



10 Medow Close  
Oakley, Buckinghamshire  
HP18 9QE

Guide Price  
£685,000

**RB** REASTON BROWN



## Well Maintained Four Bedroom Detached Family Home Set In A Generous Corner Plot With Mature Gardens, Open Views Over The Recreation Ground, And Easy Access To Village Amenities

10 Meadow Close A well-presented four-bedroom detached family home in the heart of Oakley, offering generous accommodation and a good sized garden with open views across the village recreation ground situated in a quiet cul-de-sac close to the village, local coffee shop, pub, and primary school. The entrance hall includes a useful cloakroom with WC, tiled floor, and stylish sink. To the left, the cosy sitting room features a stone fireplace with Jet master fire, fitted cupboards, and front-facing windows that creates a warm and inviting atmosphere. The adjoining dining room offers ample space for a large table and enjoys direct access to the rear garden through sliding patio doors. The kitchen has been recently refurbished to a high standard and fitted by a local joinery company. Finished in a chic sage green with wooden worktops, it includes integrated Bosch appliances—oven, hob, microwave, fridge-freezer, and dishwasher—and overlooks the rear garden. The adjoining utility room provides additional storage, a sink, space for a freezer, and access to the garden. The former garage has been converted into a versatile room currently used as a music and beauty studio, with its own separate external door. This space could easily be reinstated as a garage if desired. Upstairs, the master bedroom includes fitted wardrobes and an en-suite shower room refitted within the last ten years. There are three further bedrooms—two generous doubles and one smaller room currently used as a study—all served by a modern family bathroom with travertine flooring and a white suite. The gardens are a standout feature of this property. Extending to three sides, they are mainly laid to lawn and bordered by mature trees and established planting, offering excellent privacy and seasonal colour. A spacious patio area provides the perfect space for outdoor entertaining, while a further seating area catches the evening sun. The plot enjoys an open outlook to the rear over the adjoining recreation ground, giving a sense of space and greenery rarely found in such a central village location. The property also benefits from driveway parking for several cars. Council Tax Band: F. EPC: G. Tenure: Freehold.

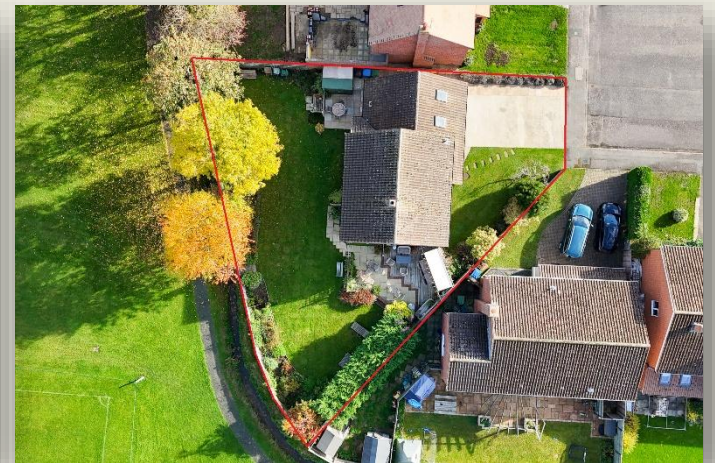
### Situation

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 includes pre-school facilities, ranks highly in the National League Tables. Ashfold Independent Preparatory School is in the nearby hamlet of Dorton. Oakley is a friendly and active village with many clubs and societies for all ages. It now benefits from a village shop, adding to its sense of community and convenience. There is also a village inn, scout hut, and a picturesque parish church with a bell-ringing group. Additional amenities such as a health centre, food shops, Post Office, and gastro pubs can be found in the nearby village of Brill, just a five-minute drive away. The market town of Thame is less than twenty minutes by car and offers a wider range of shops and facilities. Oxford, the city of academia and dreaming spires, is approximately ten miles away. Haddenham and Thame Parkway railway station provides frequent services to London Marylebone (fastest train 34 minutes), as does Bicester, which also offers an international designer shopping area and rail links to Oxford and London. The M40 is a short drive away, giving access to London, Birmingham, and the northern networks.

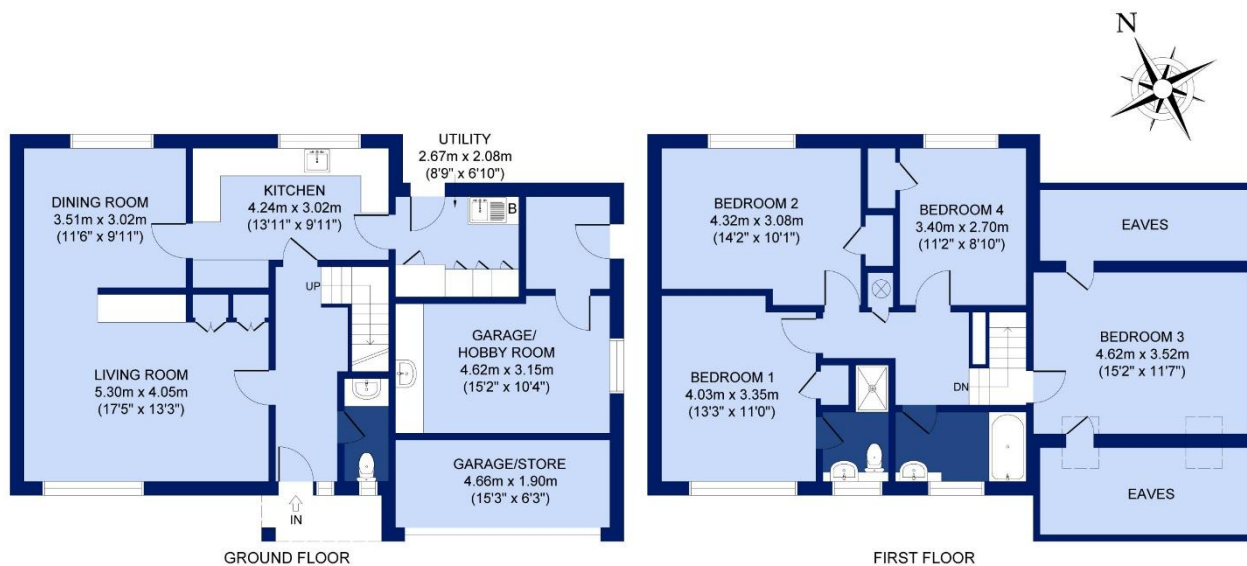
*The property comprises the following with all dimensions being approximate only. Please note that Reaston Brown has not tested appliances or systems and no warranty as to condition or suitability is confirmed or implied. Any prospective purchaser is advised to obtain verification from their surveyor 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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