

Oakley

41 Brill Road | Oakley | Bucks | HP18 9QN



Price £625,000

ACCOMMODATION

A spacious 3-4 bedroom semi detached
Entrance porch opening to inner hallway
Cottage style kitchen with Shaker units
Well appointed dining / family room
Cosy sitting room with wood burning stove
Bedroom 4/snug & separate shower room
3 double bedrooms and family bathroom
Extensive rear gardens with studio/office
Ample gated driveway parking to the front
Planning permission for garage & utility



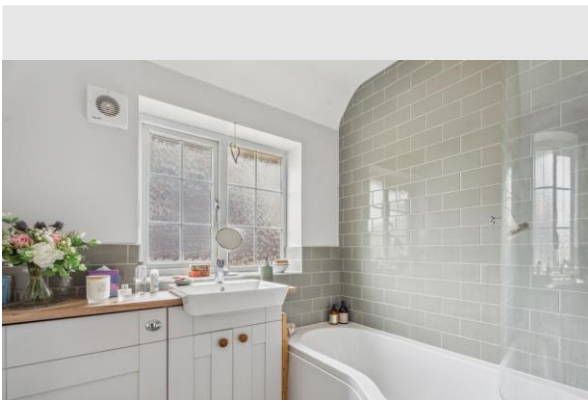
A delightful 3 / 4 bedroom semi detached home set between the villages of Oakley and Brill. The property has been extended by the current owner and has active planning permission to build a garage and utility as well as front entrance porch is so required. The property has a cottage style kitchen with shaker units and Belling range oven as well as integrated appliances. There double doors opening into the spacious dining / family room with door to garden whilst to the front aspect the sitting room has a wood / fuel



burning stove. From the dining room there is a further room which is currently being used as a bedroom with a separate shower room however this could be used as another reception / play room. On the first floor there are three double bedrooms and a family bathroom. Externally there is an extensive rear garden with studio / office which is fully insulated and has power and light. The gardens are a delight with extra land being bought to create a meadow land and small fruit orchard with a variety of apple, plum, cherry and pear trees. There are seating areas in the garden to enjoy the enviable vista. To the front of the house there is ample driveway parking for several cars and a motor home/caravan if needed.

KEY FEATURES

- An extended and spacious 3 / 4 bedroom semi detached family home
- Situated in a quiet semi rural location between Oakley and Brill
- Delightful and extensive gardens to the rear which are particularly private
- Ample driveway parking for several cars to the front with gated access
- Active planning permission for a garage and utility as well as a front porch
- Ideally located for anyone wishing to live in the heart of the countryside
- Please call Colombs on 01844 214421 to arrange a suitable time to view.



SITUATION

Oakley is situated approximately 7 miles from the traditional market of Thame and 10 miles from Oxford City with the pretty village of Brill being a short drive away with its iconic Windmill and an abundance of countryside walks over the hills. Oakley is a thriving village with a village hall and a well respected primary school. It also boasts a popular village pub as well as a recently opened shop offering a wide range of local produce as well as serving coffee. For commuters Haddenham & Thame Parkway Station is 6 miles away giving access to Marylebone in 36 minutes as well as Oxford and Birmingham. The M40 is easily accessible from Bicester which also benefits from the renowned Bicester Village.

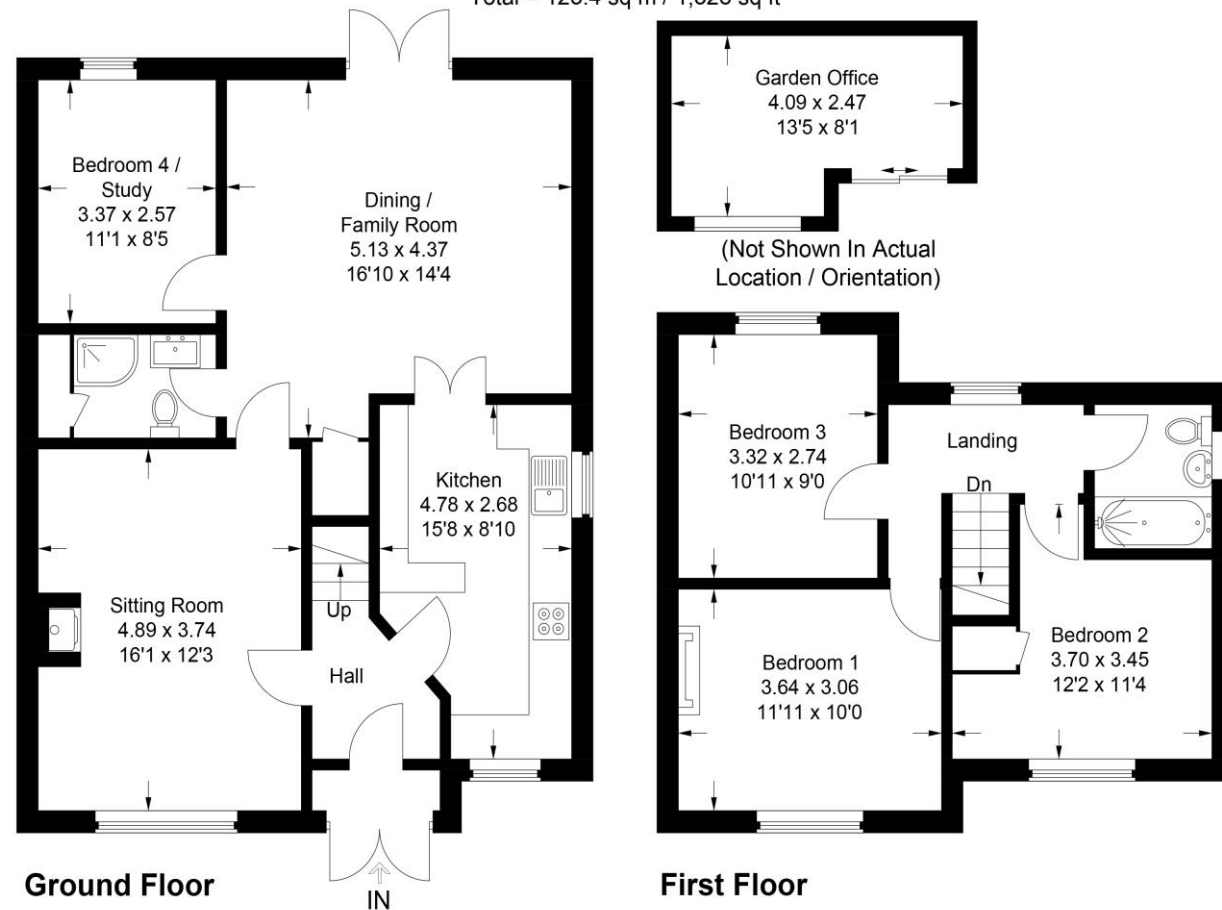
Local Authority – Buckinghamshire Council

Council Tax - C

EPC - D

41 Brill Road

Approximate Gross Internal Area
Ground Floor = 73.4 sq m / 790 sq ft
First Floor = 41.2 sq m / 443 sq ft
Garden Office = 8.8 sq m / 95 sq ft
Total = 123.4 sq m / 1,328 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.