



2 Forge Close,  
Oakley,  
HP18 9QE

Guide Price  
£698,000

**RB** REASTON BROWN

# A Four Bedroom Modern Detached Family Home, With Three Reception Rooms, Driveway Parking For Several Vehicles, Large Garden.

**2 Forge Close** is nestled within a quaint private road of only four homes in the charming village of Oakley. This exceptional four-bedroom detached house is light and bright throughout.

The heart of the home is a spacious open-plan kitchen breakfast room enhanced by an adjoining utility room boasting ample storage. There is a separate dining room, conveniently accessible from both the hallway and living area, adds to the home's functionality. The dual-aspect lounge invites relaxation with its feature fireplace and sliding doors provide a seamless transition between indoor and outdoor living.

Ascend the staircase to discover the upper floor, where four bedrooms await, among them a master suite featuring a generously proportioned en-suite bathroom. Completing this level is a family bathroom equipped with both a bath and a power shower.

Outside, a beautiful south-facing garden offers a tranquil retreat, complemented by a shed and a sizeable garden outbuilding that could serve as a versatile office space. The front of the property boasts a neatly laid driveway, which is bordered by lush foliage, offering a warm welcome and benefits from providing ample parking. Electric boiler to radiators. EPC: D Council Tax : F

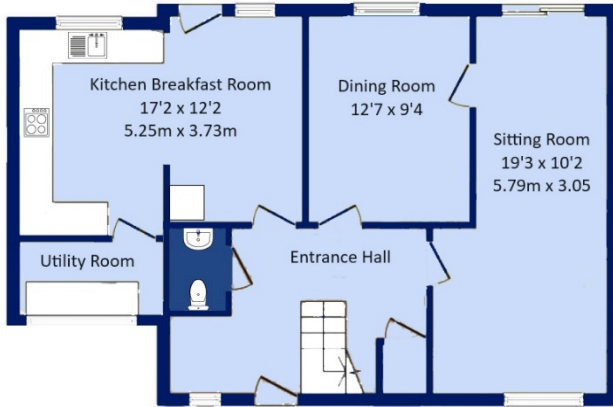
## Situation

**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.

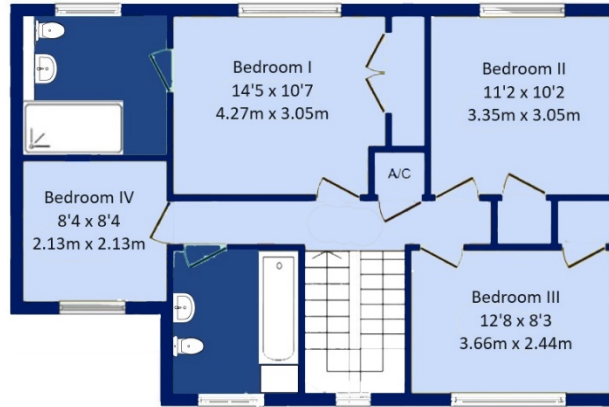
*The property comprises the following with all dimensions being approximate only. Please note that Reaston Brown has not tested appliances or systems and no warranty as to condition or suitability is confirmed or implied. Any prospective purchaser is advised to obtain verification from their surveyor or Solicitor.*







Ground Floor



First Floor

Approx. Gross Internal Floor Area 1550 Sq Ft ( 155 Sq M)

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All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.



*Viewing is Strictly by Appointment through Reaston Brown*

**www.reastonbrown.co.uk Email: sales@reastonbrown.co.uk**

94 High Street . Thame . Oxfordshire . OX9 3EH Tel: +44(0) 1844 260626  
2-4 Windmill Road, Headington, Oxford, OX3 7BU Tel : +44(0) 1865 308855  
119-121 Park Lane . London . W1K 7AG. Tel : +44(0) 207 079 1589



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