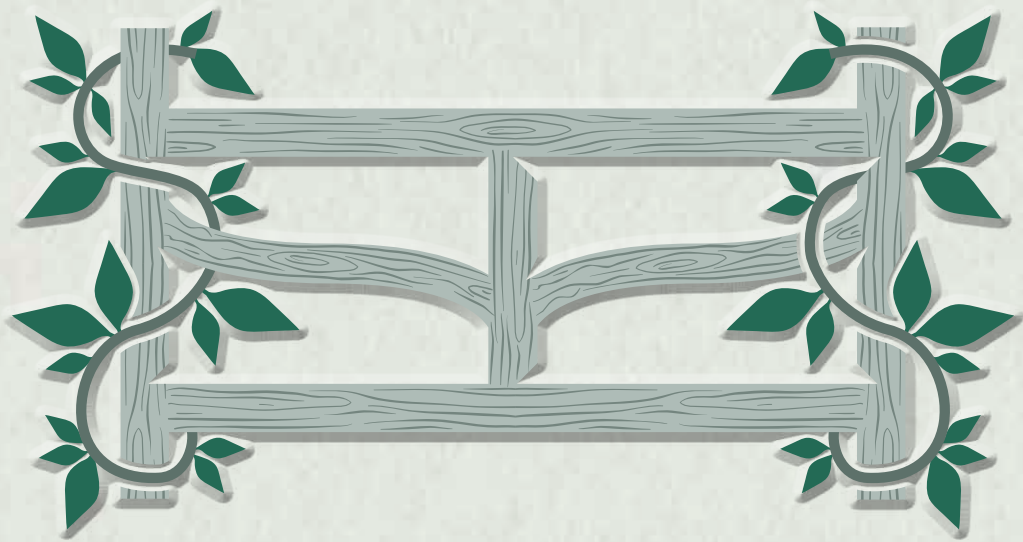


HEDGES FARM



OAKLEY HP18 9QY

Welcome to

HEDGES FARM



Set within the rolling Buckinghamshire countryside, Hedges Farm is an exclusive development of just four detached four-bedroom homes in the picturesque village of Oakley.

Surrounded by open countryside and a strong village community, Oakley offers a peaceful rural setting while remaining well connected to Thame, Oxford and Aylesbury.

A considered place to call home in the heart of Buckinghamshire.

elmtree

A BEAUTIFUL SETTING FOR EVERYDAY LIFE

Set within the rolling Buckinghamshire countryside, the village, Oakley, offers a rare balance of rural tranquillity, community and connectivity.

LIFE IN OAKLEY

Oakley has retained the charm, character and close-knit feel of a traditional English village. Day-to-day life revolves around a range of local amenities, including a village shop and café, village hall, public house and church. Families are well served by Oakley Combined School, which provides primary education within the village, adding to the area's strong sense of community and convenience.

↓ Thame



↑ Westgate Shopping Centre - Oxford



↑ Studley Wood Golf Club



↑ The Pointer Pub



IN AND AROUND OAKLEY

LOCATION MAP

Positioned on the edge of Oakley, the development sits comfortably within its rural surroundings, with open fields, established countryside and the character of the village forming a natural backdrop to the homes.

Despite its peaceful village setting, Oakley enjoys excellent connectivity. The market town of Thame, approximately six miles away, offers a vibrant mix of independent shops, cafés, restaurants and everyday amenities, while Oxford, around nine miles from the village, provides access to world-renowned education, cultural attractions, employment opportunities and leisure facilities.

It is this combination that makes Oakley particularly appealing: the tranquillity and community of village life, surrounded by open countryside, with some of the region's most desirable towns and cities close by.

