



bonners & babingtons

Bicester Road  
Oakley

# Bicester Road Oakley HP18 9QF

**Offers in Excess Of: £400,000**

A well presented 2/3 bedroom semi detached dormer bungalow, discretely set back from the road within in this popular village. Offering flexible living with stunning views over surrounding farmland, 2 reception rooms, 2 bathrooms, a garage, large driveway and is offered for sale with no upper chain.

The property consists of: side entrance into a utility room with built in storage, sink and space for white goods. On the ground floor there are two good size reception rooms, one to the front of the property with a feature fireplace and the other with French doors opening into the garden. There is also a downstairs bedroom with ensuite shower facilities.

The well appointed modern dual aspect kitchen has ample eye and waist level storage units, a seating area and plumbing for dishwasher. All white goods including, Bosch fridge/freezer, washing machine and double oven are included in the sale.

The upstairs landing takes you to the master bedroom which overlooks the garden and makes the most of the countryside views available, there are built in wardrobes and a luxury ensuite with pea shaped bath and overhead shower. Should you require a third bedroom, one of the existing reception rooms could easily be modified.

## Outside

The enclosed rear garden is laid mainly to lawn with a sociable patio area, one garden shed and another useful out building along with a garage that has remote control opening, power and lights. To the front of the property is a pretty garden and ample off road parking.

Other notable features include: New double glazed windows and doors, boarded loft with lights and oil central heating.





## Location

Oakley is a popular village with a variety of local amenities and surrounded by beautiful countryside. It benefits from a primary school, a church, a pub, a village hall with playing fields and a garage. Magnolia Park Golf and Country Club is a short drive away.

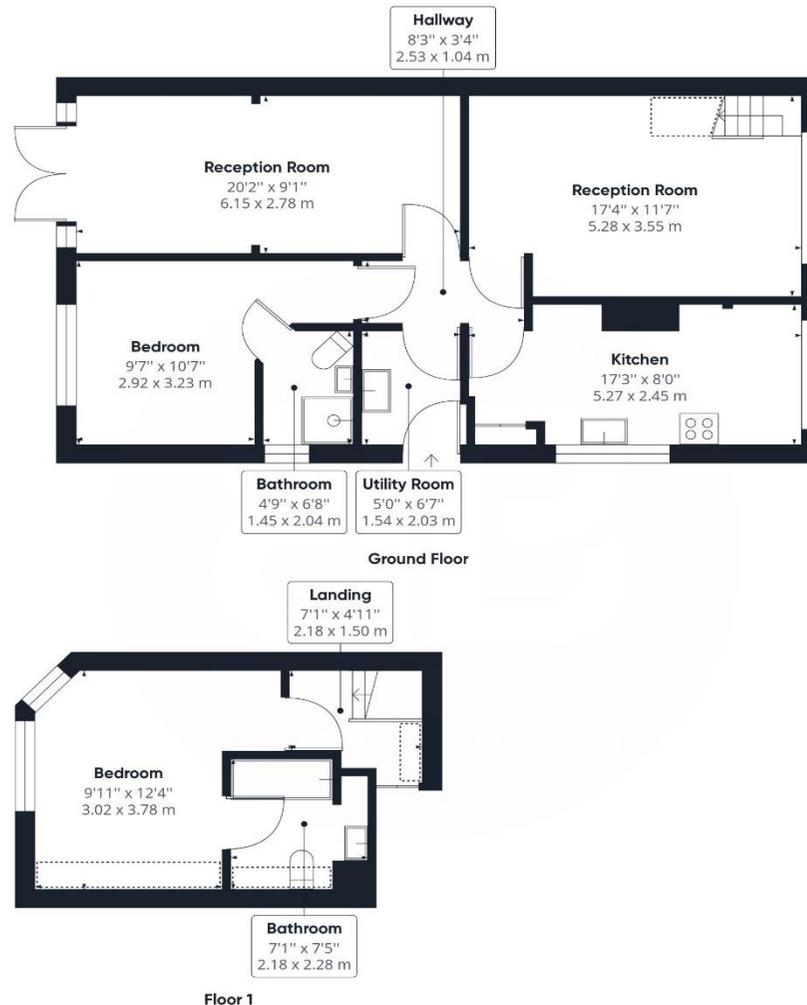
For a wider selection of amenities, the historic market town of Thame is about 5 miles away in South Oxfordshire. It has a good range of sporting facilities, pubs, cafés and restaurants and high street stores.

Schooling in the area is excellent in both the public and private sectors and it is of particular note that Buckinghamshire has retained its selective Grammar school system.

Further and more comprehensive facilities can be found in Oxford and Bicester, both about 6 miles away, and in Aylesbury, about 9 miles away.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95-100)	A		
(85-94)	B		
(65-84)	C		
(45-64)	D	63	78
(35-44)	E		
(25-34)	F		
(1-24)	G		
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			



**Approximate total area<sup>(1)</sup>**

955.75 ft<sup>2</sup>  
88.79 m<sup>2</sup>

**Reduced headroom**

36.88 ft<sup>2</sup>  
3.43 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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**Disclaimer**

We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170

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