

FOR SALE



Oxford Road, Oakley
Offers In Excess Of £350,000


MARTIN&CO



Oxford Road, Oakley

2 Bedrooms, 1 Bathroom

Key Notes:

- Extensive Eaves Storage
- Separate Storage Shed
- Stunning Landscaped Cottage Gardens
- Popular Buckinghamshire Village Location
- Council Tax Band: C
- Outer Building with Sauna, Shower and WC
- Off Road Parking
- No Onward Chain
- Grade II Listed Character Cottage
- Tenure: Freehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

A truly enchanting Grade II listed cottage, beautifully blending period charm with bespoke interiors, offering two bedrooms, stunning landscaped gardens, sauna suite and an abundance of character throughout.

Martin & Co are delighted to present this one-of-a-kind character cottage situated in the heart of the picturesque Buckinghamshire village of Oakley. Lovingly restored and thoughtfully enhanced by the current owners, the property offers a rare opportunity to acquire a home full of individuality, where every room has been carefully designed to create a warm and inviting atmosphere.

Entering the property, you are welcomed into a delightful sitting room centred around an attractive inglenook fireplace with a wood-burning stove, creating the perfect space to relax. Exposed character features, bespoke décor and cottage-style finishes combine to produce a home that feels both cosy and elegant.

To the rear of the property is a beautifully appointed country-style kitchen fitted with bespoke cabinetry, solid work surfaces, a Belfast sink and integrated appliances. The adjoining dining room enjoys wonderful views over the garden and French doors opening directly onto the entertaining terrace, creating a seamless connection between inside and out.

The first floor hosts a generous principal bedroom together with a bathroom featuring a freestanding roll-top bath, separate walk-in shower, sink basin and toilet.

A staircase rises to the second floor where a charming second bedroom enjoys useful eaves storage and provides an ideal guest room, home office or creative studio.

Outside is where this property truly comes into its own. The beautifully landscaped rear garden has been thoughtfully designed with composite decking, mature planting, colourful borders and several seating areas, making it a superb space for entertaining or simply enjoying the peaceful surroundings.

An impressive outbuilding provides a dedicated sauna room with adjoining WC, offering the perfect wellness retreat, while a second detached building provides additional storage. The enclosed front garden and gravel driveway provide off-road parking and further enhance the property's outstanding kerb appeal.



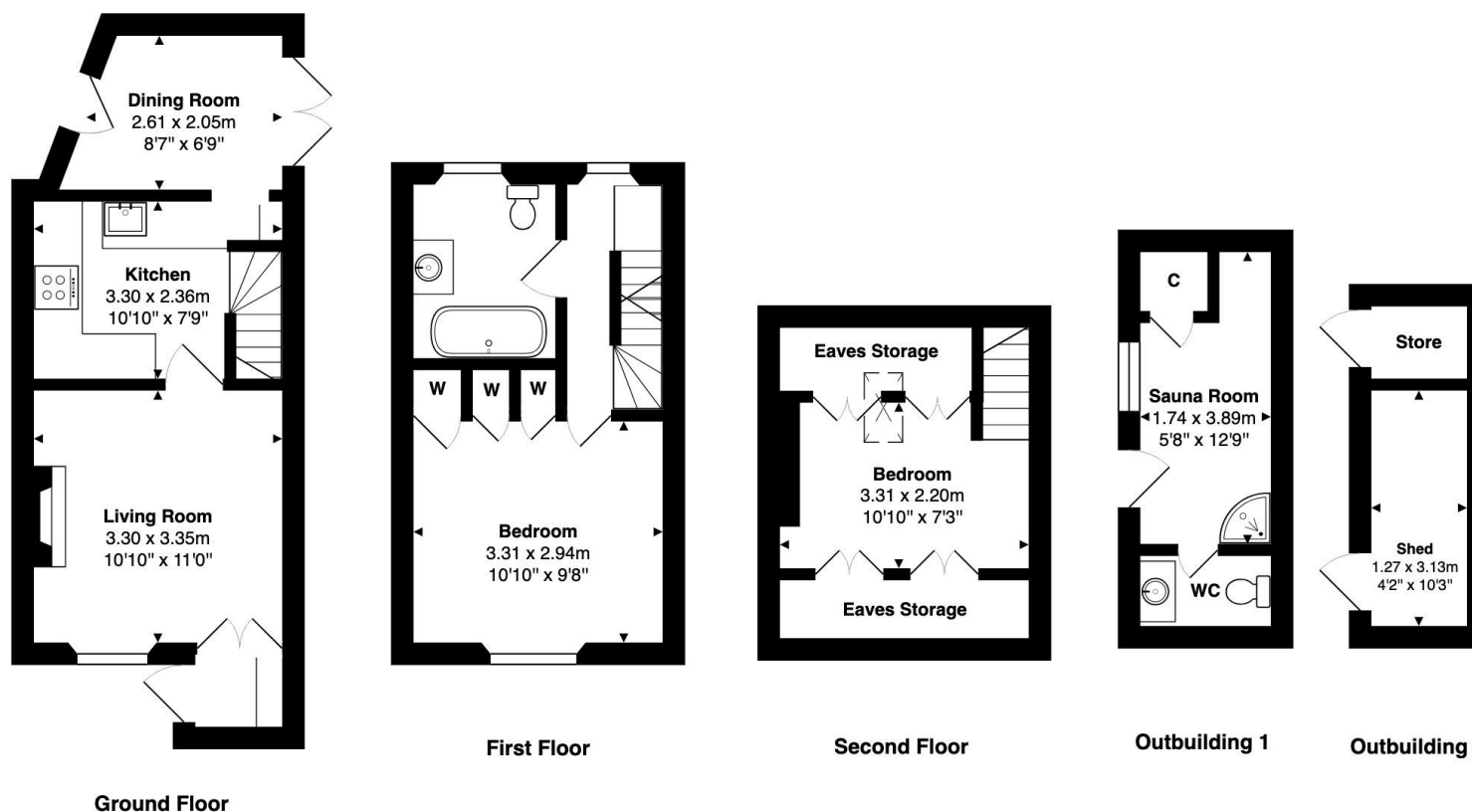


About the Area:

Oakley is a highly regarded Buckinghamshire village offering a welcoming community, village shop, public house, playing fields and primary school, whilst remaining conveniently positioned for access to Oxford, Thame, Bicester and Aylesbury. Excellent road links include the M40 and A41, while Haddenham & Thame Parkway offers direct rail services to London Marylebone.







Approximate Gross Internal Area

Main House 54.5 m² / 587 ft² (excluding eaves storage)

Outbuilding 1 8.5 m² / 92 ft²

Outbuilding 2 5.3 m² / 57 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement.

This plan is for illustrative purpose only and should be used as such.

Drawn by E8 Property Services. www.e8ps.co.uk



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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.