



1 Pearce Courtyard,
Oakley,
HP18 9WY

Guide Price
£975,000

RB REASTON BROWN

An Exceptionally Well-Appointed Four Bedroom Family Home, Featuring Spacious Living Areas, Stunning Garden, Garage, Backing Onto Open Countryside Area. In An Excellent Village Location. In Excess Of 2400 Sq Ft.

Positioned in a sought-after courtyard setting, this beautifully presented four-bedroom home offers generous and versatile living space with high-specification finishes throughout, and direct access to countryside walks and a nature reserve.

Upon entering, a spacious hallway gives access to all principal rooms. To the left, a substantial living room which enjoys light and airy décor, a striking brick fireplace with flagstone hearth, and a wood-burning stove. A door connects directly to the kitchen for seamless flow.

The heart of the home is a stunning bespoke kitchen/dining room, fitted with granite worktops, a full range of Siemens integrated appliances including an induction hob, oven, microwave, dishwasher and fridge freezer. The ceramic-tiled floor benefits from underfloor heating, and bifold doors open to the patio and mature rear garden with open views. The adjoining dining area also opens out via French doors. A large utility/boot room complements the kitchen, featuring a sink, ample cupboard storage, space for both washing machine and tumble dryer, and convenient side access to the exterior. To the front, a generous study with bespoke storage and oak flooring offers an ideal home office or reading room. This floor is completed by a well-appointed cloakroom with WC and washbasin, finished in neutral tones.

Upstairs, a spacious landing with room for a desk leads to four well-proportioned bedrooms. The principal suite features bifold doors to a private balcony with far-reaching views, built-in wardrobes, and a luxurious en-suite shower room finished in marble-effect tiling. Bedroom two is front facing with bespoke wardrobes; bedrooms three and four enjoy views and flexible layout options. A stylish family bathroom completes the upper floor.

Externally, the south-west facing garden is thoughtfully landscaped with a large patio, lawn, mature planting, a greenhouse and shed. A gated area at the end leads to a peaceful nature reserve. The property also benefits from a large garage with electric supply.

EPC: B Council Tax : G Freehold Oil Heated Maintenance Charge: £37.50 PM

Situation

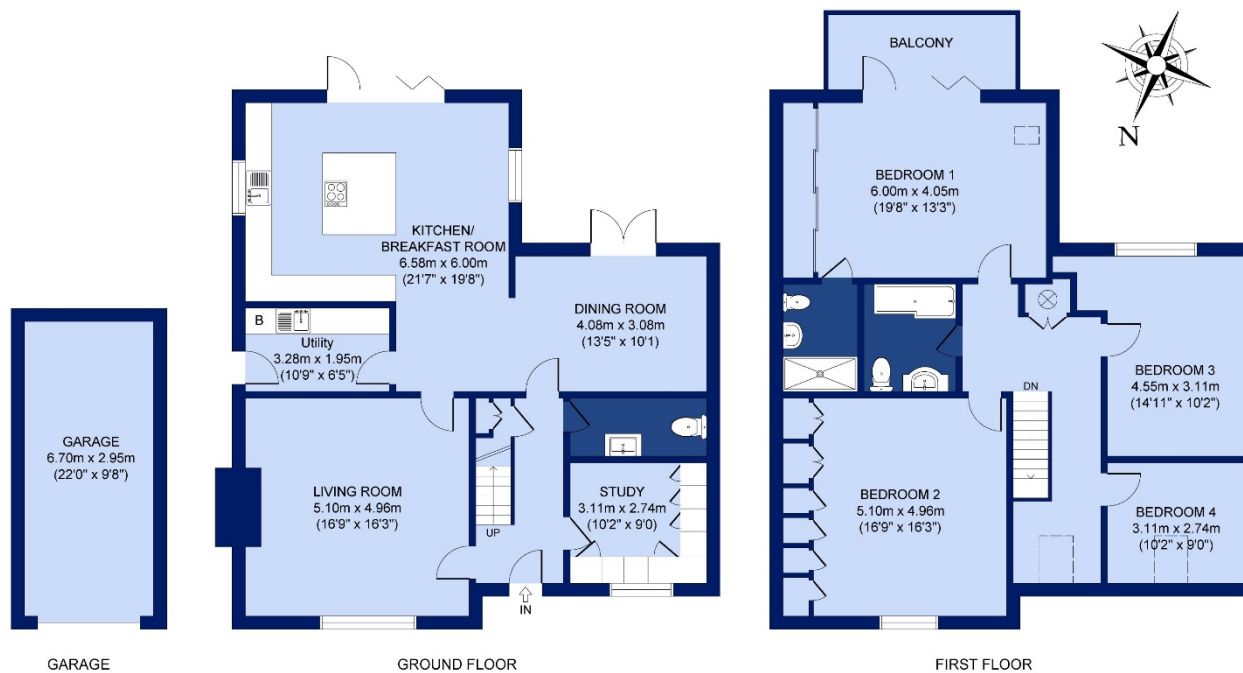
Oakley is a pleasant village which is in the catchment area for the Aylesbury grammar schools and Wheatley Park Secondary School. The local primary school which has pre-school facilities is high on the National League Tables. Ashfold Independent Preparatory School is in the nearby hamlet of Dorton. Oakley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







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.

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