



Appletree Cottage, The Nap,  
Oakley  
HP18 9PW

Guide Price  
£725,000

**RB** REASTON BROWN

# A Four Bedroom Modern Family Home, With Three Reception Rooms, Driveway Parking For Several Vehicles. Large Garden with countryside views

**Appletree Cottage** is located in a peaceful lane at the heart of a Buckinghamshire Village. The entrance hall welcomes you with a tiled floor and wooden doors, with a study to the left and a dining room to the right. The living room, featuring sliding patio doors and a cosy log burner, creates a perfect space for family gatherings. The kitchen showcases stylish shaker-style cupboards in grey, Bosch integral appliances, and a wooden worktop. A large sliding patio door connects the kitchen to the beautiful garden, allowing you to enjoy the outdoor view. The utility room provides ample space for a washing machine and dryer, with a convenient back door leading to the garden. The property boasts four spacious double bedrooms, all equipped with fitted wardrobes. The master bedroom includes an ensuite bathroom, and one additional bedroom features an ensuite shower and also a large family bathroom decorated in a similar style. All bathrooms are meticulously tiled and built to a high standard. The garden surrounding Appletree Cottage is a wonderful addition to this family home, with its established trees and views of a small paddock. The property is heated by an air source heat pump and benefits from underfloor heating. It has an EPC rating of C and falls under Council Tax category F.

## Situation

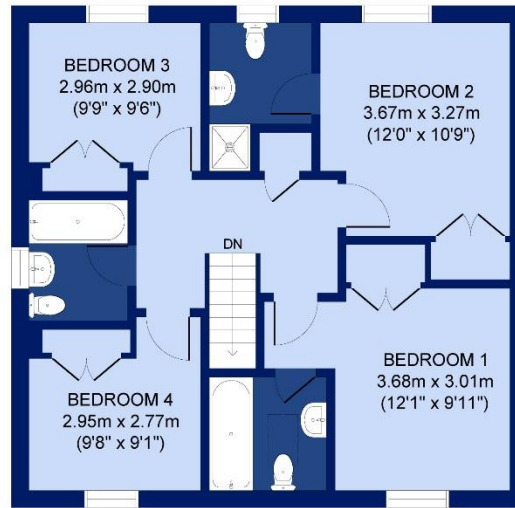
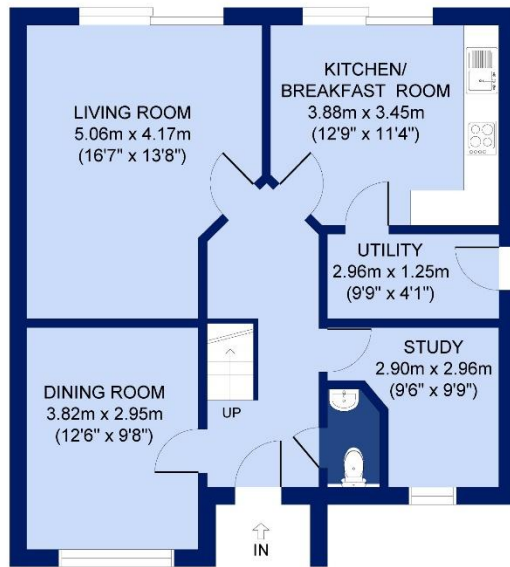
**Oakley** is a pleasant village which is in the catchment area for the Aylesbury grammar schools and Wheatley Park Secondary School. The local primary school which has pre-school facilities is high on the National League Tables. Ashfold Independent Preparatory School is in the nearby hamlet of Dorton. 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 twenty minutes' drive where a wider range of shops and facilities can be found. Oxford, 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.

*The property comprises the following with all dimensions being approximate only. Please note that Reaston Brown has not tested appliances or systems and no warranty as to condition or suitability is confirmed or implied.*

*Any prospective purchaser is advised to obtain verification from their surveyor or Solicitor.*







GROUND FLOOR

FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1449 SQ FT / 134 SQ M  
 APPLETREE COTTAGE, THE NAP, OAKLEY, HP18 9PW



All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.



*Viewing is Strictly by Appointment through Reaeton Brown*

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