



bonners & babingtons

Brill Road  
Oakley



# Brill Road Oakley HP18 9QN

Offers in Excess of: £400,000

A 3 bedroom property ripe for renovation and extension with a potential building plot ( SSTC ). Situated within this popular village and just 5 miles from the market town of Thame, boasting lovely countryside views. OFFERED CHAIN FREE

The property consists of: entrance hallway with space for coats and shoes. There is a dual aspect reception room with fireplace and French doors to the patio and garden.

The kitchen has ample eye and waist level storage, plumbing for white goods, new splash back tiles, and with a bit of a spruce up may not need to be replaced. From the kitchen there is a useful room that could become a utility or breakfast room.

The family bathroom is on the ground floor, but as the property offers potential to extend as other neighbours have already done, then this could be moved upstairs.

Upstairs there are three double bedrooms, with the dual aspect master bedroom boasting beautiful countryside views.

Outside there is ample parking to the front of the property along with a large side plot which could subject to planning become another dwelling. Directly behind the property is an enclosed rear garden laid to lawn with a small patio.

Other notable features include double glazing 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.



Haddenham and Thame railway station served by the Chiltern Line provides a direct service to London Marylebone in approximately 35 minutes. Road and motorway links are within easy driving distance.

EPC: F  
Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E		
21-38	F	31 F	
1-20	G		



#### 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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