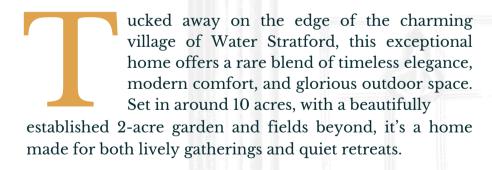


Water Stratford, Buckingham, Buckinghamshire MK18 5DX 52°00'13.1"N 1°03'07.5"W what3words///messaging.stem.sideboard

COUNTRY
HOUSE



ABOUT THIS HOUSE



The house itself is classic and welcoming, with generous, light-filled rooms that make the most of far-reaching views. Every window feels like a painting, from the ancient oak tree standing sentinel in the paddock to the gentle curve of the river at the boundary.



ABOUT THIS HOUSE

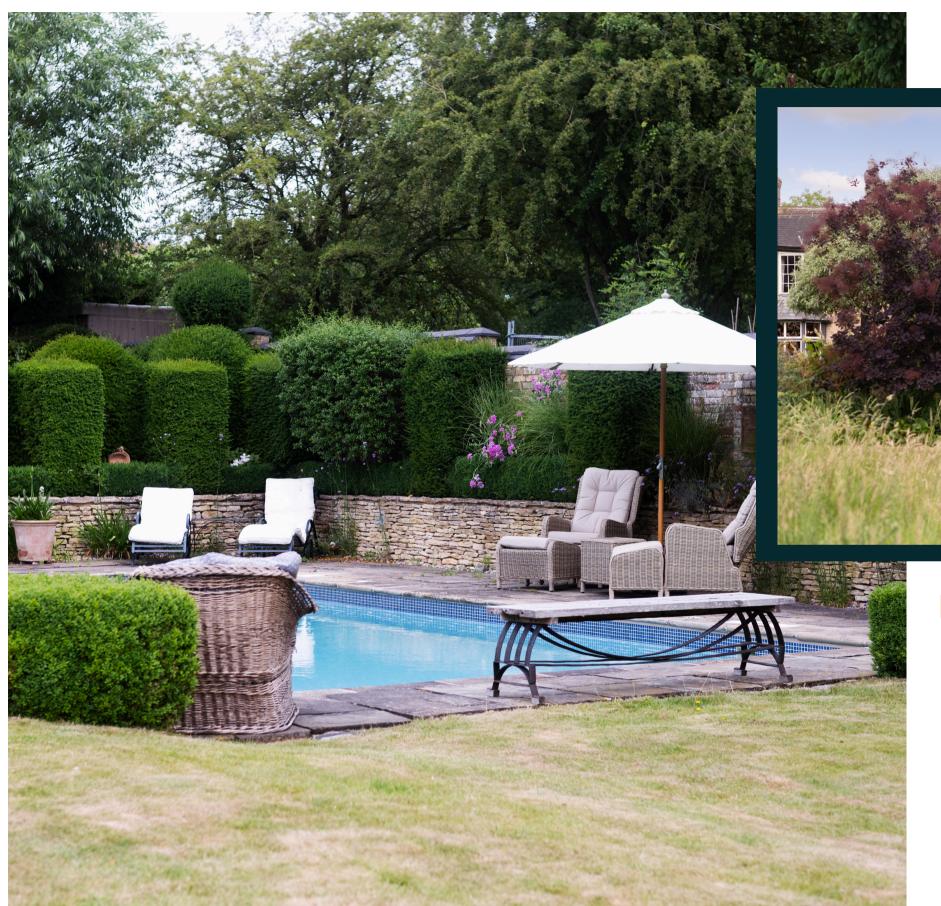


separate three-bedroom annexe offers superb guest or multigenerational living space, while outdoor amenities elevate this home into something truly special; a heated swimming pool, hard tennis court, stables, and open paddocks for horses or hobby farming.

This is a home for every season, from long, lazy summers by the pool to crisp autumn walks through your own fields. A place where children can roam, friends can gather, and life can unfold at its own, perfect pace. The Old Rectory isn't just a property, it's a lifestyle, beautifully realised in a setting that's nothing short of idyllic.



ABOUT THIS HOUSE



he gardens are enchanting; a walled pool garden with heated swimming pool, stone pool house, orchard, hard tennis court, and sweeping lawns.

Traditional outbuildings provide stabling, garaging and storage.

In all, around 2.2 acres — a substantial yet comfortably manageable country home with heart, heritage and promise.