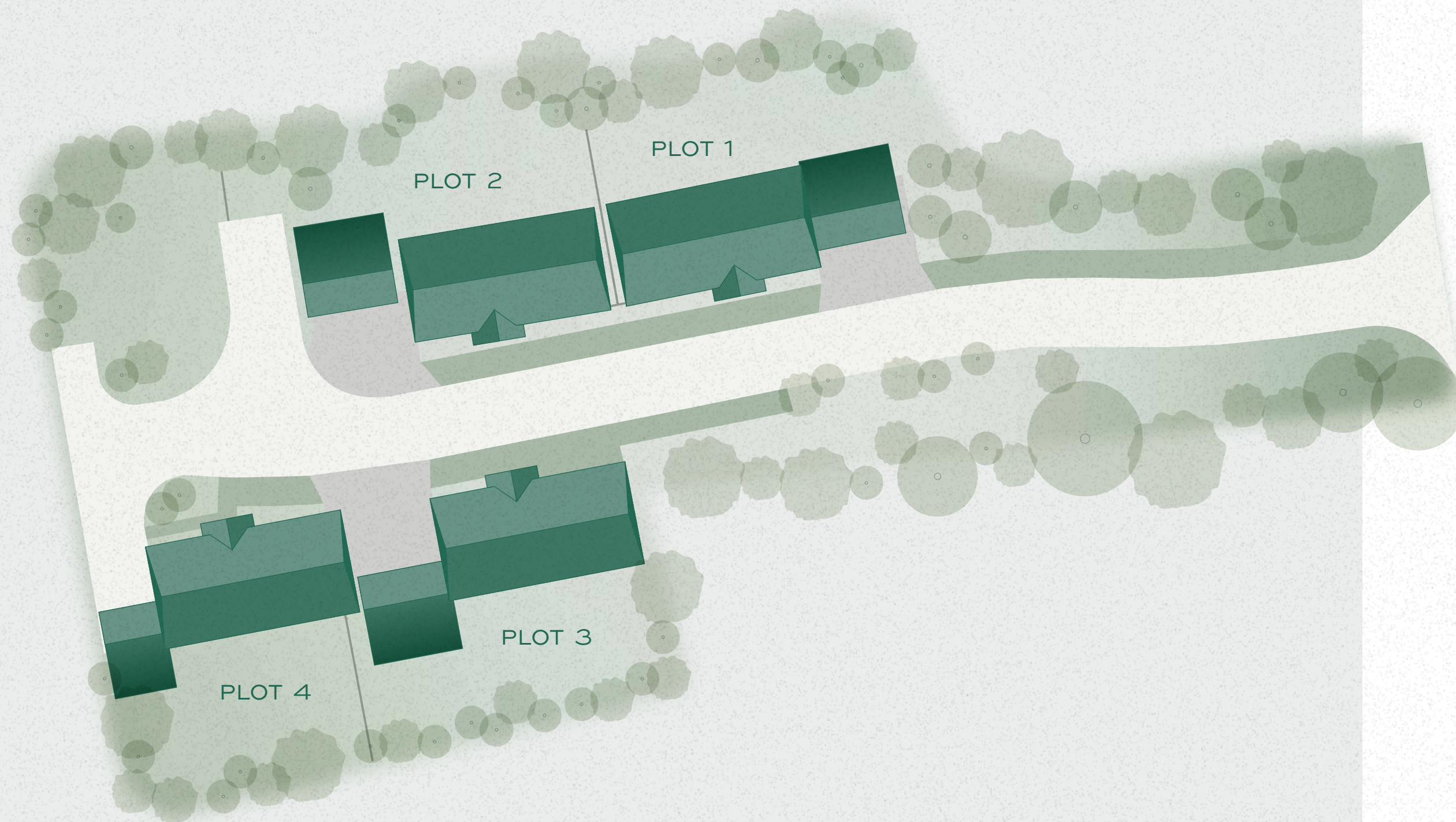


SITE PLAN

From your morning departure to evenings in the garden, the spaces around your home play their part in everyday life. Take a closer look at how those spaces come together at Hedges Farm.

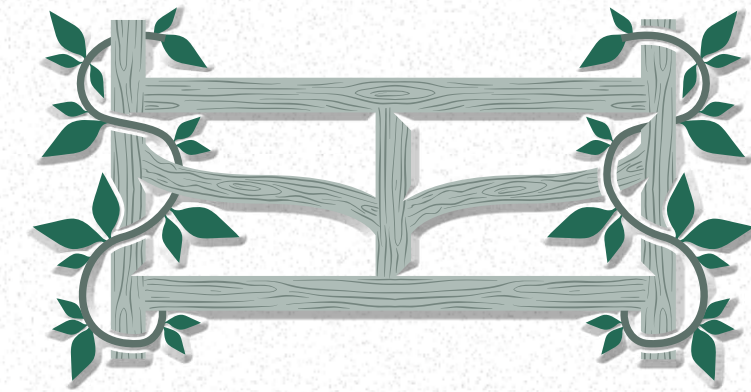


SITE PLAN



A select development of just four detached 4-bedroom homes at Hedges Farm, Oakley. Designed for modern family living, each property combines generous interiors, quality finishes, private patios and an oak-framed double garage with EV charging.

