



banners & babingtons

College Crescent
Oakley

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HP18 9QZ

Offers in Excess of: £475,000

A lovely 4 bedroom family home, previously extended to create wonderful semi open plan living, and is situated in a quiet road backing on to open fields, offering beautiful scenery and views.

On entering the property the main reception room is located to the left and situated at the front of the house, with large windows that make the room bright and airy and boasts lovely Parquet wooden floor. The hallway has stairs to the first floor, handy cloakroom and understairs storage cupboard and leads to the previously extended kitchen/diner. The room is the heart of the home, with ample waist height storage cupboards, integrated dishwasher, Belfast sink and stunning white quartz surfaces that contrast fantastically with the slate flooring. There is space for an American fridge/freezer and electric Range cooker and a large island perfect for socialising and cooking together. There is generous room for a dining table and sliding doors out to the conservatory, which is currently being used as a playroom. This room has access to the separate utility room, with plumbing for white goods and storage, and integral door to the garage. There are further sliding doors to the rear garden from the conservatory.

There are four bedrooms upstairs, three of which are serviced by the modern and fresh family bathroom with bath and overhead rainfall shower, heated towel rail and vanity cupboard. The master bedroom has stunning views across the fields and open countryside beyond and recently fitted ensuite shower facilities, with rainfall shower, vanity and heated towel rail. There are also useful storage/linen cupboards on the landing.

Outside; The stunning views of the Buckinghamshire landscape that flow from the bottom of this sunny garden are a rare find, adding a sense of rural tranquility. Sometimes with some black and white or woolly four-legged neighbours. The garden is laid mainly to lawn, has two handy storage sheds, pretty, raised flower beds, an apple tree producing fine Bramley's and a patio area with space for seating and socialising. There is ample driveway parking for several vehicles and additional graveled parking to the front of the property.





Other notable features; Recently fitted double glazed windows and doors throughout, Calor gas central heating and access to the boarded loft with ladder and lights.

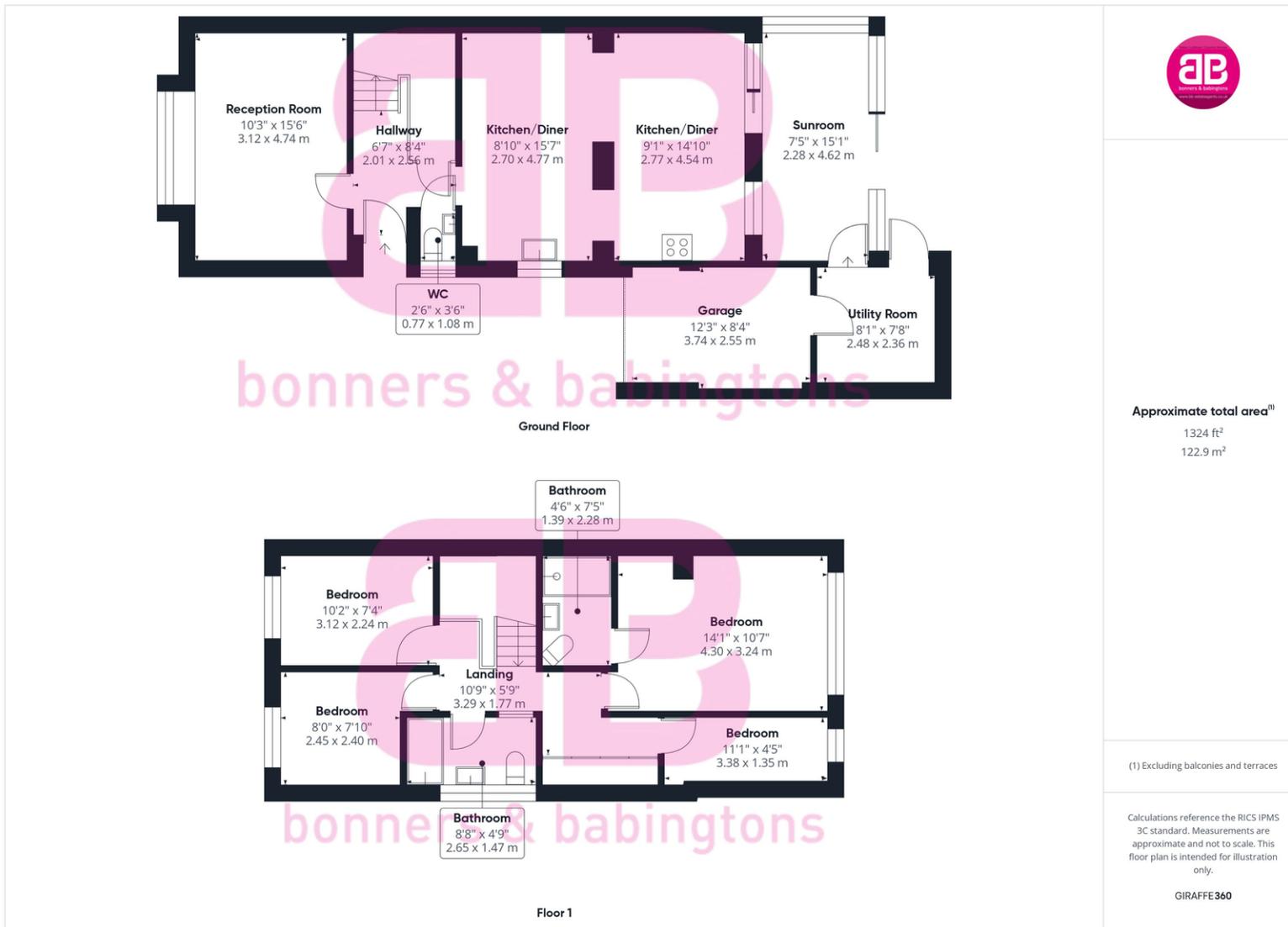
Oakley is a popular village with a variety of local amenities and surrounded by beautiful countryside. It benefits from a primary school, Oakley Village Stores, a church, a pub, a village hall with playing fields, and a garage. Studley Wood golf club, just outside Horton cum Studley is a short drive 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

EPC to follow



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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

19 Station Road, Chinnor, Oxfordshire, OX39 4PU

01844 354554

chinnor@bb-estateagents.co.uk

