



College Crescent, Oakley - HP18 9QZ

Guide Price £625,000

 **TIM RUSS**  
& Company





## College Crescent

Oakley, Buckinghamshire

- Charming and immaculate three double bedroom, two bathroom detached home, perfectly positioned in a peaceful village setting with stunning countryside views overlooking Brill.
- Exceptional East-facing rear garden with uninterrupted panoramic views across open farmland, featuring a tranquil pond, mature planting, and a picturesque summer house.
- Spacious sitting room with bi-folding doors opening directly onto the beautifully landscaped rear garden—bringing the outdoors in.
- Modern kitchen/breakfast room equipped with integrated appliances and ample storage, combining functionality with contemporary style.
- Excellent kerb appeal with a manicured front garden, private driveway, and garage with internal access.





# College Crescent

Oakley, Buckinghamshire

Nestled in a peaceful village, this beautifully presented detached home offers three double bedrooms and exceptional rural views. The standout feature is its stunning garden, overlooking open fields and Brill's iconic hilltop landscape.

Inside, a bright entrance hall leads to a bay-fronted dining/family room with an elegant fireplace, flowing into a superb sitting room with sliding doors to the garden. The modern kitchen/breakfast room is well-equipped with integrated appliances. The ground floor also includes a generous double bedroom with an ensuite shower room, plus internal access to the garage.

Upstairs are two further spacious double bedrooms—one with a full wall of fitted wardrobes—and a well-appointed family bathroom.

Outside, the property enjoys strong kerb appeal with a manicured front garden and private driveway. The impressive east-facing rear garden features stunning countryside views, a tranquil pond, mature planting including a striking acer, and a charming summer house—perfect for relaxing or working.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C





## 49 College Crescent

Approximate Gross Internal Area  
 Ground Floor = 115.1 sq m / 1,239 sq ft  
 (Including Garage)  
 First Floor = 48.1 sq m / 518 sq ft  
 Total = 163.2 sq m / 1,757 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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## Tim Russ and Company

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