THE FINER DETAILS



- 5 Bedrooms
- 4 Reception rooms
- 4 Bath/Shower rooms

Car port and 3 storage rooms

Size of Plot approximately 10 acres

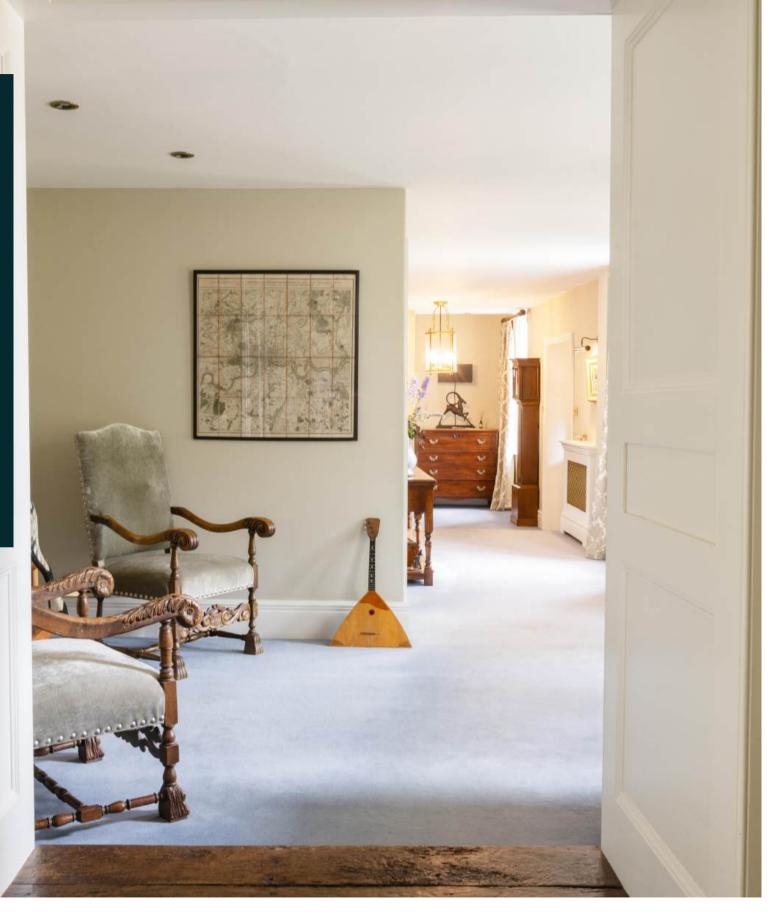
3 bedroom Annexe

Outbuildings

2 Stables and tack room

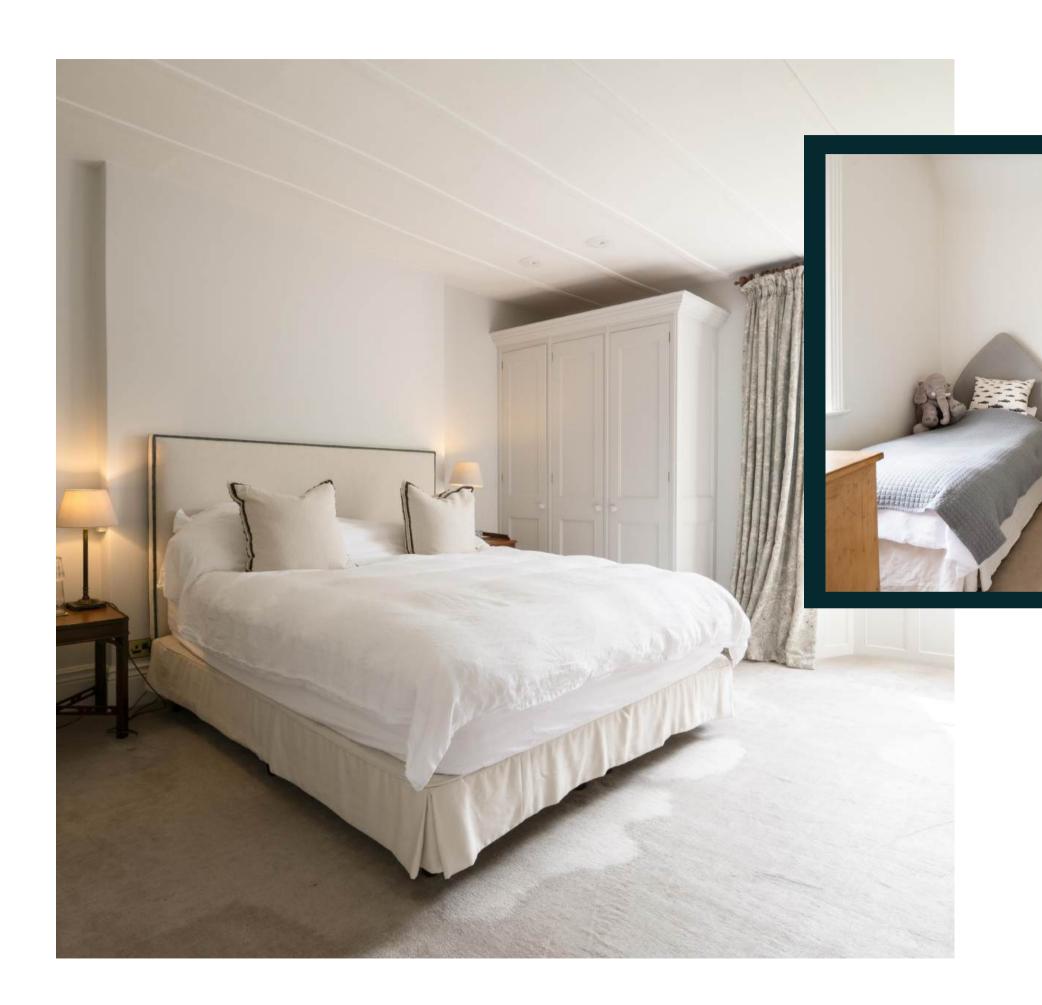
Heated outdoor swimming pool

Tennis Court





THE FINER DETAILS



SERVICES

Main electricity, water and drainage Oil fired central heating

EPC

Main House - Band E The Old Stables - Band E

COUNCIL TAX

Band H

LOCAL AUTHORITY
Buckinghamshire

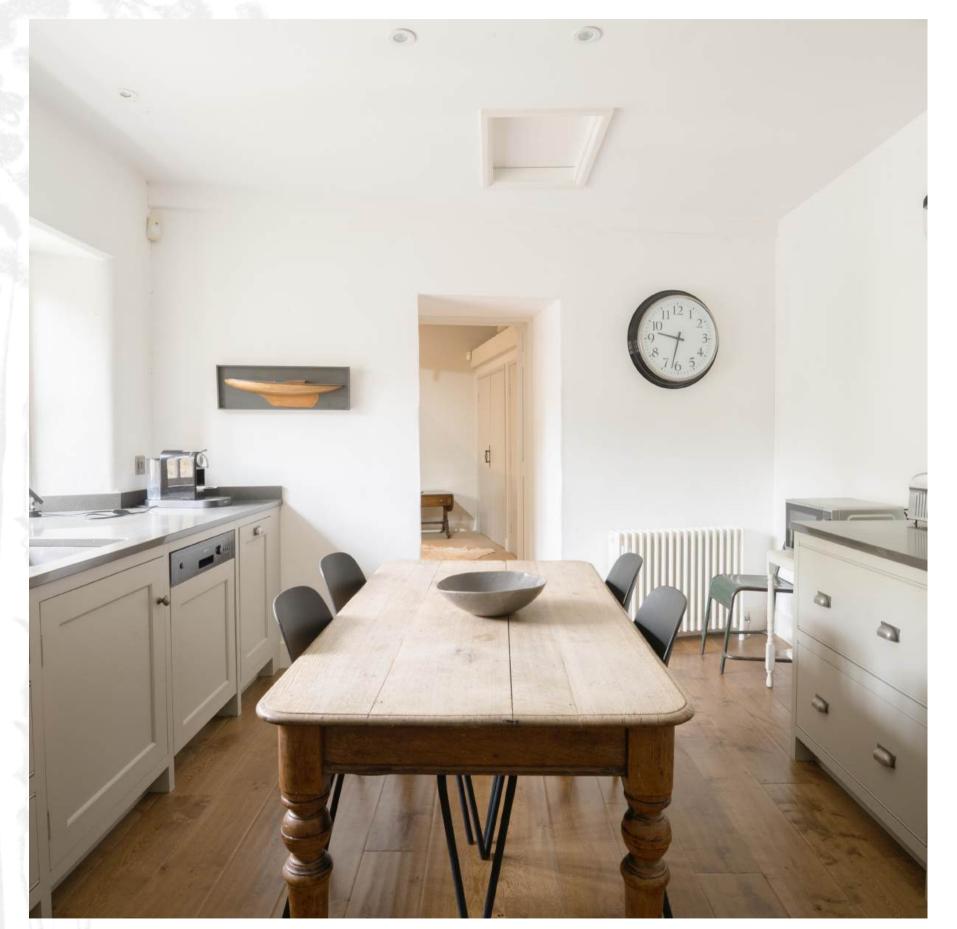








THE OLD STABLES







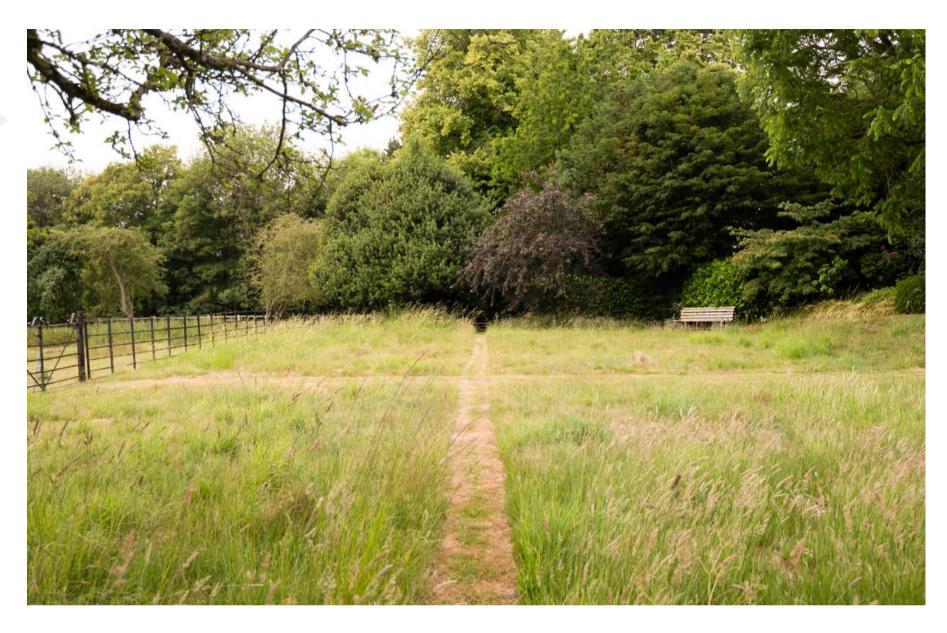
THE OLD STABLES



ABOUT THIS AREA

ater Stratford is a peaceful, picturesque village surrounded by some of Buckinghamshire's most beautiful countryside. Perfect for those seeking a quieter, more

considered way of life, it offers miles of open fields, walking routes, and a wonderfully close-knit community feel, yet remains superbly connected. The historic market town of Buckingham is just a short drive away for local shops, cafés and everyday essentials, while Bicester and Milton Keynes have fast rail links to London Marylebone, London Euston and Birmingham make commuting surprisingly effortless. Excellent road