HEDGES FARM



PLOT ONE

 4 Bedroom
 2 En-suite, 1 Bath



PLOT TWO

 4 Bedroom
 2 En-suite, 1 Bath



PLOT THREE

 4 Bedroom
 2 En-suite, 1 Bath



PLOT FOUR

 4 Bedroom
 2 En-suite, 1 Bath



Computer Generated Image - Plot 2

PLOT ONE

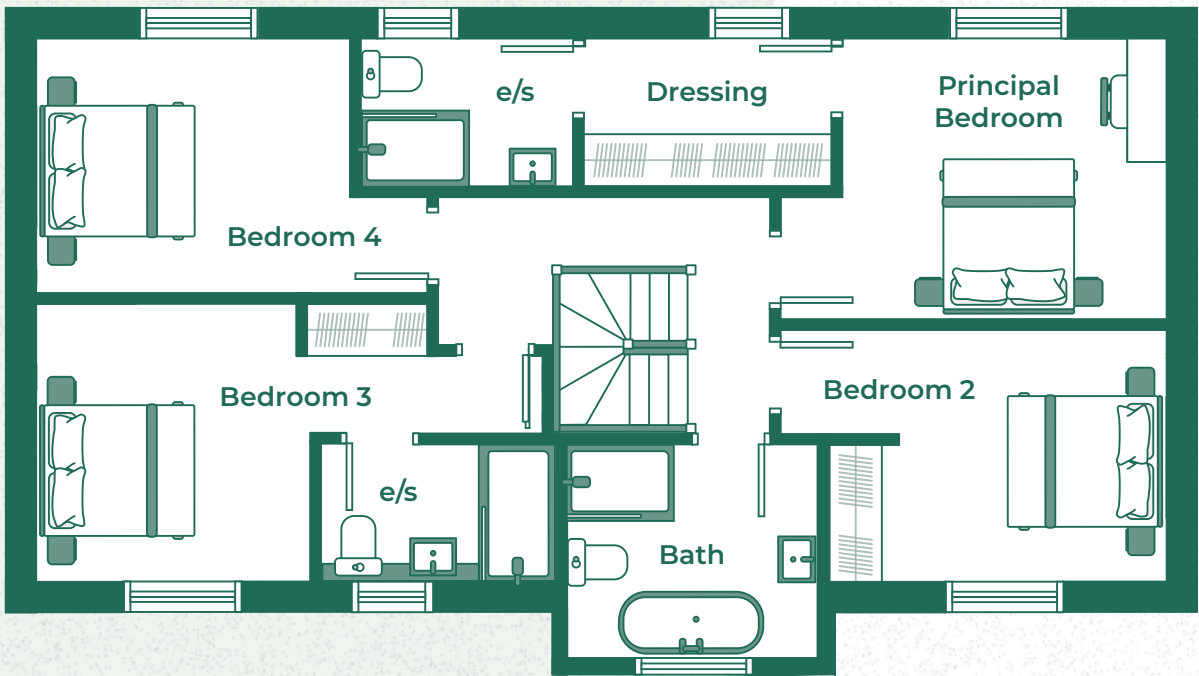
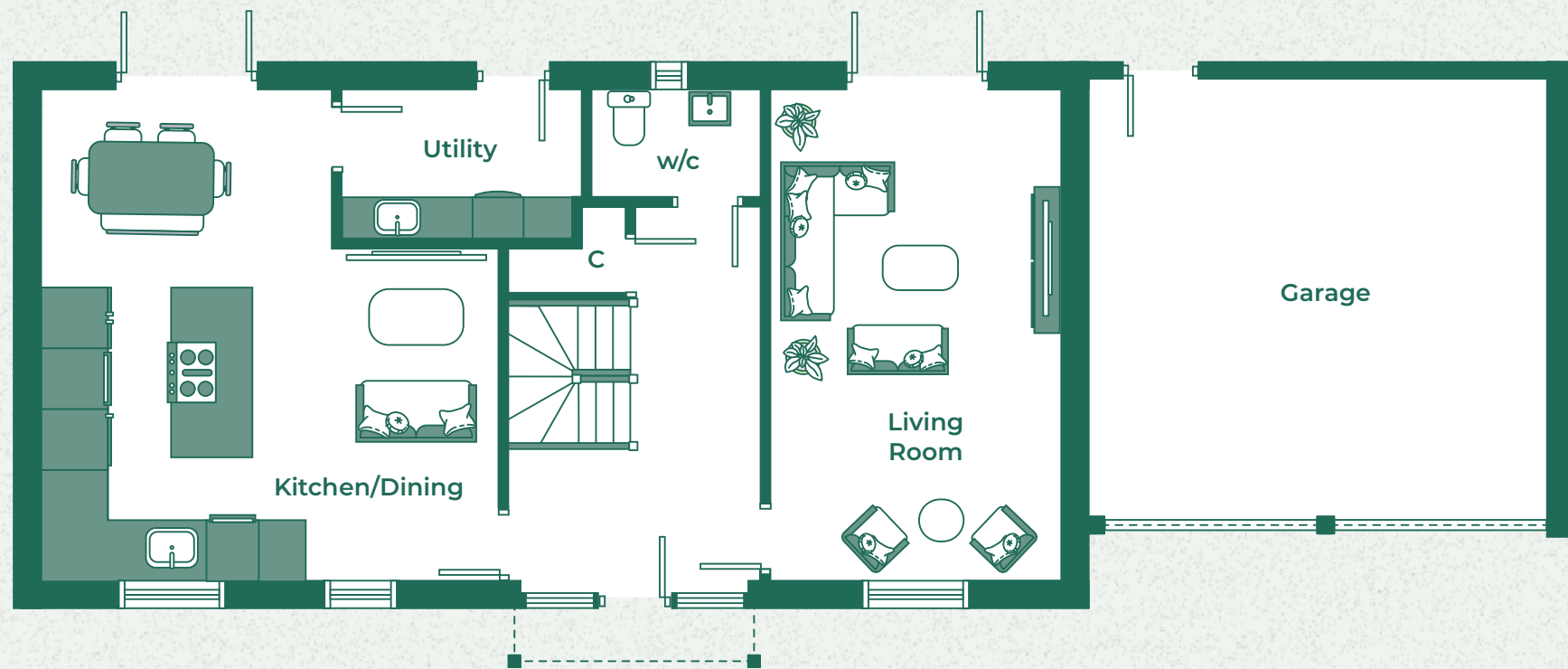
- 4 Bedroom
- 2 En-suite, 1 Bath



Front Elevation



Rear Elevation



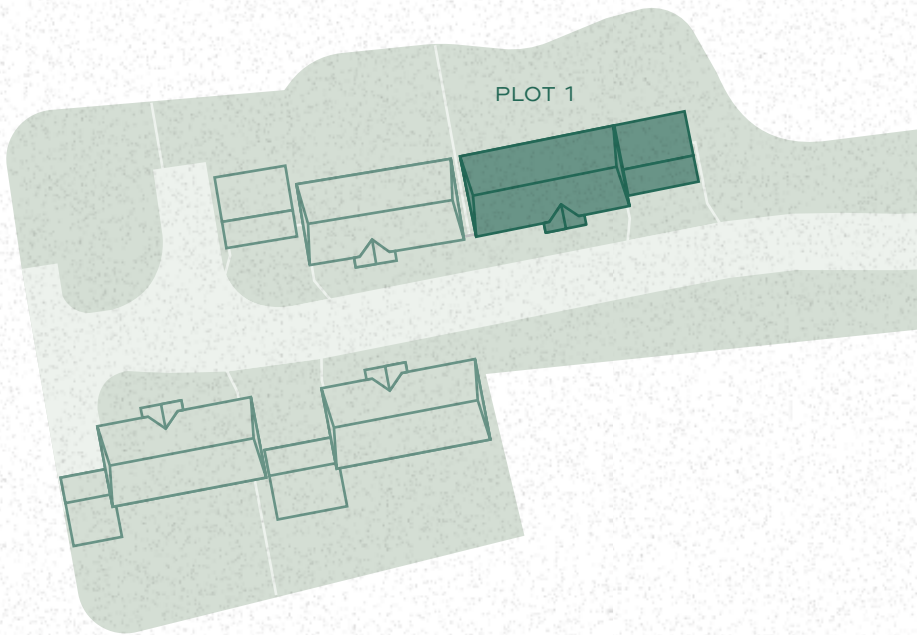
Stylish Shaker kitchens feature Tuscany White Quartz worktops, Bosch appliances, a Quooker boiling-water tap and under-cabinet lighting. Porcelain tiled kitchen/dining areas flow naturally to the garden, creating an impressive space for everyday living and entertaining.

GROUND FLOOR

Living Room	3.70m x 3.80m	12'2" x 12'6"
Kitchen/Dining	5.80m x 6.95m	19'0" x 22'10"
Family Room	2.55m x 4.22m	8'4" x 13'10"
Study	2.70m X 2.24m	8'10" x 7'4"
Utility	3.00m x 1.90m	9'10" x 6'3"

FIRST FLOOR

Principal Suite	3.70m x 3.20m	12'2" x 10'6"
Bedroom 2	4.00m x 2.90m	13'1" x 9'6"
Bedroom 3	3.15m x 2.60m	10'4" x 8'6"
Bedroom 4	3.60m x 2.90m	11'10" x 9'6"
Bath	2.90m x 2.50m	9'6" x 8'2"



201 sq. m. | 2,163 sq. ft.

