

# The Old Vicarage

WORMINGHALL • BUCKINGHAMSHIRE



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**A Period Property Set Within A**

**Substantial Sized Garden**

Five Bedrooms • Master Bedroom with Dressing Room  
& Ensuite Shower Room • Four Bath/Shower Rooms  
• Utility Room • Annexe

Outbuildings • Single Garage • Detached Double  
Garage • Covered Store and Shed,

Approx Gross Internal Floor Area  
4806 Sq Ft/ 446 Sq M

Inclusive Of The Main House, The Annexe Two Garages  
and Additional Outbuildings

Set within around 0.92 Acres

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Haddenham & Thame Parkway Station 7.3 miles  
(Mainline Station to  
London Marylebone fastest train 34 minutes)  
M40 (Junction 8) 4.5 Miles, Heathrow 38.5 miles,  
Central London 54 miles  
Oxford 13.7 miles

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(All distances and times approximate)

These particulars are intended only as a guide and must not be  
relied upon as statements of fact.







The Old Vicarage is a charming, detached family home approached down a long tree line driveway, set within a private position. The property offers well proportioned spacious living accommodation with a flexible layout which creates an attractive and substantial family home.

Through the charming porch entrance, flooded with lots of natural light, the house opens up onto the central hall, which is centrally positioned between the three reception rooms. From the hallway you enter the large dual aspect living room with fireplace and log burner. To the left of the hallway is a generous size playroom/home office with built in ample of storage space. From the hallway is a third dual aspect reception room with beautiful, exposed beams and a brick and beam fireplace.

The kitchen/breakfast room offers an abundance of storage with an archway leading to the utility. The kitchen also comprises of a wonderful range cooker within the centre of the kitchen along with a five-point gas hob, two integrated ovens, and French doors leading off on to the garden. The ground floor is completed with a convenient downstairs cloakroom.

To the first floor, there are four double bedrooms. The principal bedroom has its own en-suite bathroom and two large dressing rooms and Juliet balcony. This floor is completed with a large family bathroom with ample of storage space.

This property offers the prospect of idyllic country living with the attractions of the metropolis only a 35 minute train ride away.

The front garden is maintained with a formal planting scheme of shrubs, beds, and mature trees, while the rear garden is equally delightful, featuring various seating areas to soak up the sun and enjoy the peaceful village surroundings.

This impressive property also comes with a fully equipped annexe with separate living space, a single garage with office space above, a double garage complete with an electric charging point and two further storage spaces.







**Worminghall** is a charming village near to Waterperry Garden Centre with its famous gardens, amphitheatre and cafe.



**Schools:** Worminghall is in the catchment area for the Buckinghamshire grammar schools and Ickford primary school which is in the top 20 in the National League Tables. There is also a wide choice of independent schooling in the University City of Oxford.



**Activities:** Worminghall has a village inn, village hall, which hosts various activities, and many foot paths and bridle ways. Bernwood Forest nature reserve is 10 minutes drive away. The outstanding Manoir des Quats Saisons restaurant and hotel is in nearby Great Milton. Further sports and leisure, activities such as swimming can be found in the nearby town of Thame.



**Shopping:** A Post Office with village shop is within walking distance in the neighbouring village of Ickford. A wider range of facilities are available in the market town of Thame, including a Waitrose and several independent shops and award winning restaurants and public houses. Further shopping is available in the university town of Oxford. Bicester Village International Designer Outlet Centre is a ten minute train journey away.



**Travel:** Communications in the area are good with rail connections to London Marylebone from Haddenham and Thame Parkway in approximately 35 minutes and road links via the M40 and A418.



## Fixtures and fittings

Only those mentioned in these sales particulars are included in the sale. The sale is to include all fitted carpets.

## Local Authority

South Oxfordshire District Council

## Council Tax Band:- G

## Services

Gas fired heating, Oil fired Aga, Mains water and electricity, Private Drainage.

## EPC:- E

Direction Postcode HP18 9LE



APPROX. GROSS INTERNAL FLOOR AREA 4806 SQ FT / 446 SQ M  
THE OLD VICARAGE, THE AVENUE, WORMINGHALL, HP18 9LE

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



reastonbrown.co.uk

01844 260626

94 High Street, Thame, OX9 3EH  
sales@reastonbrown.co.uk