connections via the M40 and M1 place Oxford, Milton Keynes, and the Midlands within easy reach. Families will find a choice of well-regarded schools nearby, including respected state options in Finmere and Buckingham and renowned independent schools such as Stowe, Tudor Hall, Bloxham, Rugby, Winchester House and Beachborough.



TOWNS & TRAIN STATIONS

Buckingham 3.3 miles
Brackley 5.3 miles
Bicester North 9.2 miles (trains to London in 50 minutes)
Milton Keynes Central 16 miles (trains to London in 32 minutes)

LOCAL

The Red Lion, Evenley
The White Horse, Kings Sutton
The Queens Head, Chackmore























FLOORPLAN





Total - 772.5 sq m / 8,134 sq ft **House** - 511.2 sq m / 5,502 sq ft | **The Old Stables** - 228 sq m / 2,454 sq ft

IMPORTANT NOTICE: The Country House Department gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. The Country House Department does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. The Country House Department does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. The property will be sold subject to and with the benefit of all wayleaves, covenants, easements and rights of way, whether mentioned in these particulars or not. Photographs taken June 2025. Particulars prepared in June 2025.

AREA GUIDE

Buckinghamshire

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ith its chocolate box villages, historic towns, quality attractions and stunning countryside along with its cosy pubs, Buckinghamshire is formed partly by Chiltern landscapes that inspired literary residents and has a rich sporting heritage. There are lots of things to do in Buckinghamshire. Walk in Roald Dahl's footsteps through medieval villages to historic

coaching inns. Or nose in drawing rooms in Italianate mansions, the backdrop for scandals like the Profumo Affair. This colourful southeast county has a high-octane side. Formula One cars rev on Grand Prix circuits and crews of rowers paddle on Olympic rowing lakes. Buckinghamshire has something for everyone.

Stowe National Trust Gardens WALKING

Stowe Gardens offers a serene walk through lakes, temples, and landscaped beauty—an 18th-century masterpiece blending nature, history, and art

The British Grand Prix **EVENT**

Home of the British Grand Prix, the Silverstone circuit straddles the Northamptonshire / Buckinghamshire boarder.

DAY OUT Waddesdon Manor

Built by Baron Ferdinand de Rothschild to exhibit his collections of art treasures. The Victorian garden is considered one of the finest in Britain