PLOT TWO

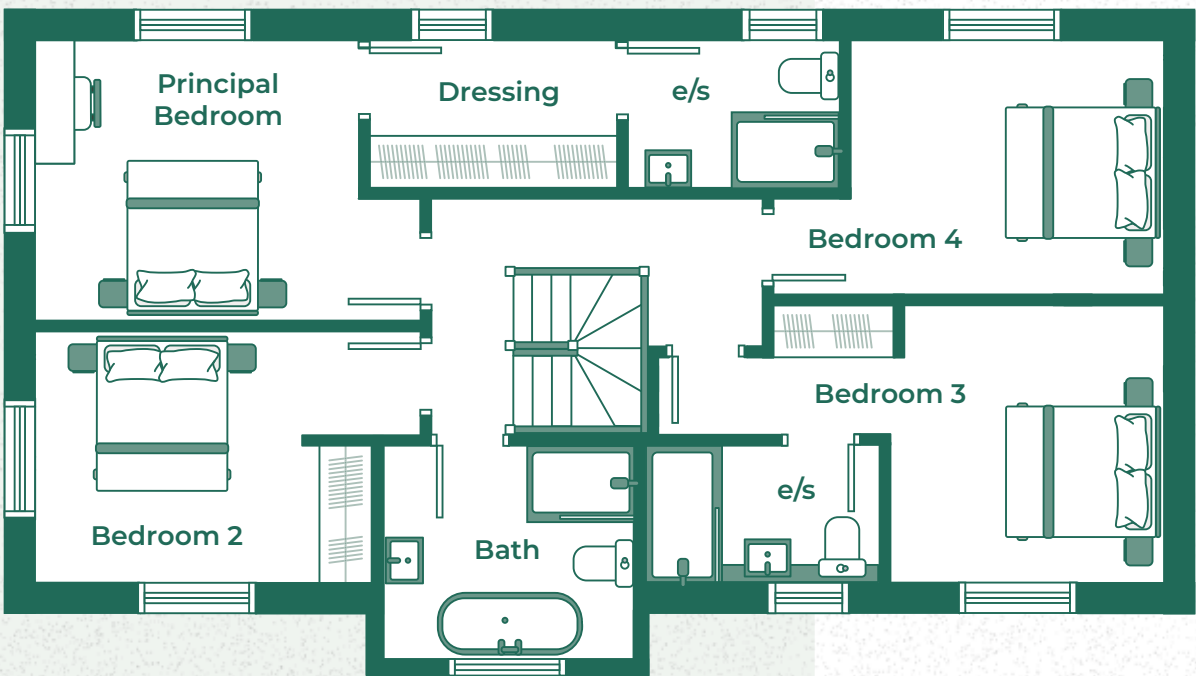
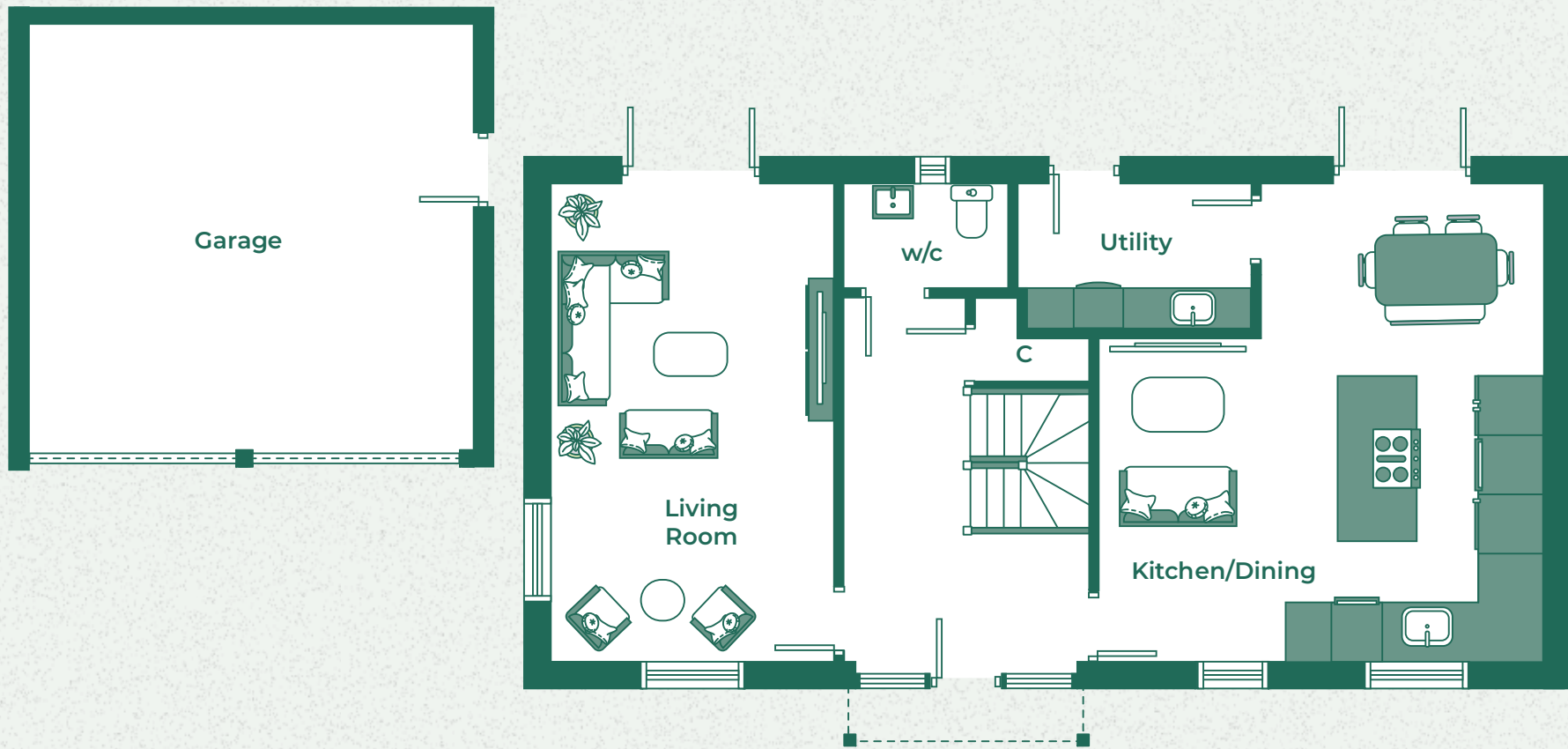
-  4 Bedroom
-  2 En-suite, 1 Bath



