



BRILL ROAD
OAKLEY BUCKINGHAMSHIRE

TIM RUSS
& COMPANY



BRILL ROAD OAKLEY BUCKINGHAMSHIRE HP18 9QY

Formerly an estate workers cottage this lovely family home has been transformed by the current owners.

GUIDE PRICE £499,950



The Property

This charming home is located on the outskirts of this highly regarded village just down the hill from Brill. A great walk on a summers evening to perhaps the Pheasant for a bite to eat. This pretty cottage has been transformed by the current owners and has so much to offer.

The entrance hall is of a good size and has ample space for shoes and coats, with the added benefit of a cloakroom. The first room is a wonderfully bright reception space stretching the entire width of the property. Currently a dining room and study area. The sitting room has an attractive open fire and French doors to the garden. Special note must be made of the kitchen a contemporary, Shaker style range of units complimented with wooden worktops, stylish shelving and integrated appliances. There is also a useful breakfast bar.

To the first floor are three good sized bedrooms, The principal of which enjoys stunning views over beautiful countryside and a recently fitted ensuite shower room. The second bedroom is a large double with the third having built in storage. The family bathroom is just lovely with a free standing bath and rain fall shower over. This concludes the internal accommodation

Outside

Externally, the rear garden is completely enclosed and predominantly laid to lawn. It features a patio terrace, garden shed and gated access leading around to the front. To the front, the property is sat back from the road and is accessed via a shared gravel driveway with just one other

property. There is parking for several vehicles and mature trees and shrubs line the entrance. The village centre can be accessed via a footpath in under 10 minutes.

Location

Oakley is a thriving Buckinghamshire village surrounded by open countryside. Within the village there is a primary school, church, public house, village hall and a garage.

Thame is approximately 6 miles away, Oxford City Centre approximately 10 miles, and both Bicester and Bicester village are 8 miles away. Schooling in the area is excellent in both the public and private sectors. Haddenham and Thame railway station is served by the Chiltern Line and provides a direct service to London Marylebone in approximately 35 minutes. Road and motorway links are within easy driving distance.

Post code for SatNav: HP18

Mortgage

Contact your local Tim Russ & Company office who can introduce you to their professional financial advisor.

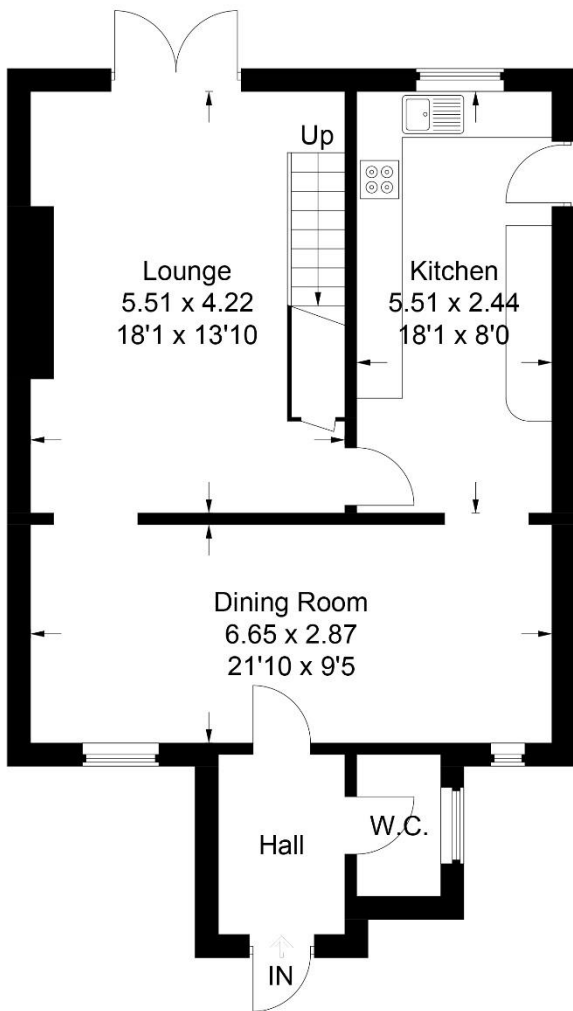
Additional Information

- **Council Tax Band - D**

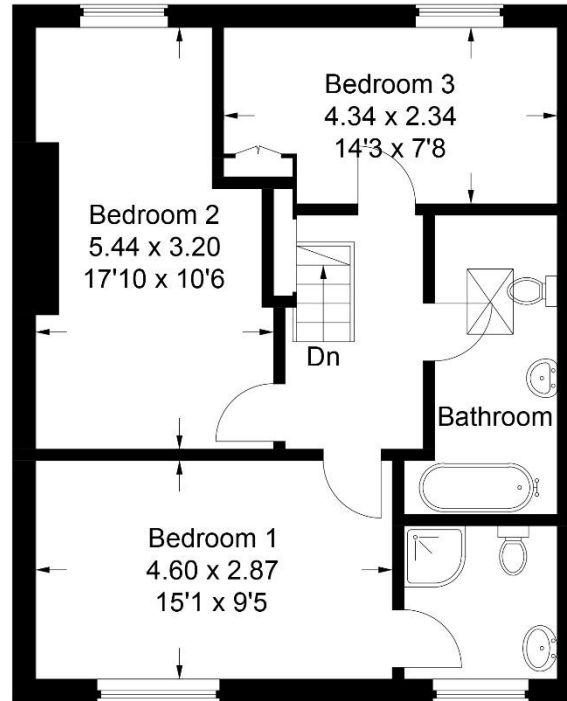
- **EPC Rating – D**
- **Services –** Mains electricity, water, drainage and oil fired central heating
- **Local Authority –** Buckinghamshire County Council
- **Tenure - FREEHOLD**

Ref: TH/3160





Ground Floor



First Floor

27A Brill Road

Approximate Gross Internal Area = 118.0 sq m / 1270 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
www.EPC4U.COM			

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