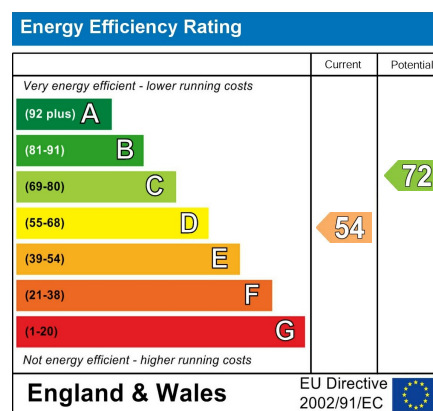


Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Robinson Sherston



**Guide Price**  
**£1,495,000**

**Nuffield Lane**

A beautiful detached family home on the edge of the exclusive Oakley Court Development, offering picturesque views of the surrounding countryside.

- Detached house
- Exceptional rural views
- 4 Bedrooms
- 3 Bathrooms
- Planning permission for new detached garage and ancillary accommodation
- Located on the exclusive Oakley Court development
- Bespoke handcrafted kitchen and utility
- Stunning primary bedroom suite

Detached 4-bedroom family home with stunning views.

- Wallingford 3 miles
- Henley on Thames 9 miles
- Reading 14 miles
- Oxford 15 miles
- London 46 miles
- Heathrow 32 miles





## Prospect House

Prospect House is a beautiful detached family home on the edge of the Oakley Court development. Nestled within the Chilterns 'Area of Outstanding Natural Beauty', the property benefits from stunning views across the surrounding countryside.

An attractive oak-framed porch opens into a generous entrance hallway that extends from the front to the rear of the property, creating an immediate sense of space and light. From here, you are led into the bespoke, handcrafted kitchen, beautifully appointed with Silestone worktops, a gas Rangemaster oven, integrated dishwasher, traditional Belfast sink, and useful pantry cupboard. The sunroom is separated from the kitchen via bi-fold doors and provides direct access onto the patio.



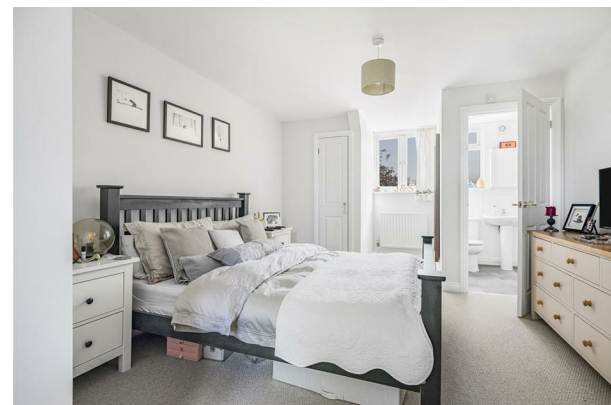
The ground floor also includes a formal dining room, a versatile snug or study, and an additional sitting room—offering ample space for both relaxation and entertaining. The utility room features bespoke fitted cabinetry and has been thoughtfully designed to double as a boot room, making it the perfect space to return to after a countryside walk

Upstairs, there are four well-proportioned bedrooms, two of which benefit from en suite facilities. The principal suite has been beautifully finished with handcrafted wardrobes and a bespoke dressing table, while the luxurious en suite features underfloor heating and high-quality finishes throughout. Bedroom two also enjoys its own en suite shower room. The remaining two bedrooms are served by a contemporary family bathroom. All bedrooms enjoy delightful views over the surrounding countryside.



## Outside

To the front, the property features an enclosed lawned garden, private driveway, and a gated side drive leading to a hardstanding area which has approved planning for a detached garage and ancillary accommodation (See planning - P25/S0809/HH). The rear garden is a generous lawned space with a patio terrace, along with a timber garden room—ideal as a home office, studio, or gym.



## Location

Oakley Court is a unique collection of properties converted and built on the site of an old school, surrounding a beautiful and extensive flower meadow, giving residents shared ownership of this superb space to enjoy, right on the doorstep. There is also a further option for residents to have an allotment on land immediately abutting the main development. Nestled in this tranquil spot at the foot of The Chiltern Hills, the location has direct access to wonderful walks and riding on the myriad of footpaths and bridleways close by and also some fine pubs and eateries to walk to, including The Nettlebed Creamery and the King William IV pub, itself a firm favourite for walkers and riders with its magnificent view

The larger centres of Reading and Oxford are easily accessible by road and there are stations for London Connections at nearby Cholsey and Goring. There are boating and marina facilities on the Thames at nearby Wallingford and Benson Lock. Also nearby are some excellent local and private schools, including The Oratory, Shiplake College, Moulsoford and Cranford House.

## Services

Mains services: Electricity and water. LPG Central Heating. Private drainage. Oakley Court Resident Association annual fee circa £1800 p.a. Council Tax: South Oxfordshire District Council. Tax Band F. EPC Rating: E.

## Directions

Postcode: OX10 6QJ What3Words : ///sometime.marathon.albatross

## Viewings

Viewing by prior appointment with Robinson Sherston Henley office.

Tel: 01491 411911

Email: [henley@robinsonsherston.co.uk](mailto:henley@robinsonsherston.co.uk)

### Sales Disclaimer

*IMPORTANT NOTICE: Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or that any services, appliances, equipment, or facilities are in good working order. Measurements and distances referred to are given as a guide only whilst descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers must satisfy themselves by inspection or otherwise on such matters prior to purchase.*

