



**1 The Barn, The Nap  
Oakley, Buckinghamshire,  
HP18 9PW**

**To Let £1,325 pcm**



## A Charming Two Bedroom Barn Conversion Complete With Period Features And Off Street Parking For Several Vehicles, Situated In A Tucked Away Village Location

**1 The Barn** is a beautiful barn conversion, finished to a high standard. The property is neutrally decorated and carpeted throughout with solid wooden doors. The open plan living area is spacious and airy with beamed and vaulted ceilings. The addition of velux windows allows the light to flood into the room. The kitchen is fitted with matching wall and base units, coming complete with oven, hob and fridge freezer, a cupboard behind houses the washing machine, tumble dryer and the boiler. The bathroom consists of a white suite, part tiled walls and a shower over the bath. The main bedroom has a large built in storage cupboard and the second bedroom also boasts storage. Outside there is gravelled driveway with parking for several vehicles. A handy storage shed is accessed via a passageway behind the property. All in all a lovely property in a tucked away location by the church.

EPC Rating D = 58. Council Tax Band A

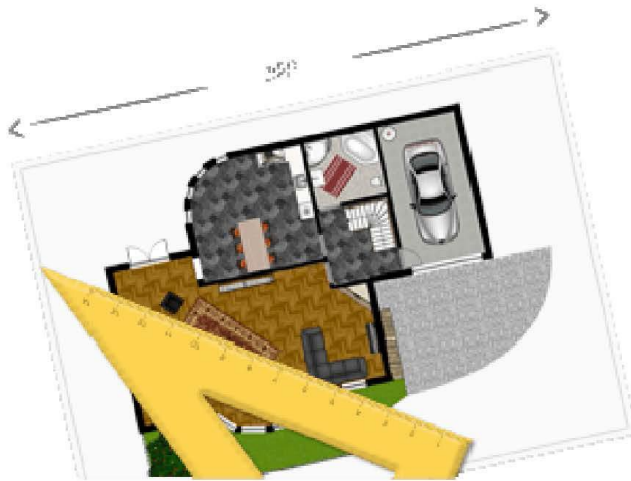
### Situation

**Oakley** is a popular village with a traditional public house, the Chandos Arms; St Mary's Church; a C of E Combined Primary School; and Oakley Garage. The village is in catchment for Wheatley Park Secondary School in the nearby large village of Wheatley where there is a supermarket, a Harvester, garden centre, builders merchants, shops and access to the M40. Further facilities such as doctors surgery and village shop are about a mile away in the hilltop village of Brill, or approx 3.5 miles in Long Crendon. London Marylebone can be reached by rail in thirty seven minutes from Haddenham and Thame Parkway Station. There are a larger range of facilities to be found in Thame, including supermarkets, leisure centre, pubs and restaurants, the Phoenix nature trail and several historic buildings.

*The property comprises the following with all dimensions being approximate only. .*







## Awaiting Floor Plan

Available From 21<sup>st</sup> June 24

Unfurnished

Central Heating	Oil
Double Glazing	Yes
Fridge/Freezer	Yes
Oven/Cooker	Yes
Washing Machine	Yes
Tumble Dryer	Yes

Tenant Costs :-

Holding Deposit 1 week's rent (calculated as monthly rent x 12 ÷ 52)

Rent in advance = One Months Rent Deposit 5 week's rent  
(calculated as monthly rent x 12 ÷ 52 x 5)

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

*Viewing is Strictly by Appointment through Reaston Brown*

***DIRECTIONS:*** From our offices in Thame, take the road for Long Crendon, go straight through the village. The Nap can be found on the right hand side just past the church in Oakley.

[www.reastonbrown.co.uk](http://www.reastonbrown.co.uk) Email: [sales@reastonbrown.co.uk](mailto:sales@reastonbrown.co.uk)

94 High Street . Thame . Oxfordshire . OX9 3EH Tel: +44(0) 1844 260626

119-121 Park Lane . London . W1K 7AG. Tel : +44(0) 207 079 1589

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