Front Elevation



Rear Elevation



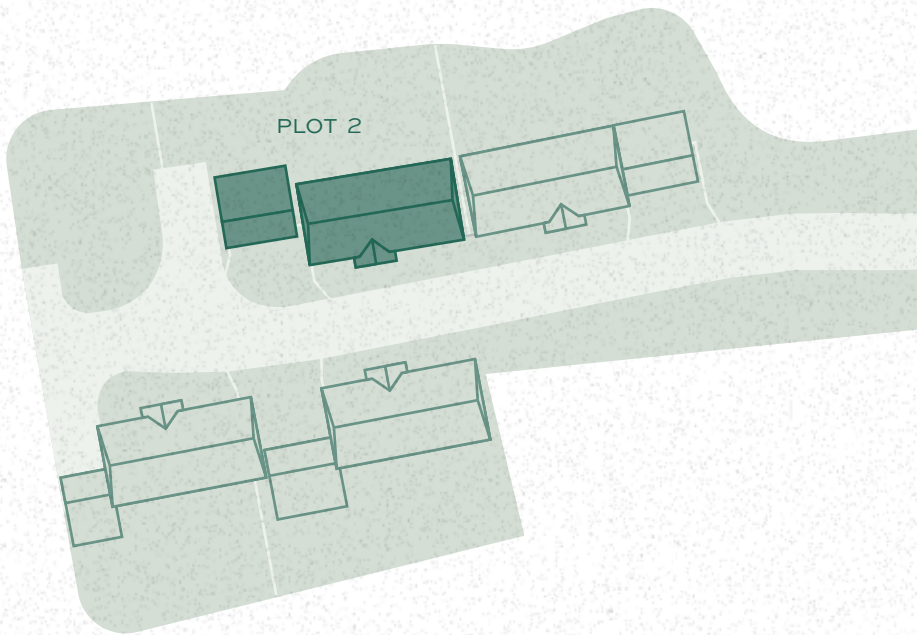
Four generous bedrooms include fitted wardrobes to bedrooms 1–3. The family bathroom features a freestanding bath and large shower, while ensuites offer contemporary finishes, vanity units and heated towel rails. Neutral carpets complete the bedrooms and living room.

GROUND FLOOR

Living Room	3.70m x 6.95m	12'2" x 22'10"
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201 sq. m. | 2,163 sq. ft.



