



21B Manor Road  
Oakley, Buckinghamshire  
HP18 9QD

Guide Price £685,000

**RB** REASTON BROWN

# A Beautifully Presented Four Bedroom Modern Detached Family Home, With Two Reception Rooms, Driveway, Parking For Several Vehicles, Garden Looking Over Rural Views. No Chain

This beautifully presented modern home, constructed in 2019, offers well-balanced accommodation throughout, combining contemporary finishes with a bright and welcoming atmosphere.

Upon entering, a light and airy hallway provides access to the principal living areas. The kitchen/dining room is fitted in a stylish grey finish, offering a range of integrated appliances including an electric cooker, hob, dishwasher and fridge freezer. A bay window to the front enhances the sense of space, while a central island provides additional storage and informal seating. A separate utility room offers further appliance space and practicality.

The sitting room is a particularly well-proportioned dual-aspect space, featuring French doors opening onto the garden, a log burner and two further windows, allowing for excellent natural light. A useful under-stairs cupboard and a cloakroom complete the ground floor.

Upstairs, the property offers four well-appointed bedrooms. The principal bedroom benefits from fitted wardrobes, a Juliet balcony enjoying open views, and a modern en-suite shower room. Two further double bedrooms also include fitted storage, while the fourth bedroom is currently arranged as a study. The family bathroom is fitted with a bath and large separate shower, WC and wash basin.

Externally, the garden has been thoughtfully landscaped to create a highly usable and inviting outdoor space, enjoying a favourable aspect and excellent natural light throughout the day. A combination of patio and lawn provides ideal areas for both entertaining and relaxation, while the garden room, complete with power and heating, offers a versatile space suited to a home office, studio or gym. Further benefits include a store room, log store and wide driveway with parking for several vehicles. Offered to the market with no onward chain. EPC Rating C. Council Tax Band F. 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 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 community owned village inn, scout hut, village hall and playing fields with a community owned café and shop. 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.*



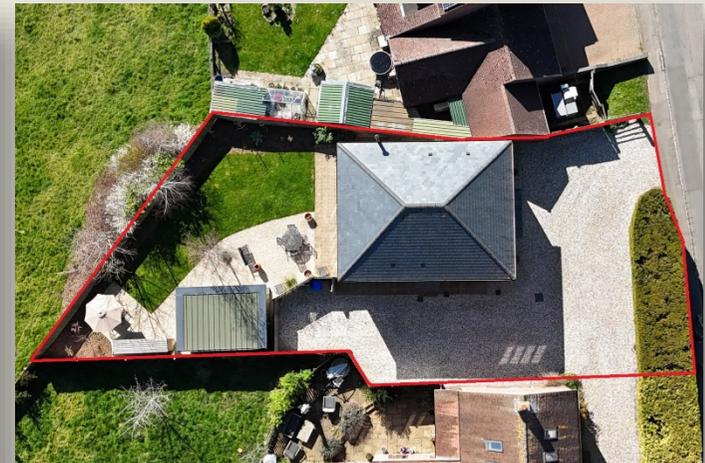




Approx. Gross Internal Floor Area 1554 Sq Ft / 144.38 SQ M inc Outbuilding

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All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.



*Viewing is Strictly by Appointment through Reaston Brown*

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