



Oakley, Buckinghamshire

Carter Jonas

ROMNEY 7 PEARCE COURTYARD OAKLEY, AYLESBURY HP18 9WY

Contemporary barn conversion in the grounds of The Manor House • c3000 sq. ft of well-balanced accommodation
30 ft family kitchen with bi-folding doors • Five double bedrooms and four bathrooms • Four well-balanced reception rooms • Landscaped garden with Dovecote seating area • Garage, parking and residents' pocket park

SITUATION AND LOCATION

A charming and beautifully appointed converted barn set within an exclusive development of just nine properties in the former grounds of The Manor House. The home offers excellent accommodation with large, well-proportioned rooms, and benefits from underfloor heating to the ground floor, radiators to the first floor, double glazed windows, bi-folding doors, and oak internal doors. A southerly facing landscaped garden enhances the setting, complete with a dovecote-style covered family seating area. In addition, residents enjoy access via a gated entrance to a private pocket park with countryside views.

The location is well positioned for excellent transport links, with London Marylebone reachable in under an hour, and M40 Junction 8a approximately 8 miles away. The John Radcliffe Hospital is around 10 miles distant, and Oxford University is within easy reach.

ACCOMMODATION

A welcoming reception hall features a tiled floor and staircase with oak balustrade. The centrally positioned sitting room with an Aga wood burner set within an attractive red brick surround and oak mantelpiece, is complemented by wall light points and bi-folding doors that connect indoor and outdoor living spaces. A separate office includes oak flooring and a range of bespoke fitted furniture. The impressive open-plan kitchen and family room, with bi-folding doors opening onto a private patio, is ideal for entertaining. The family area provides ample space for dining or relaxed seating and flows into the kitchen, which is fitted with a central breakfast island with attractive granite work tops and twin Butler sinks.

A SUPERB FIVE BEDROOM BARN CONVERTED TO A HIGH SPECIFICATION, WITH FOUR RECEPTION ROOMS. SITUATED ON A SMALL EXCLUSIVE DEVELOPMENT IN THE GROUNDS OF THE MANOR HOUSE. WELL LOCATED FOR COMMUTER LINKS TO LONDON IN UNDER AN HOUR.







Double doors lead to a spacious playroom with oak floor, dado rail, and wall lighting. A utility room offers additional storage with fitted cabinets and space for white goods. A versatile ground floor room, currently used as a gym, features oak flooring and could serve as a fifth bedroom, with a conveniently located bathroom next door. The principal double bedroom has wood panelling, a well-appointed dressing room, and generous ensuite comprising a freestanding bath tub and walk in double shower. Bedroom two is a spacious double with fitted wardrobes and an ensuite shower room. Bedrooms three and four are also well-proportioned doubles, both with fitted wardrobes. The family bathroom includes a tiled floor, freestanding bathtub, walk-in double shower with rainfall showerhead, twin sinks, WC, and heated towel rail.

OUTSIDE

The beautifully landscaped, southerly facing garden features a large patio, summer house and an irrigation system. A round dovecote-style structure, with power connected, creates a wonderful covered seating area. A single garage with electric roller door, vaulted roof space, and power is complemented by additional parking to the front. Residents also benefit from access to a gated communal pocket park, laid mainly to lawn and offering attractive countryside views, along with shared bin storage facilities.

ADDITIONAL INFORMATION

Tenure Freehold

Viewing Strictly by appointment through the sole selling agents Carter Jonas T: 01865 511444

Photo on page 6 is of the residents' pocket park. Page 1 photograph of development.

Services: Mains electricity, water and drainage. Oil CH
Directions: what3words:///aimed.answers.hamster



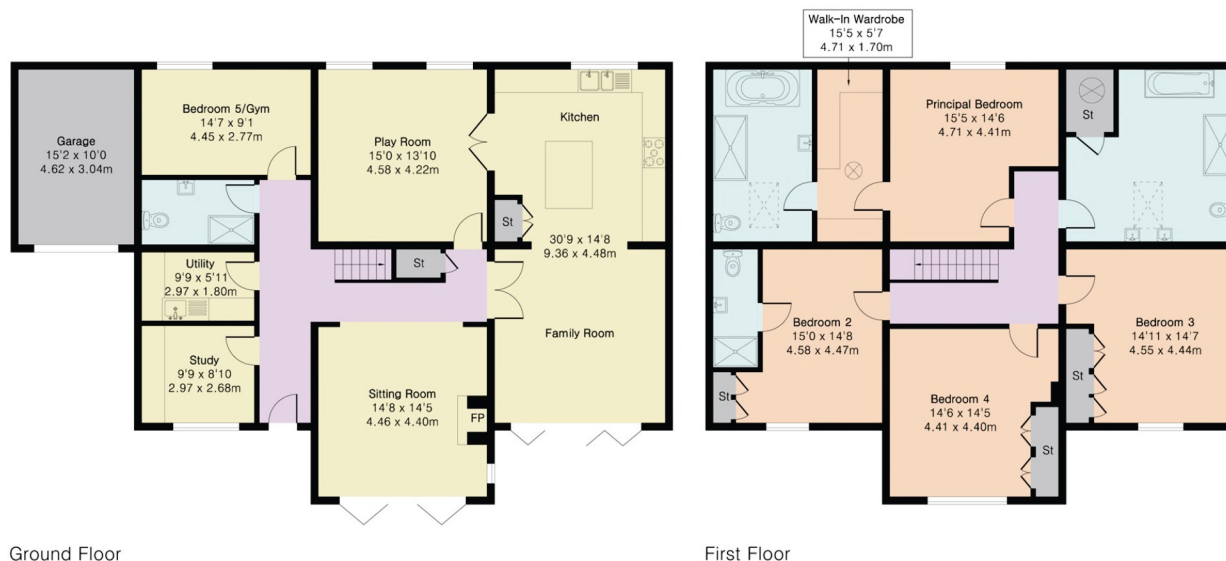


**Approximate Gross Internal Area 2932 sq ft - 272 sq m
(Excluding Garage)**

Ground Floor Area 1466 sq ft – 136 sq m

First Floor Area 1466 sq ft – 136 sq m

Garage Area 151 sq ft – 14 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		81 B	86 B

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Offices throughout the UK



IMPORTANT INFORMATION

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