Computer Generated Image - Kitchen/Dining

 4 Bedroom

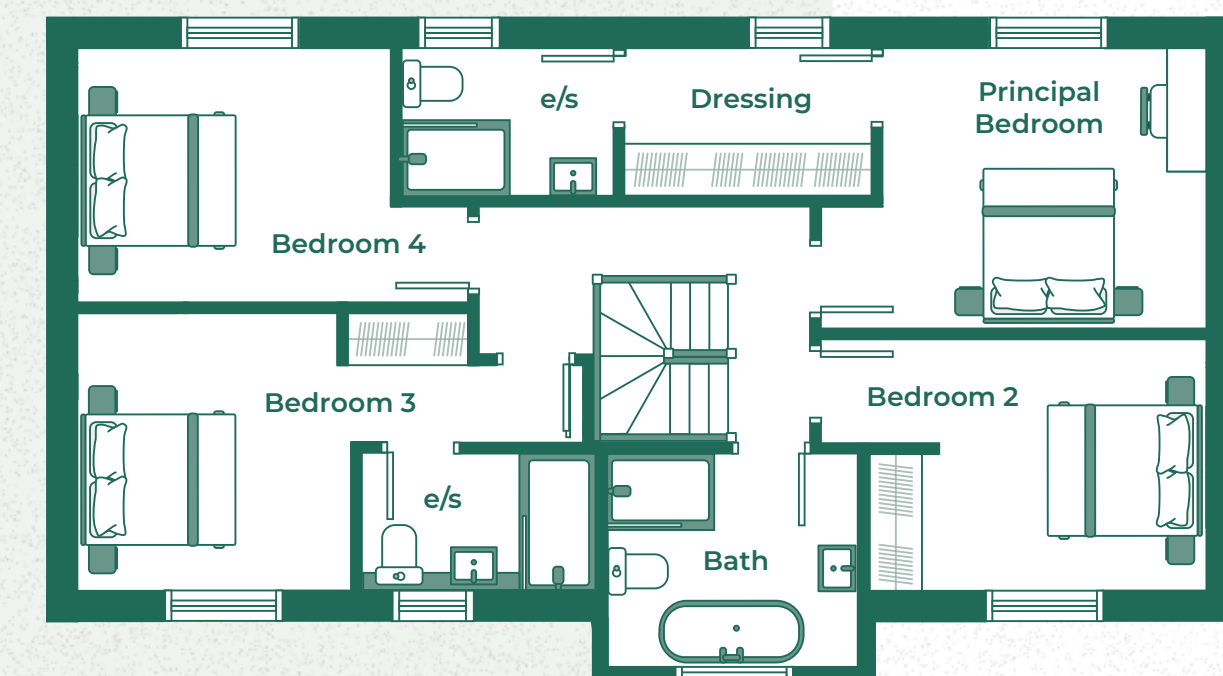
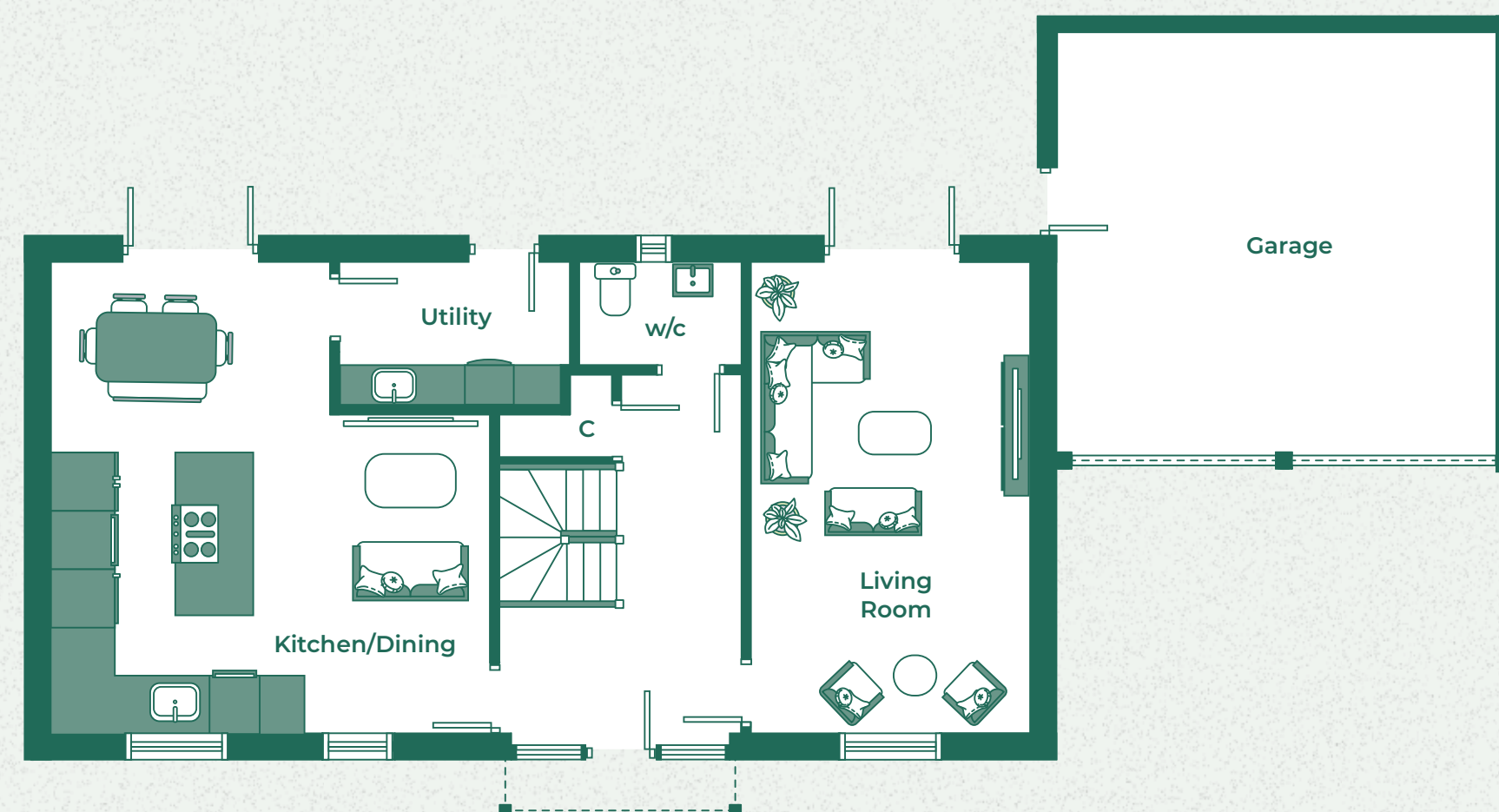
 2 En-suite, 1 Bath



Front Elevation



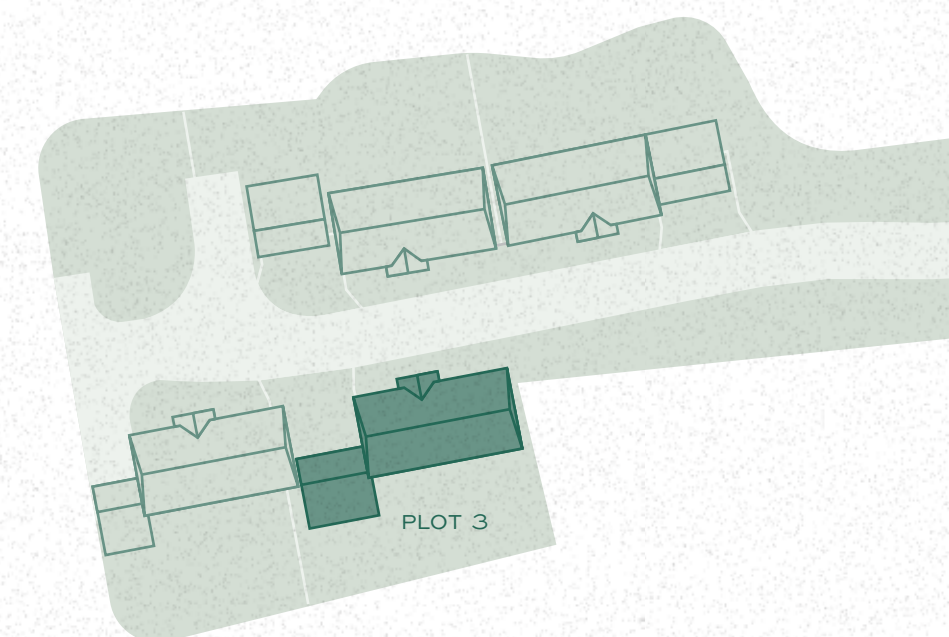
Rear Elevation



GROUND FLOOR

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201 sq. m. | 2,163 sq. ft.

