



Dorset Down, 9 Pearce Courtyard, Oakley - HP18 9WY

Guide Price £825,000

 **TIM RUSS**  
& Company



## Dorset Down, Pearce Courtyard BUCKINGHAMSHIRE

- STUNNING BARN CONVERSION SET WITHIN AN EXCLUSIVE COURTYARD DEVELOPMENT IN A HIGHLY DESIRABLE BUCKINGHAMSHIRE VILLAGE
- BEAUTIFULLY PRESENTED THROUGHOUT, BLENDING CHARACTER FEATURES WITH CONTEMPORARY LIVING WITH NOT ONLY ONE BUT TWO 'WOW' LIVING SPACES
- MAGNIFICENT SITTING ROOM WITH VAULTED CEILING, EXPOSED TIMBER BEAMS AND WOOD-BURNING STOVE
- IMPRESSIVE KITCHEN/BREAKFAST ROOM WITH CENTRAL ISLAND, GRANITE WORKTOPS AND INTEGRATED APPLIANCES - THE TRUE HEART OF THE HOME
- VERSATILE GROUND FLOOR LAYOUT INCLUDING RECEPTION HALL, CLOAKROOM, UTILITY ROOM AND ADDITIONAL FAMILY/PLAY ROOM
- LUXURIOUS PRINCIPAL SUITE WITH WALK-THROUGH DRESSING AREA AND STYLISH DUAL-ASPECT EN-SUITE
- TWO FURTHER GENEROUS DOUBLE BEDROOMS WITH FITTED WARDROBES AND A CONTEMPORARY FAMILY BATHROOM
- SOUTH-FACING, PRIVATE COURTYARD GARDEN PERFECT FOR OUTDOOR ENTERTAINING, PLUS CONVERTED GARAGE OFFERING GYM/ HOME OFFICE SPACE
- BLOCK-PAVED DRIVEWAY WITH OFF-ROAD PARKING, ADDITIONAL REAR PARKING AND SECURE GATED ACCESS TO COMMUNAL GROUNDS



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An exceptional and beautifully presented barn conversion, set within an exclusive courtyard development .

At its heart is a magnificent sitting room, featuring a striking vaulted ceiling, exposed timber beams and a charming wood-burning stove, creating a warm yet elegant living space. Equally impressive is the superb kitchen/breakfast room, thoughtfully designed with a central island and breakfast bar, a full range of integrated appliances, granite worktops and stylish stone flooring.

The ground floor is further enhanced by a welcoming reception hall with stone flooring, a cloakroom, utility room and an additional versatile reception room, ideal as a playroom, snug or family room.

