rooms with sunshine throughout the day, particularly in the south and west-facing areas. The sunrise views from the principal bedroom are especially beautiful, while many of the rooms enjoy calming outlooks across the secluded gardens. Outside, the mature grounds provide both privacy and flexibility, equally suited to relaxed gardening, outdoor entertaining or family recreation. Over the years the owners have hosted countless gatherings here, from village events and safari suppers to children's parties and summer celebrations.

A particularly treasured feature is the substantial detached garage with a playroom, study or office above. During the owners' children's teenage years, this space became a much-loved retreat where friends could gather safely while still remaining close to home. The house itself proved equally accommodating, offering generous room for family life while also supporting commuting into London, with Leighton Buzzard station only around 15 minutes away and fast services reaching Euston in under half an hour. Excellent schooling options nearby, including grammar, private and comprehensive schools, further enhanced the appeal for family living.

Beyond the property itself, the surrounding hamlet offers a wonderfully warm and established community. With just 26 houses, residents enjoy a rare sense of neighbourliness, complete with a communal tennis court, regular village events and picturesque countryside walks directly from the doorstep. Known historically as "Brickbats," a name lovingly restored by the owners after discovering its origins in historic deeds, this is a home with genuine history, individuality and heart — a rare opportunity to enjoy timeless country living with exceptional convenience and connectivity.

* 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 landing has two fitted cupboards airing cupboard with lagged hot water cylinder, ceiling window. The main bedroom is a very spacious and private room with a high ceiling and loft access. Fitted wardrobes, cupboards and drawer set across one wall. There is a front window and two side dormer windows overlooking the Yew tree. The fully tiled en-suite has a shower enclosure with an electric Triton shower unit, light/shaver point, low-level WC. Double base unit with an enamel inset basin, ladder radiator, towel rail, Velux window. Bedroom two has fitted cupboards and shelving, side window, rear dormer window.

Connecting the bedrooms is a bright and versatile open plan working area. It is large enough for a sofa bed for busy periods, and would be an ideal spot for children to complete homework, or it could be an upstairs work station. Down lighters, front dormer window. The third bedroom has a high-level cupboard housing the water tank, side window, two rear dormer windows. A door opens to a landing area which has a dressing table and a deep wardrobe, Velux window. The fourth double bedroom has a side window and a front dormer window. The family bathroom has a central roll top bath with a column mixer tap. Pedestal wash-hand basin, low-level WC, bidet, wooden flooring, heated towel rail. Light/shaver point, mostly tiled walls, mirror. Dimplex storage heater, rear window, two Velux windows.











OUTSIDE

Double Garage & Parking

A pedestrian gate, and a wide electronic field gate opens to the spacious gravelled parking area, large enough to accommodate six standard vehicles. The detached double garage has a high pitched and tiled roof with two automatic up and over doors. There is power, strip lighting and room for a workshop area. The internal staircase leads up to a large well-insulated room that would make a great studio or outdoor office. It provides all year round options with two electric storage heaters for the winter months, or it could just store garden furniture storage. Double-glazed front and rear windows, two Velux windows, stable door to the gardens.

Front, Side & Rear Gardens

The property is protected by established gardens that wrap around it on three sides offering a high degree of privacy and lovely views from indoors. There is a triangular fore garden measuring 28m by 25m, the oil tank is situated just inside the frontage beautifully hidden by a gorgeous lilac tree. There are Victorian lamp-posts that illuminate the pathway on a motion sensor as you approach the house, there are colourful well-stocked borders throughout the lawn areas. There are PIR security lights on the house, 3 cold-water taps throughout the garden, five water butts and a boiler room houses the Grant oil-fired boiler. Just outside the breakfast room is a 6m by 5m terrace with garden lighting under a fine Yew Tree, a lovely spot for breakfast being east-facing.

The largest section of garden is to the rear of the house and is predominantly south-facing. This measures around 30m by 17.5m on average. There is a large area of older block paving, a productive kitchen garden, raised flower borders, compost area with fencing and a useful potting shed. There are established conifer and laurel trees along the main border and close-boarded fencing across most of the rear boundary. The total plot is around 0.4 of an acre making the property ideal for a family or keen gardeners.





