

Clifden Road

WORMINGHALL, HP18

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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A bright and spacious entrance hall welcomes you into this beautifully presented detached family home with accommodation in excess of 2,000 sq. ft. setting the tone for the light-filled and versatile accommodation throughout. The dual-aspect lounge provides a relaxing retreat, featuring French doors that open directly onto the full enclosed garden.

To the rear of the property is the impressive open-plan kitchen and dining area, the heart of the home. Showcasing a striking roof lantern, high-end integrated appliances, and French doors leading to the landscaped garden, this stunning space is perfectly suited to modern family living and entertaining. A well-equipped utility room adjoins the kitchen, while the ground floor is further enhanced by a study and a contemporary cloakroom.

Upstairs, the property offers four generous double bedrooms, alongside a modern family bathroom, an elegant shower room, and an additional separate WC. Externally, the beautifully maintained garden enjoys excellent privacy and features a generous patio area, accessed from both the kitchen and lounge, creating a seamless indoor–outdoor flow. To the front, the property benefits from lawned gardens, a double garage, and ample driveway parking.










Harry








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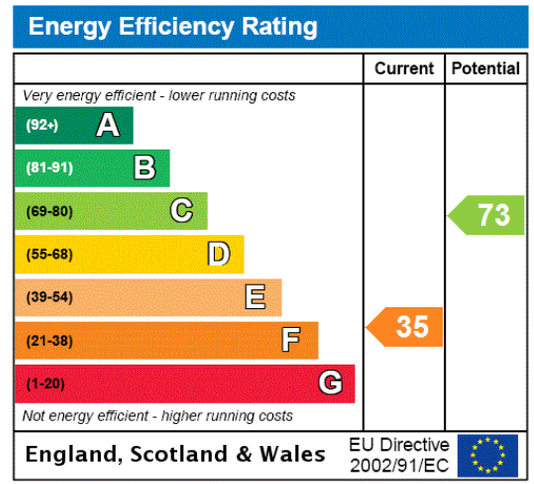
Location:

The village of Worminghall is a peaceful rural village in Buckinghamshire, ideally located within easy reach of Oxford and just five miles west of Thame, which offers a comprehensive range of amenities. Surrounded by beautiful countryside, Worminghall features a charming church, a thriving public house with a large garden, and a village hall that hosts a variety of activities and clubs. Property located in a close of four houses on a private road.

The nearby and vibrant market town of Thame (approximately five miles away) provides an excellent selection of independent shops, cafés, restaurants, pubs, a sports centre, and a popular weekly market held every Tuesday. An outstanding choice of both state and independent schools are available nearby, including primary schools in Ickford and Oakley, Lord Williams's Secondary School in Thame, and several well-regarded private schools in Oxford such as The Dragon School, Magdalen College School, and St Edward's School. For commuters, Haddenham & Thame Parkway station, with direct services to London Marylebone, is just seven miles away, while Junction 8a of the M40 offers convenient access to Oxford, London, and the nearby Bicester Village retail destination.

Directions:

From Oxford proceed South on the A40 and exit at the Holton/Wheatley junction. Turn right which will take you back over the A40, at the small roundabout turn left onto the London Road, at the mini roundabout turn left onto Old London Road, after 150 yards turn left signposted Waterperry & Worminghall. After approximately 6 minutes you will enter the village of Worminghall, the road will bend to the left onto Clifden Road where number 86 is ideally situated within a small select close on the left hand side.



Offers In Excess Of: £740,000
Subject to Contract

Local Authority: Aylesbury Vale

Council Tax Band: G

Tenure: Freehold

Reference: OXF260006

Approximate Gross Internal Area:
192 sq. m. / 2071 sq. ft.



GROUND FLOOR

FIRST FLOOR

GROSS INTERNAL AREA
TOTAL: 192 m²/2,071 sq.ft
GROUND FLOOR: 92 m²/994 sq.ft, FIRST FLOOR: 100 m²/1,077 sq.ft
EXCLUDED AREAS: GARAGE: 41 m²/441 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY
HECMEDIA.CO.UK

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