

17 LITTLE LONDON GREEN

BRILL ROAD, BUCKINGHAMSHIRE. HP18 9QL



HAMNETT
HAYWARD

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A mature four/five bedroom detached family home, enjoying substantial grounds and a delightful rural setting with outstanding views

Little London Green is a small enclave of homes wonderfully positioned off common land on the outskirts of this popular Buckinghamshire village. Located along a quiet 'no-through' lane, gated access opens to a generous plot extending to approximately 0.20 acres. With impressive accommodation extending to 1,600 sq.ft the property offers adaptable living and scope to further extend and re-design into a substantial dwelling. Whilst offering a quiet rural setting the property is just a short drive from the picturesque market town of Thame and offers excellent access to both Oxford & London. (36 minutes to London Marylebone from Haddenham & Thame parkway)

On entering the property an entrance hall offers access to the Sitting room and dining, with a further spacious inner hallway opening to three further bedrooms and the ground floor bathroom. Of particular note is the substantial sitting room extending to 18', this lovely reception is flooded with natural light and overlooks the rear garden. Further accommodation to the ground floor includes a formal dining room, opening to a kitchen/breakfast room. The kitchen itself is fitted with a range of oak fronted shaker style cupboard and drawer units with space for ample appliances. A large utility room is located off the kitchen with an external door leading to the garden.

On the first floor are two double bedrooms, the principle bedroom enjoying fabulous views over countryside. A family bathroom serves the two double bedrooms.

Externally, this wonderful home is approached via a quiet no-through lane with twin five bar gates opening to a generous area of off street parking to the front of a double garage. Stunning formal gardens extend to the side and rear with an overall plot extending to 0.20 acres. The rear garden is laid mainly to lawn with a number of mature flower and shrub borders. A secluded terrace is located to the rear of the property and the garden offers excellent privacy.

In our opinion this classic family home offers the most unique opportunity to acquire one of only a small selection of homes with Little London Green, enjoying wonderful gardens and providing scope to design your very own individual residence.

“ENJOYING A RURAL SETTING WITHIN THE HIGHLY SOUGHT AFTER LITTLE LONDON GREEN, A UNIQUE OPPORTUNITY TO ACQUIRE A FAMILY HOME ,AVAILABLE TO THE MARKET FOR THE FIRST TIME IN OVER 60 YEARS”



AT A GLANCE

- An individual detached family home located within the most picturesque private road
- Offering exceptional scope to further extend and re-design
- Substantial mature grounds with an attractive outlook, in total extending to 0.20 acres
- Ample off street parking and double garage
- Excellent connections to Oxford and London Marylebone (36 mins from Haddenham & Thame)