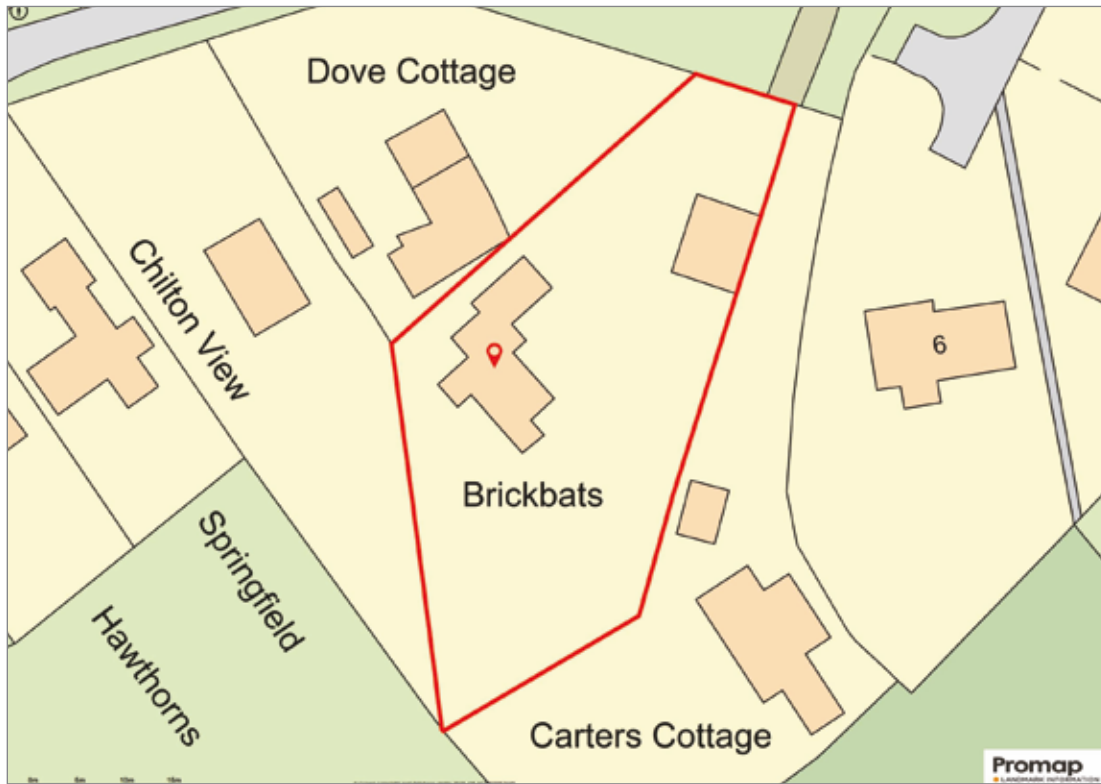




LOCATION

The attractive small village of Dunton lies right on the Buckinghamshire/Bedfordshire borders and remains a pretty unspoilt village. It is situated just off the A413 around 12 miles (20 mins) from Buckingham, 8 miles (17mins) from Leighton Buzzard, Winslow is 5.7 miles (8 mins) and 7.6 miles (14 mins) from Aylesbury. Dunton has active village and church committees, a loan book club, and a gardening club. It does have a post box and the Norman built St Martin Church. There is an excellent choice for all schooling needs, with primary schools in nearby Stewkley and Whitchurch, that also have a shop and post office. There are schools in Swanbourne, Akeley Wood, Cottesloe and it sits within the Buckingham Royal Latin Grammar catchment, with three other Grammar schools in nearby Aylesbury. There is a prep school in Milton Keynes and the world renowned Stowe School. After losing the village hall due to a fire, the village acquired 6 acres of recreational land with goal posts for children and ideal for a BBQ, it also has a hard tennis court, which is free for villagers to use! There is easy access to the motorway network, and fast access to London via mainline train stations in either Milton Keynes, Leighton Buzzard (fast train is just 28 minutes to Euston), Aylesbury or Winslow that will soon connect the University cities of Oxford and Cambridge.





Local Authority

Aylesbury Vale District Council.

Telephone: (0300) 131 6000.

Council Tax Band 'F'.

Current Payable: £3,493.17p PA (1st April 2026 – 31st March 2027).

Broadband Speeds & Mobile Phone Coverage

There is 5G mobile phone coverage provided by (O2, Lebara, Vodafone, Voxi, Asda, Talkmobile) and a few other major providers. Ultrafast broadband is available in the post code area delivering 1,000Mbps both download and upload speeds. We strongly recommend that any interested parties check with their own specific providers as these figures were correct at the time of these details being produced.

Tenure

Freehold.

Services

Mains electricity, water, private drainage, oil-fired radiator central heating, BT.

Directions

Approaching from Buckingham on the A413, you will see the distinctive red telephone kiosk on the left hand side of the road as you enter the village. The red post box is on the right, so take the right turn just inside the post box and you will easily recognise Brickbats in front of you just behind the green area. There will be a Fine & Country board near the village post box pointing towards the house. For Sat Nav use MK18 3LW, (this takes you to Park Close just after the turning).

