



MANOR
OXFORD



A unique opportunity to obtain a substantial family home, consisting of close to 4000 sqft of total accommodation which includes a detached triple garage that offers a considerable amount of long-term potential. Brook Lodge is accessed via a quiet road which provides access onto the sweeping treelined driveway. The property is totally enclosed and private with its wrap-around mature trees.







Brook Lodge is an individual house on an impressive plot providing a substantial family home, with seven bedrooms, three bathrooms, and six reception rooms. Situated in a sought after Buckinghamshire village, the property currently needs a little updating and thus would allow the purchaser to put their own stamp on it.

The grounds are beautiful and wrap around the property. The detached triple garage which could be converted into annexed living accommodation, subject to planning permission, would be suitable for relatives or an Au-pair.

The spacious internal accommodation is spread over three floors. One enters the house through the large reception hall, with cloakroom and study off, and doors leading to all the principal rooms.

The kitchen/breakfast room has a good sized utility room off, which leads into a large dual aspect family room. The 24' drawing room, with 22' conservatory off, has a fireplace and overlooks the beautiful garden.



Upstairs on the first floor is the master bedroom, with ensuite, which spans the width of the house. Two further bathrooms and four further bedrooms are situated on this floor, with an additional two bedrooms on the second floor. Outside, the gardens are landscaped, being mainly laid to lawn with mature shrubs and trees and a beautiful vista.

Situation

Oakley is a pleasant village which is in the catchment area for the Aylesbury grammar schools and Wheatley Park Secondary School. The local primary school which has pre-school facilities is high on the National League Tables. Ashfold Independent Preparatory School is in the nearby hamlet of Dorton. Oakley is a friendly active village with many clubs and societies for all ages.

There is also a village inn, scout hut, and a picturesque parish church with a bell ringing group. There is a health centre, food shops, Post



Office and gastro pubs in the nearby village of Brill, five minutes' drive away. The market town of Thame is less than fifteen minutes' drive where a wider range of shops and facilities can be found.

Oxford, a city of academia and dreaming spires is approximately 10 miles away. Haddenham and Thame Parkway railway station, has frequent services to London Marylebone, (fastest train 34 minutes); as does Bicester, with its international Designer shopping area railway stations to Oxford and London.

The M40 is a short drive away giving access to London, Birmingham, and the northern networks.

Fixtures and Fittings

All fixtures, fittings, and furniture such as curtains, light fittings, etc excluded from the sale. Some may be available via separate negotiation.

Viewings

By strict appointment through selling agents, Manor Oxford.

Telephone: 01865 955500

Email: info@manoroxford.com



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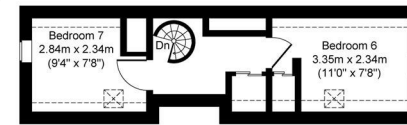
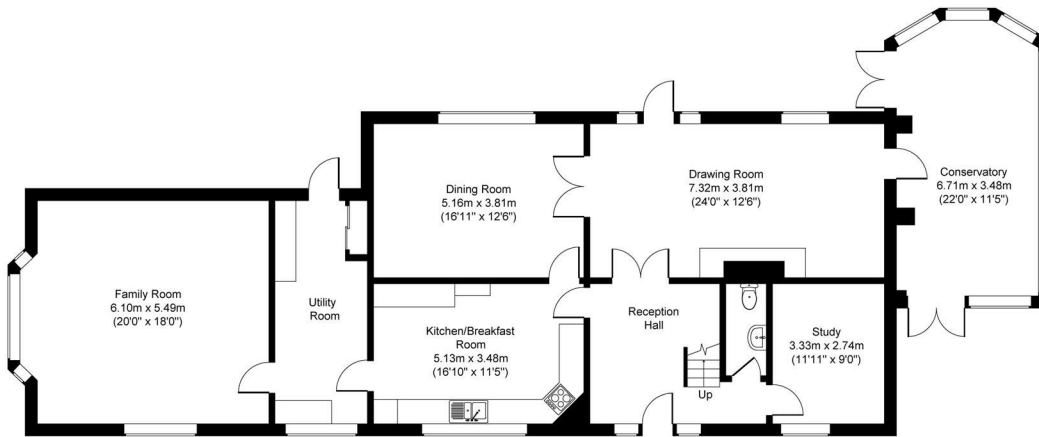
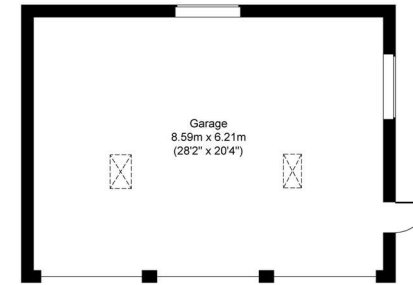
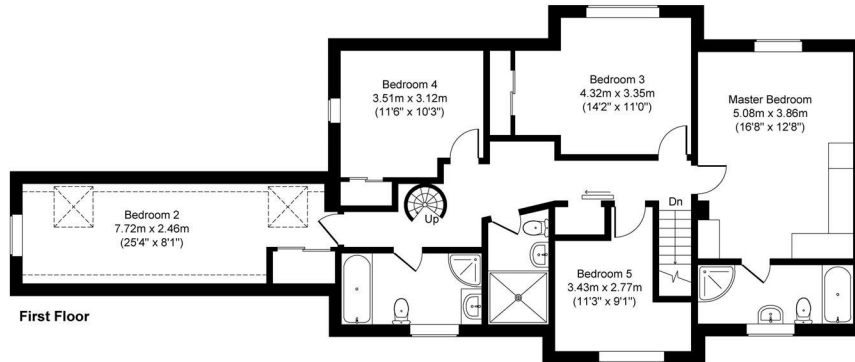
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Approximate Gross internal Area
 Ground Floor = 169.00 sq m / 1827 sq ft
 First Floor = 117.00 sq m / 1269 sq ft
 Second Floor = 26.00 sq m / 250 sq ft
 Garage = 59.00 sq m / 640 sq ft
 Total = 371.00 sq m / 3986 sq ft



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