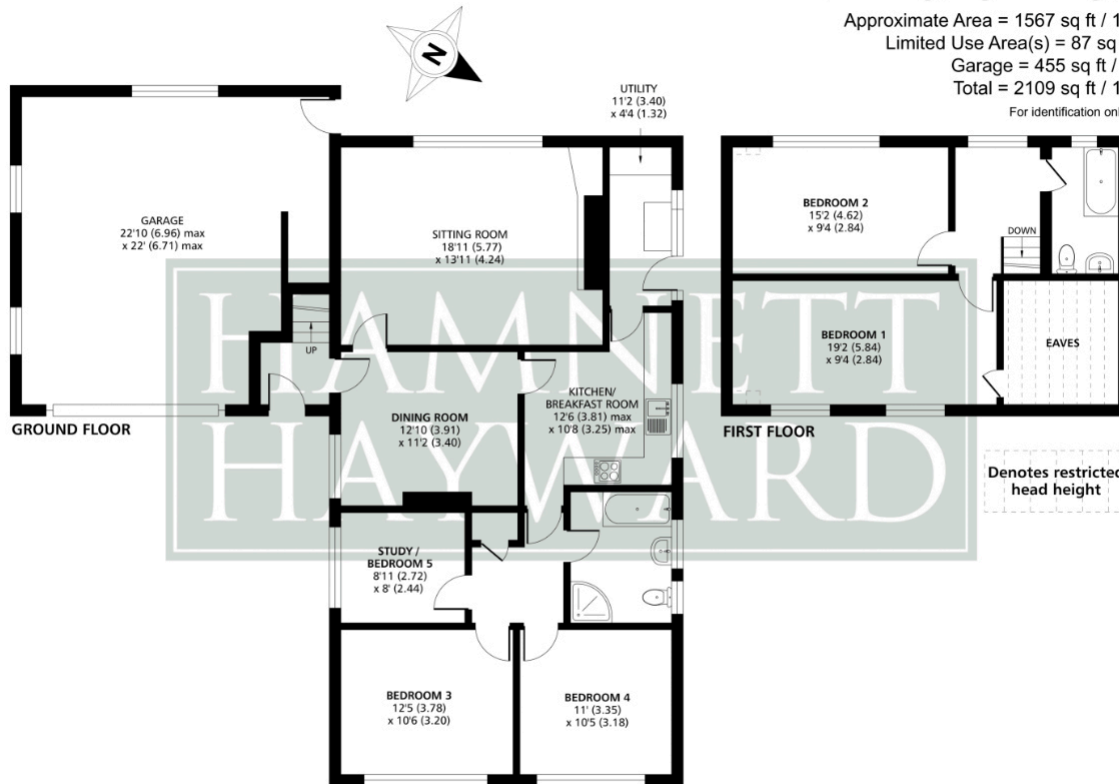
SUMMARY

- Entrance Hall
- Ground floor bathroom with separate shower
- Inner hallway
- 18' Sitting room with open fireplace
- Dining room
- Kitchen/breakfast room
- Utility room
- Study/bedroom five
- Two further ground floor double bedrooms
- Two double bedrooms to the first floor
- Bathroom
- A wonderful mature plot extending to 0.20 of an acre
- Gated private parking to the front
- Well established formal gardens to the side and rear
- Double garage
- Picturesque setting with views over adjoining countryside
- Potential to extend and re-design
- No onward chain
- Highly sought after village with excellent connections to Oxford & London
- Within catchment of the Aylesbury Grammar schools
- London Marylebone in just 36 minutes from Haddenham & Thame parkway

Little London Green, Oakley, Aylesbury, HP18

Approximate Area = 1567 sq ft / 145.5 sq m
 Limited Use Area(s) = 87 sq ft / 8 sq m
 Garage = 455 sq ft / 42.2 sq m
 Total = 2109 sq ft / 195.7 sq m

For identification only - Not to scale



LOCATION

OAKLEY is an attractive, rural north Buckinghamshire village located six miles north west of Thame. Various facilities exist within the village for day-to-day needs including a reputable primary school, stunning church and public house. Recreational features include the wonderful Bernwood Forest only 5 mins away for great walking. Little London Green itself is a very exclusive enclave positioned on the fringe of Oakley village, just a short drive from the picturesque, hilltop village of Brill offering an extensive range of amenities and the stunning common. Oakley village is ideally located for easy access to a number of excellent private schools including Ashfold School (7 mins drive) and a wide selection of renowned independent schools in Oxford. Oakley is also well placed and within catchment for the Aylesbury Grammar schools. For the commuter, excellent transport links exist making travel to London (Marylebone 37mins from Haddenham & Thame Parkway on Chiltern Railways) particularly convenient. The M40 (15 min drive to Jn 7) provides easy access to Heathrow and the M25. The area is known for having a good selection of excellent restaurants including The Nut Tree at Murcott and Raymond Blanc's Le Manoir Aux Quat' Saisons about 20 mins away. The beautiful city of Oxford (10 miles) provides a wealth of cultural activities and an excellent selection of restaurants and for shopping Bicester Village is just 8 miles away.

ADDITIONAL INFORMATION

Services: Mains water, drainage & electricity

Heating: Oil fired central heating to radiators

Energy Rating: Current E (50) Potential C (71)

Local Authority: Buckinghamshire County Council, Aylesbury area

Postcode: HP18 9QL

Council Tax Band: G



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2023. Produced for Hamnett Hayward Ltd. REF: 1064212



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