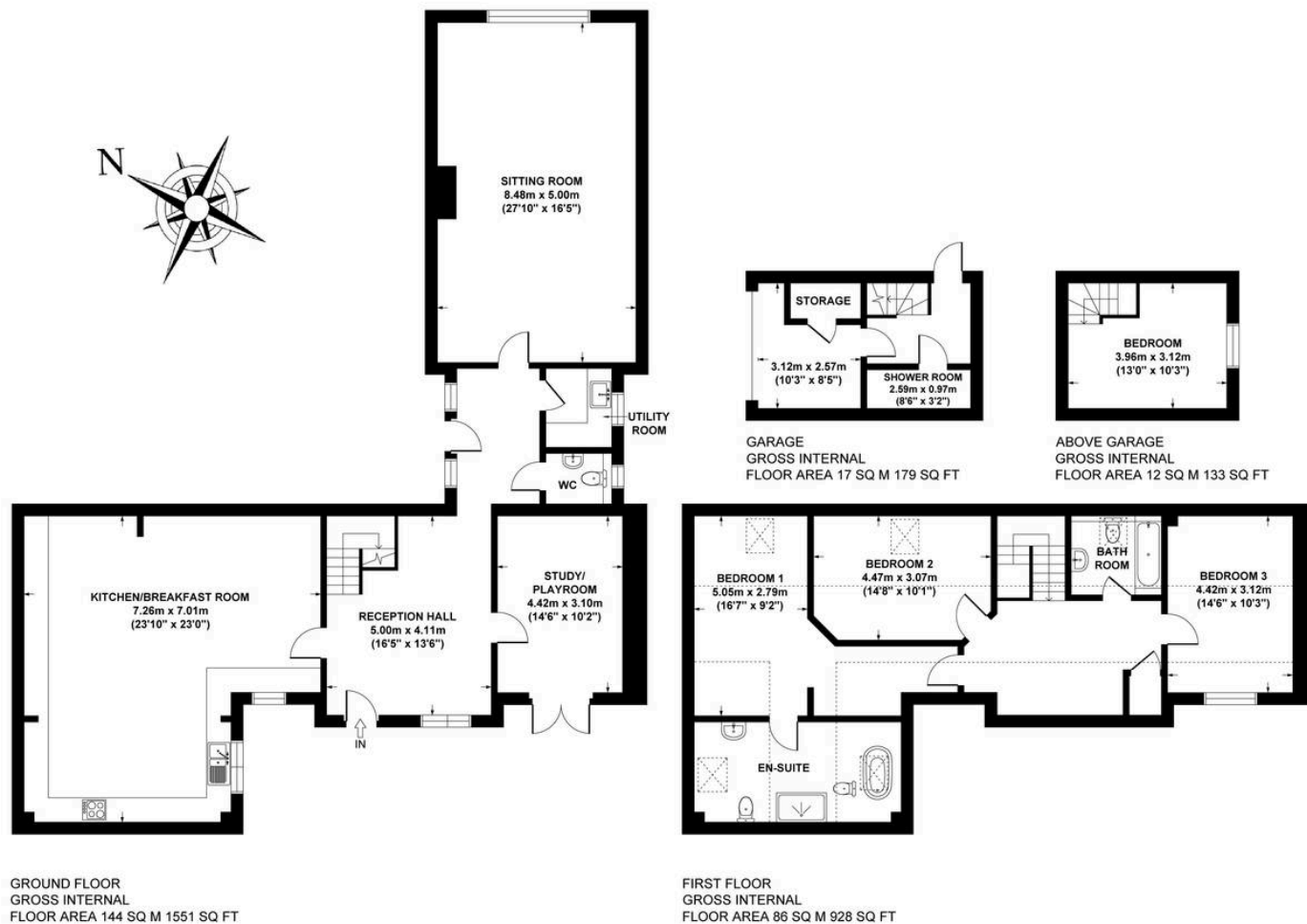
The principal suite is particularly impressive, featuring a walk-through dressing area and a en-suite with a freestanding bath and walk-in double shower. Two further generous double bedrooms, both with fitted wardrobes, are served by a stylish family bathroom.

A delightful south-facing courtyard garden provides a private and tranquil setting, beautifully enclosed and enhanced by raised planted beds—perfect for outdoor dining and entertaining. The garage has been cleverly converted to offer a highly versatile space, including a gym, storage/entrance area and wet room on the ground floor, with a home office and fourth bedroom above.

A driveway provides parking, with additional parking available to the rear. Secure gated access leads to the communal grounds, completing this outstanding home.

Council Tax band: TBD EPC Energy Efficiency Rating: C





**PEARCE COURTYARD, OAKLEY , BUCKINGHAMSHIRE, HP18 9WY**  
**APPROX. GROSS INTERNAL FLOOR AREA 259 SQ M / 2791 SQ FT**  
**(INCLUDING GARAGE)**

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

**Tim Russ and Company**

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By law we must verify every seller and buyer for anti-money laundering purposes.  
 Checks are carried out by our partners at Lifetime Legal for a non-refundable £65 (incl. VAT) fee, paid directly to them.  
 For more information please visit our website.



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