



5 Meadow Close,
Oakley, Buckinghamshire,
HP18 9QP

Guide Price £725,000

RB REASTON BROWN

A Beautifully Presented Five Bedroom Family Home With Spacious Living Accommodation, Landscaped Gardens, Solar Panels And Direct Access To Oakley Playing Fields In A Quiet Village Setting. No Onward Chain.

Upon entering the property, a spacious hallway provides access to the principal ground floor accommodation. Positioned to the front of the house is a stylish Mobalpa fitted kitchen, thoughtfully designed with an extensive range of wall and base units, a practical larder and a generous quartz breakfast bar, creating an ideal space for informal dining and entertaining. Further features include a double oven and an instant hot water tap. The accommodation flows naturally through to a spacious sitting room, enjoying delightful views over the rear garden. A log-burning stove provides an attractive focal point, whilst wide sliding doors open directly onto the patio, creating a seamless connection between the house and garden. The adjoining dining room complements the sitting room beautifully, providing a versatile and sociable space, perfectly suited to both everyday family living and entertaining. Completing the ground floor is a conveniently positioned cloakroom and a useful built-in shoe storage cupboard, whilst the hallway also provides internal access to the integral garage. Upstairs, the principal bedroom is a particularly lovely room, benefiting from fitted wardrobes and a contemporary en-suite shower room with a generous double rainfall shower. There are three further well-proportioned double bedrooms, together with a fifth bedroom, currently arranged as a home office. These are served by the family bathroom. Outside, the property enjoys a beautifully established and landscaped rear garden, thoughtfully arranged with an extensive lawn, mature planting raised beds and a generous patio, ideal for outdoor dining and relaxation. A particularly appealing feature is the gate providing direct access onto Oakley playing fields beyond. To the front, a generous driveway provides off-road parking and access to the integral garage, which also benefits from plumbing for a washing machine. Overall, this is a beautifully presented and versatile family home, combining spacious accommodation with an attractive garden and a delightful village setting. New solar panels installed in Nov 2025 and new boiler installed in July 2023 Current EPC doesn't reflect this. No Onward chain.

Oil Central Heating Council Tax F EPC D

Situation

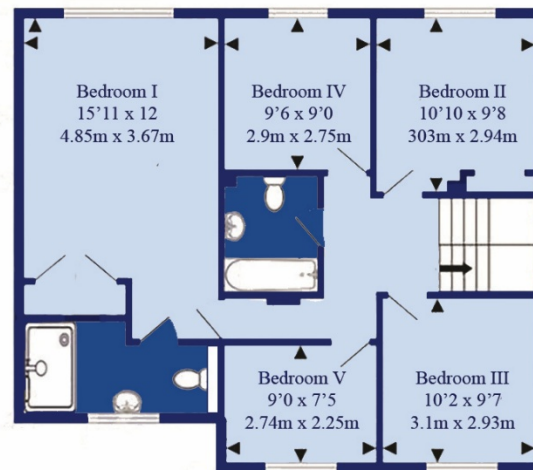
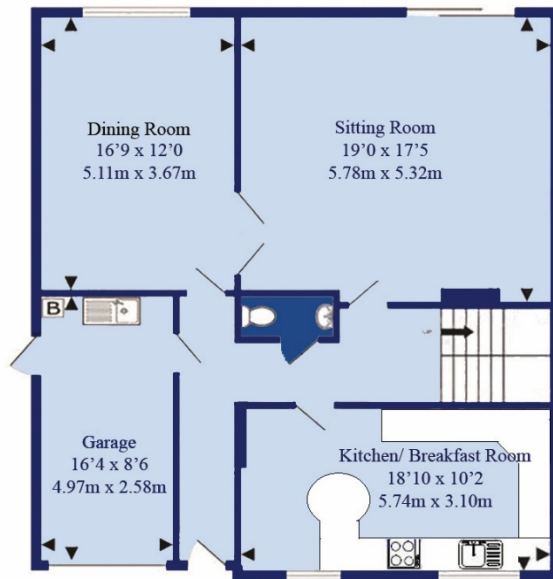
Oakley is a pleasant village which is in the catchment area for the Aylesbury grammar schools and Wheatley Park Secondary School. The local primary school which has pre-school facilities is high on the National League Tables. Ashfold Independent Preparatory School is in the nearby hamlet of Dorton. Oakley is a friendly active village with many clubs and societies for all ages. There is also a village inn, Village shop, café, 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.







Approx. Gross Internal Floor Area 1837 Sq Ft / 171 Sq M
5 Meadow Close, Oakley, Buckinghamshire, HP18 9QP

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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Viewing is Strictly by Appointment through Reaston Brown

If an offer is accepted, we are legally required to carry out Anti-Money Laundering (AML) checks on the applicant. A fee of £75 + VAT is charged to cover the cost of this check.

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