



Mellow Cottage,  
34A The Avenue, Worminghall,  
Buckinghamshire, HP18 9LE

£2,400 Pcm

**RB** REASTON BROWN



## A Detached Modern Four Bedroom Family Home, With Two Bathrooms, Three Reception Rooms, Generous Landscaped Front & Rear Gardens, Double Garage and Off Road Parking For Several Vehicles. Tucked away off a Prestigious Avenue in a Sought After Buckinghamshire Village Gardener Included

**Mellow Cottage** is a detached spacious family home offers four bedrooms and a modern layout that is perfect for family living. The cleverly designed rooms are filled with natural light, with the lounge stretching an impressive 23 feet and featuring with sliding doors that open onto the serene rear garden. The dining room is connected to the lounge and includes a study, The kitchen is equipped with wooden wall and floor units, a five-point gas hob, and two integrated ovens, with an archway leading to the utility room that boasts matching wall and base units and garden access. The ground floor is completed with a convenient downstairs cloakroom. Upstairs, the four bedrooms include a master bedroom with its own en-suite bathroom, this floor is completed with a large family bathroom.. The front garden is thoughtfully maintained with a formal planting scheme of shrubs, beds, and mature trees, while the rear garden is equally delightful, featuring lawns, shrubs, and beds, as well as various seating areas to soak up the sun and enjoy the picturesque village surroundings. This impressive property also comes with a double garage, complete with an electric charging point. The house is heated by oil-fired central heating to radiators and has an EPC: E Council Tax: G

### Situation

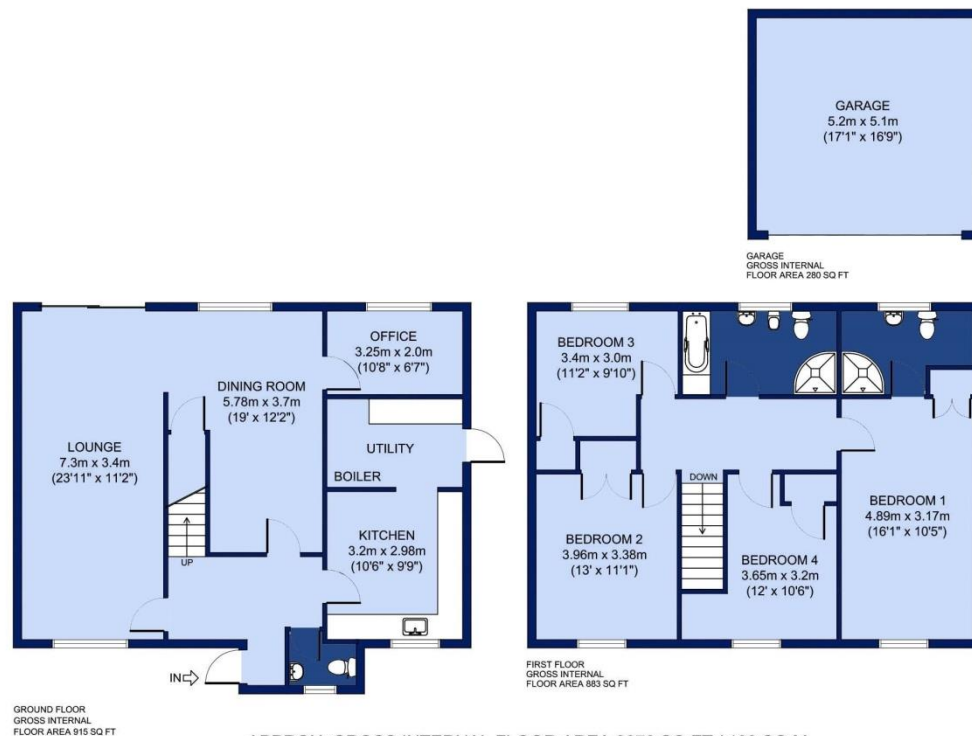
**Worminghall** is a highly sought after village which is in the catchment area for the Aylesbury grammar schools and Wheatley Park Secondary School (formerly attended by the Prime Minister). The local primary school, in the neighbouring village of Ickford, is high on the National League Tables. Worminghall benefits from a Grade II listed Norman Church, a Seventeenth Century Almshouse, a popular village inn and proximity to the renowned gardens at Waterperry, a neighbouring hamlet. The market town of Thame is within 10 minutes drive where a wide range of shops and facilities can be found. Oxford, city of academia and dreaming spires is seven miles away. The station, at nearby Haddenham, has access to London Marylebone (fastest train 34 minutes), Bicester, with its international Designer shopping area and Birmingham. The M40 is a short drive away giving access to London, Birmingham and the northern networks. *The property comprises the following with all dimensions being approximate only. Please note that Reaston Brown has not tested appliances or systems and no warranty as to condition or suitability is confirmed or implied. Any prospective purchaser is advised to obtain verification from their Surveyor or Solicitor.*











APPROX. GROSS INTERNAL FLOOR AREA 2078 SQ FT / 193 SQ M  
MELLOW COTTAGE 34A THE AVENUE, WORMINGHALL, BUCKINGHAMSHIRE, HP18 9LE

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

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### Costs:-

Holding Deposit (pre references) = One Weeks Rent

Rent in advance = One Month Rent

Security Deposit = Five Weeks Rent

*If you withdraw, provide misleading information on you pre application form or withhold/ delay the referencing process you may forfeit your holding deposit*

*Viewing is Strictly by Appointment through Reaston Brown*

*DIRECTIONS: From Thame, proceed towards Oxford on the A418 and turn right, signposted Shabbington and Ickford, follow road into Shabbington, past The Old Fisherman public house, and through the village and follow road out, continue to Worminghall turn left into Clifton Road and almost immediately after turn left into The Avenue, where Mellow Cottage can be found on the right hand side, just before the bend down a private lane..*

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