

Oakley

37 Brill Road | Oakley | Bucks | HP18 9QN



Price £575,000

ACCOMMODATION

Spacious reception hallway & cloakroom
Sitting room with woodburning stove
Open plan kitchen/dining/family room
Two sets of double doors to rear garden
Main bedroom and two further bedrooms
Family bathroom on first floor
Potential to extend into roof space
Ample driveway parking to the front
Spacious rear garden & large patio area
Useful utility room with front aspect



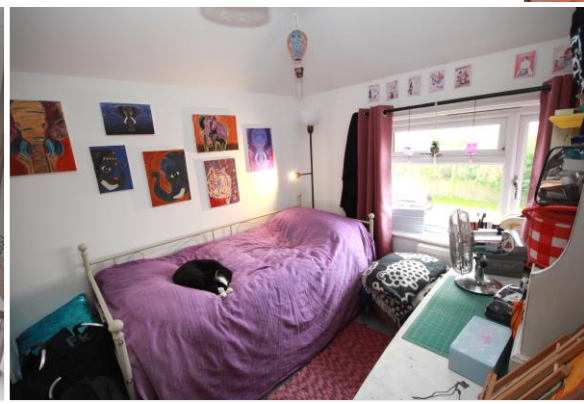
This spacious property has been extended to create a light and versatile open plan kitchen / dining / family room with two sets of double doors opening onto the patio area and garden as well as having velux windows and wooden flooring throughout the ground floor. There is a well appointed entrance hall with downstairs cloakroom and useful utility room as well as a sitting room with front aspect and fireplace housing a



woodburning stove. On the first floor the main bedroom has a picture window overlooking onto the family / dining area. There are two further bedrooms and a family bathroom with white suite. Externally the garden has an extensive gravelled area immediately to the rear with two out buildings and is an ideal entertaining space with gated access to the front. The remainder of the garden is laid to lawn and is particularly large as extra land has been acquired. There is a further outbuilding to the rear of the garden. To the front there is ample gated driveway parking for several vehicles.

KEY FEATURES

- Situated in a delightful semi rural location between Oakley and Brill
- Extended on the ground floor to the rear to create a spacious living area
- Ideally located with access to M40 from Junction 7 or Bicester
- Highly regarded Primary Schools in both Oakley and nearby Brill
- Potential to extend into the loft space subject to planning if so required
- Ample driveway parking for several vehicles
- Please call Colombs on 01844 214421 to arrange a suitable time to view



Oakley

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 - D

EPC - C

37 Brill Road

Approximate Gross Internal Area
Ground Floor = 71.0 sq m / 764 sq ft
First Floor = 41.6 sq m / 448 sq ft
Total = 112.6 sq m / 1,212 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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