

19 OXFORD ROAD

OAKLEY, BUCKINGHAMSHIRE. HP18 9RD



HAMNETT
HAYWARD

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A spacious three bedroom village home overlooking open playing fields to the rear.

Situated in the popular Buckinghamshire village of Oakley, this attractive 1950s home enjoys an appealing outlook over the village playing fields and is conveniently located close to the newly opened village shop and café, providing a welcoming hub for the local community. For commuters, Junction 6 of the M40 is easily accessible, whilst Haddenham & Thame Parkway railway station is approximately 7 miles distant, providing a comprehensive service to London Marylebone in under 40 minutes. There is also a regular bus service to Thame connecting Oxford city centre.

The property has been extended, with the addition completed in 2014, creating spacious and versatile accommodation ideally suited to modern family living.

The heart of the home is the impressive open-plan kitchen/dining room, extending to approximately 27 feet and providing an excellent space for both everyday family life and entertaining. The kitchen is fitted with a range of shaker style cupboard and drawer units with a range of appliances including an electric double oven, a ceramic hob and dishwasher. A separate sitting room offers a more traditional reception space, featuring an attractive stone fireplace surround with gas fire, glazed sliding doors open directly to the garden. Further ground-floor accommodation includes a conservatory overlooking the garden, a separate utility room, cloakroom and a dedicated study, ideal for home working.

To the first floor are three generous bedrooms, complemented by a large family bathroom.

Outside, the property benefits from a block-paved driveway to the front, providing off-road parking for 2-3 vehicles. The mature rear garden is a particular feature, enjoying a southerly aspect and incorporating a terrace, ideal for outdoor dining and relaxing in the sunshine. A garden shed and greenhouse provide useful additional storage and growing space for gardening enthusiasts.

Combining generous living accommodation, a sunny mature garden and an attractive outlook over the playing fields, this appealing home enjoys a convenient village location with local amenities close by.

“AN EXTENDED THREE BEDROOM VILLAGE HOME ENJOYING A LOVELY POSITION ADJOINING OAKLEY PLAYING FIELDS”



AT A GLANCE

- A mature 1950's family home recently extended and re-modelled
- 27' open plan kitchen/dining room opening to conservatory
- Three generous bedrooms, three reception rooms
- Ample off street parking to the front, generous rear garden with open views over playing fields
- Vacant possession with no onward chain
- Popular Buckinghamshire village, with excellent connections to London Marylebone



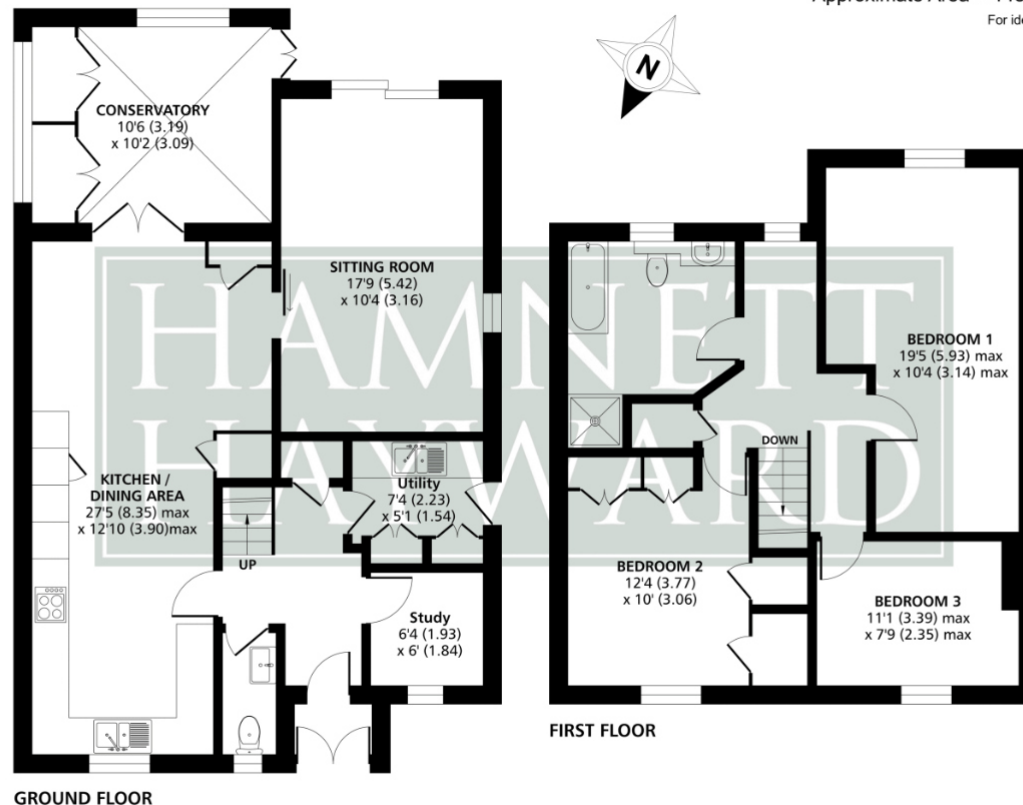
SUMMARY

- Entrance hall
- Cloakroom
- 27' open plan kitchen/dining room
- Utility room
- Sitting room with stone fireplace and gas flame fire
- Study
- Conservatory
- 19' principal bedroom
- Two further double bedrooms
- Family bathroom with wet room area
- Ample off street parking for 2-3 vehicles
- Mature rear garden with a Southerly aspect
- Storage shed and greenhouse
- Generous accommodation extending to 1,482 SQ.FT
- Superb position adjoining open playing fields and within a short walk of the newly opened village shop and cafe, with a children's playground
- Oil fired central heating
- Vacant possession with no onward chain

Oxford Road, Oakley, Aylesbury, HP1

Approximate Area = 1482 sq ft / 137.7 sq

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Hamnett Hayward Ltd. REF: 1530903

LOCATION

OAKLEY is an attractive rural village in north Buckinghamshire, situated approximately six miles north-west of Thame. Combining traditional village charm with a thriving community spirit, Oakley offers a range of local amenities, including a well-regarded primary school, a beautiful church, a wonderful community-owned pub, and a village store and coffee shop providing a welcoming hub for residents to meet and socialise.

For leisure, Studley Wood Golf Club is approximately a ten minute drive away, while the surrounding countryside offers plenty of opportunities to enjoy rural walks and outdoor pursuits.

The village is ideally positioned for access to a number of excellent independent schools, including Ashfold School, approximately seven minutes away by car, as well as a wide selection of renowned independent schools in Oxford, around ten miles away.

For commuters, Oakley benefits from convenient transport links. Haddenham & Thame Parkway provides regular Chiltern Railways services to London Marylebone, with journey times from approximately 37 minutes, as well as services towards Oxford Parkway. The M40, accessible within approximately 15 minutes via Junction 7, provides straightforward connections to Oxford, Birmingham, the M25 and Heathrow Airport.

ADDITIONAL INFORMATION

Services: Mains water, drainage and electricity

Heating: Oil fired central heating

Energy rating: Current D (62) Potential C (69)

Local Authority: Buckinghamshire County Council, Aylesbury area

Postcode: HP18 9RD

Council Tax Band: C

Tenure: Freehold

**HAMNETT
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