PLOT FOUR

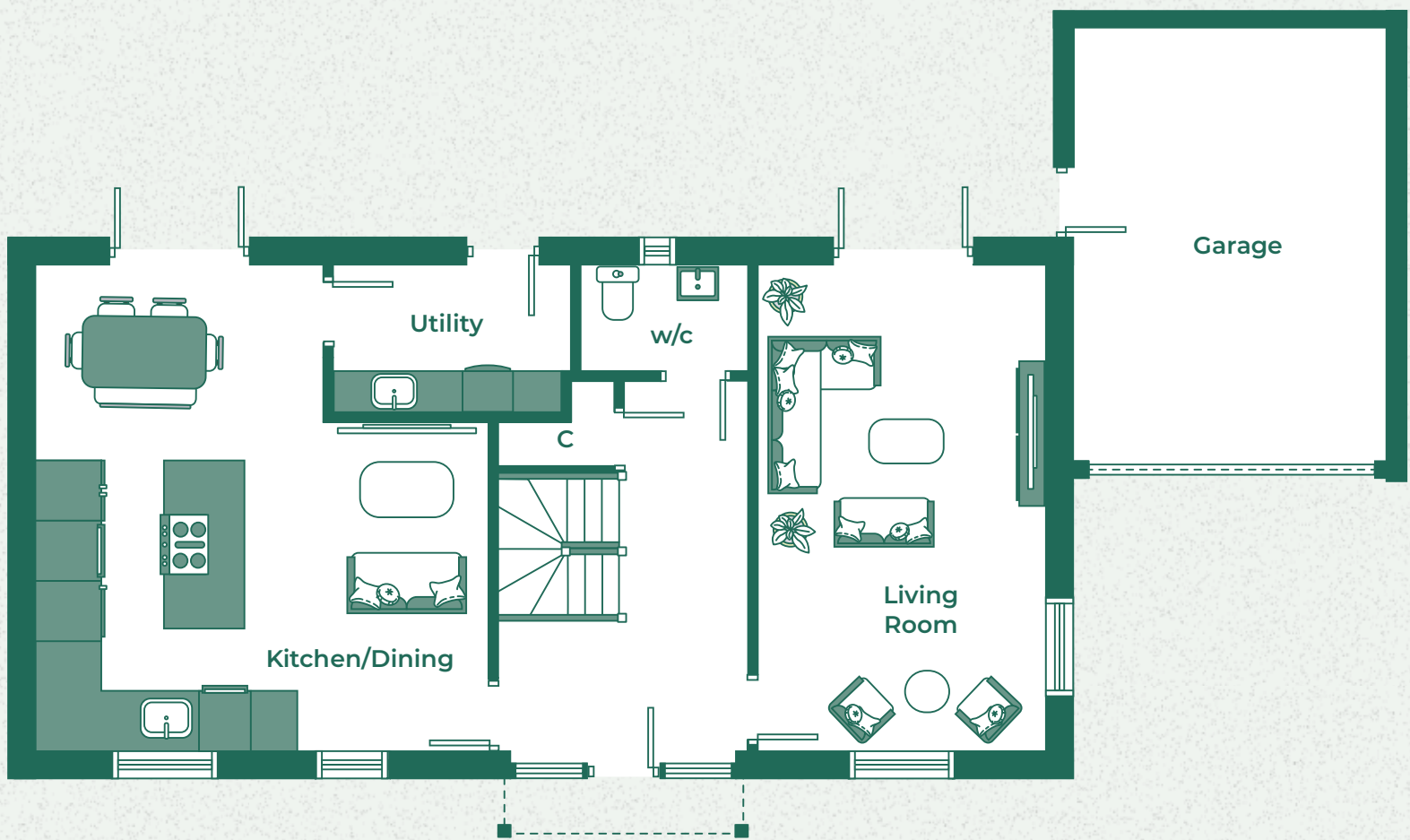
- 4 Bedroom
- 2 En-suite, 1 Bath



Front Elevation

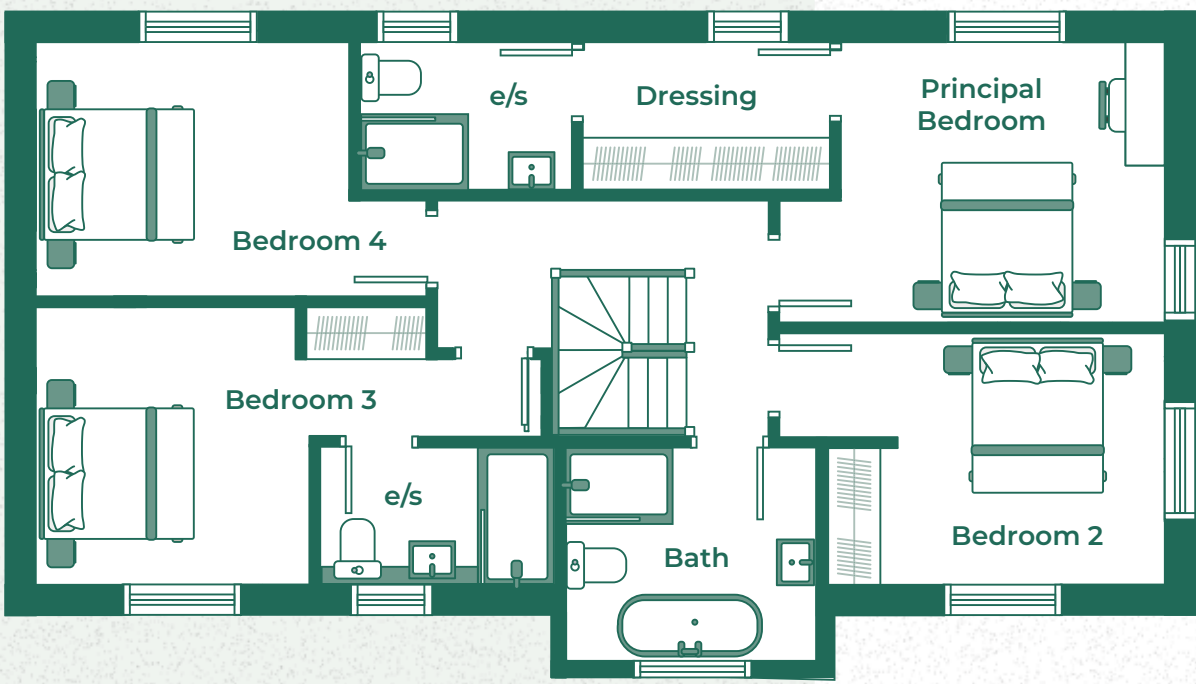


Rear Elevation



GROUND FLOOR

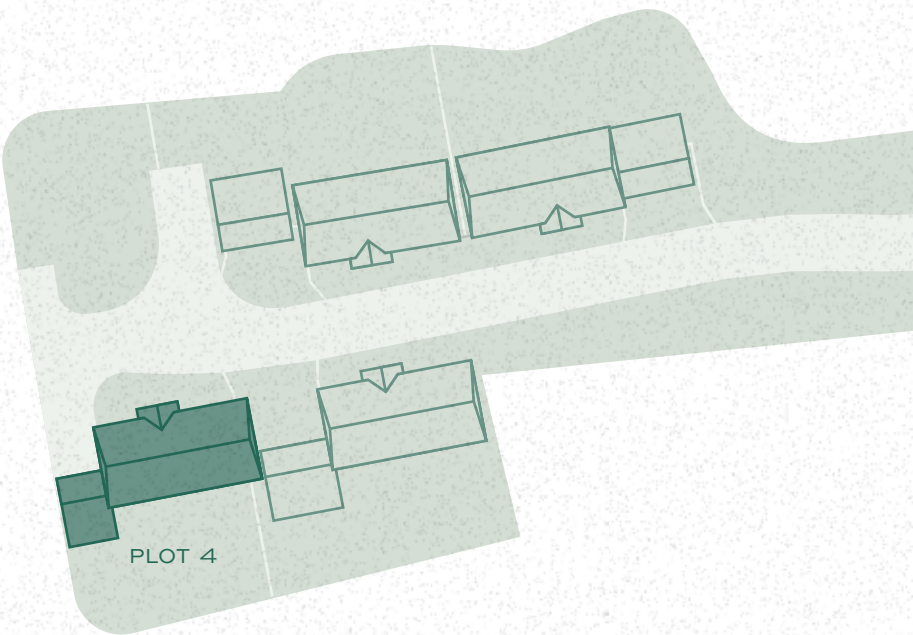
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Bath	2.90m x 2.50m	9'6" x 8'2"

Each home benefits from a assure structural warranty and a six-month builders’ snagging period following legal completion. With mains services, BT Openreach connectivity, water butts, bin storage and EV charging, every detail is designed for modern living.



201 sq. m. | 2,163 sq. ft.



Computer Generated Image - Principal Bedroom



SPECIFICATION

KITCHEN

- ▶ German shaker-style kitchen with Tuscany White quartz worktops
- ▶ Bosch integrated appliance package to include:
 - Built-in oven with steam function
 - Built-in microwave oven with hot air
 - Induction hob with integrated downdraft ventilation system
 - Fridge/freezer
 - Dishwasher
- ▶ Undercounter lighting
- ▶ Stainless steel undermount sink
- ▶ Quooker boiling water tap

UTILITY

- ▶ Electrical and plumbing connections provided for washing machine and tumble dryer

BATHROOMS & EN-SUITES

- ▶ Wall panelling to WC
- ▶ Heated towel rails to main bathroom and en-suites
- ▶ Vanity units to main bathroom and en-suites
- ▶ Rainfall showers
- ▶ Free-standing bath to family bathroom

FLOORING

- ▶ Savona Marfil porcelain floor tiles throughout kitchen/dining area and utility
