



15 Brill Road,  
Oakley, Buckinghamshire,  
HP18 9QH

£1800 PCM

**RB** REASTON BROWN



## **A Spacious Detached Four Bedroom Family Home With Stunning Views Over Open Countryside To The Rear, Situated In A Quiet Village Location With Easy Access To Thame, Bicester And Oxford. The Accommodation Provides Excellent Well Proportioned Living Space, Along With Front & Rear Gardens And Ample Off Road Parking**

15 Brill Road is a contemporary house, elegantly decorated in neutral tones, featuring rooms that are both spacious and filled with natural light. It is equipped with dark-stained timber-framed double-glazed windows, ensuring a serene and insulated interior environment. The house boasts a variety of appealing amenities, including a functioning fireplace in the sitting/dining room, which adds a cosy and welcoming atmosphere. A distinctive feature is the exposed brick wall in the hall and landing, adding character and warmth to the space. Additionally, the property includes a large conservatory, providing a tranquil area for relaxation or entertainment. Designed with flexibility in mind, the house caters to a wide range of family needs. The first-floor accommodation is particularly impressive, featuring a master suite that encompasses a bedroom, a well-appointed dressing room, and an ensuite bathroom. This is complemented by three further bedrooms and a shower room, all designed with comfort and style in mind. Externally, the front garden is predominantly gravelled, offering ample off-road parking space. In contrast, the rear garden is mainly laid to lawn, featuring a sizeable entertainment terrace perfect for hosting gatherings or enjoying peaceful moments. The rear garden's most notable feature is its direct access to open countryside, providing stunning views and a sense of openness and freedom.. complemented by oil to radiator heating. The property's EPC rating is D = 60 Council Tax Band F

### **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 village inn, scout hut, and 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.











Approx Gros. Internal Floor Area 2092 Sq Ft (194.3 Sq M)

15 Brill Road, Oakley, Buckinghamshire, HP18 9QH

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.



*Costs:-*

Holding Deposit (pre references) = One Weeks Rent

Rent in advance = One Month Rent

Security Deposit = Five Weeks Rent

*If you provide misleading information on you pre application form or withhold/ delay the referencing process you may forfeit your holding deposit*

*Viewing is Strictly by Appointment through Reaston Brown*

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