Viewing Arrangements

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

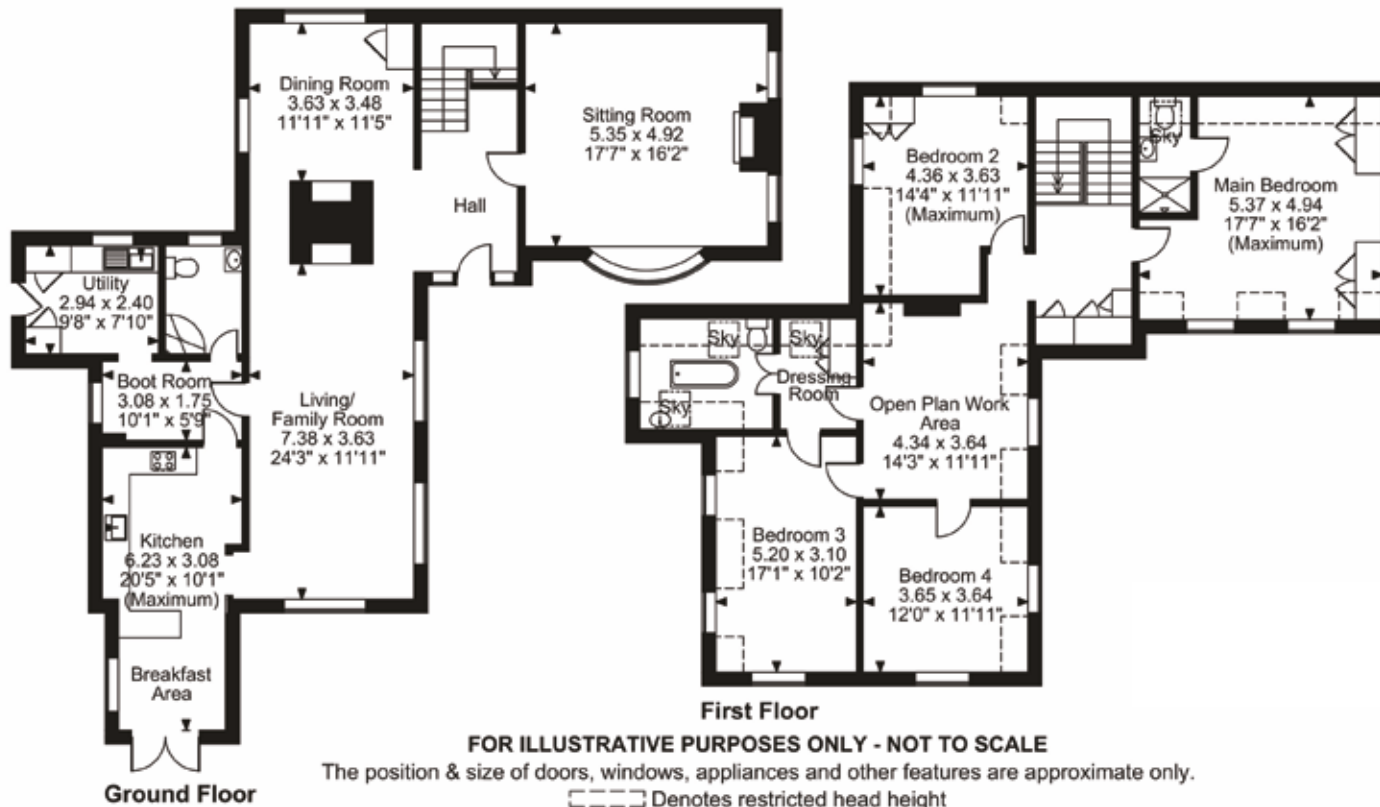
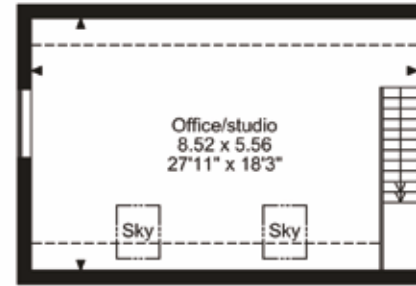
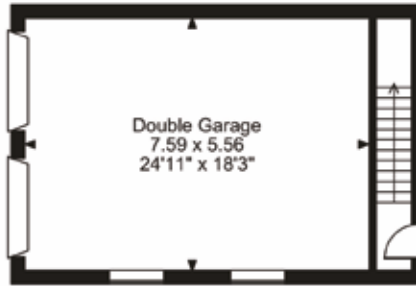
Opening Hours

Monday to Friday	9am - 8pm
Saturday	9am - 7pm
Sunday	By prior arrangement



Guide price £900,000

Brickbats, Dunton, Buckingham
Approximate Gross Internal Area
Main House = 2318 Sq Ft/215 Sq M
Double Garage = 454 Sq Ft/42 Sq M
Play Room/Studio = 403 Sq Ft/37 Sq M
Total = 3175 Sq Ft/294 Sq M



First Floor

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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. For a free valuation, contact the numbers listed on the brochure. Printed





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

Fine & Country Banbury
40 years experience | 07761 439927 | DD: (01295) 239665
email: 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 36 years with Lizzy (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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