- ▶ Carpet to living room and bedrooms

INTERNAL FIXTURES & FITTINGS

- ▶ Oak internal doors with chrome and nickel handles
- ▶ Built-in wardrobes to bedrooms 1-3 with chrome hanging rails

MECHANICAL, ELECTRICAL & CONNECTIVITY

- ▶ Grant Aerona 290 air source heat pump
- ▶ Underfloor heating throughout
- ▶ USB outlets to bedrooms, kitchen and living room
- ▶ BT Openreach internet connection to each property
- ▶ Programmable zoned control heating system

OWNERSHIP AND WARRANTY

- ▶ Q Assure 10 year structural warranty
- ▶ 2 year builder defects period
- ▶ Freehold properties
- ▶ Annual management charge
- ▶ Mains water and waste connection via Thames Water

EXTERNAL FINISHES

- ▶ Clay roof tiles
- ▶ Black timber cladding
- ▶ uPVC double-glazed windows and doors
- ▶ Oak-framed porches
- ▶ Large patio areas
- ▶ Water butts and dedicated bin storage areas
- ▶ Landscaped front garden and turfed rear garden

GARAGE & PARKING

- ▶ Oak-framed garages
- ▶ Electric vehicle charging points to garages
- ▶ Block paved driveway



Breckon & Breckon
est 1947

Get in touch:

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agents, Breckon & Breckon.

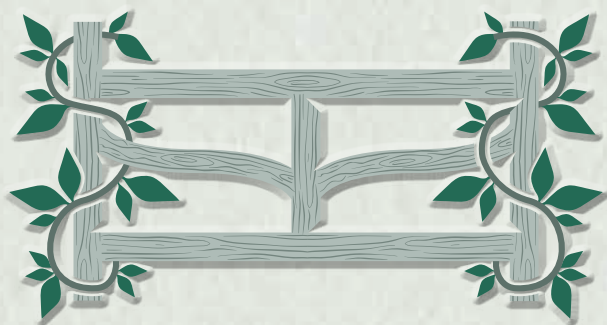
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e: newhomes@breckon.co.uk

Find out more:
breckon.co.uk/hedges-farm

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