



26 Silvermead,
Worminghall,
Buckinghamshire, HP18 9IS

Guide Price £650,000

RB REASTON BROWN

26 Silvermead is a well-maintained family home comprises four Good sized bedrooms and two bathrooms presented in excellent decorative condition throughout.

The entrance hall is spacious and filled with natural light, offering access to all the reception rooms on the ground floor. To the left-hand side is a modern kitchen with white gloss finish units, equipped with a built-in oven, ceramic hob & dishwasher. An archway leads to a utility room with a separate sink, washer/dryer and fridge freezer. There is also a door that leads to the side of the property. The hallway provides access to the living room, which features an open fireplace and sliding patio doors that lead to the garden. Additionally, there is a spacious dining room with a feature wall, as well as a convenient downstairs cloakroom with a white suite, this floor is completed with storage space under the stairs.

Moving upstairs, you will find four bedrooms. The master bedroom overlooks the back garden and offers stunning views of open fields. It also includes a spacious ensuite bathroom. The second bedroom is very spacious and features a striking feature wall. The third and fourth bedrooms, are situated at the front of the house, both feature built-in storage. The family bathroom is well-appointed with bath and Aqualisa power shower, a white suite, and heated towel rail. Additionally, there is a workstation and large airing cupboard.

Outside, the patio area is surrounded by beautiful flowerbeds and provides access to a shed at the side of the property. An archway covered in a beautiful clematis and climbing rose leads to a large open garden with a charming cottage-style planting scheme that includes alliums, geraniums, and a sculpture tree. The garden is finished with a hedge row planting. The front garden is adorned with mature plants, with off road parking for two cars and benefits from a garage which is equipped with built in cupboards and electric.

There is double glazing throughout with oil fired central heating to radiators and benefits from a water conditioner and partially boarded loft with ladder.

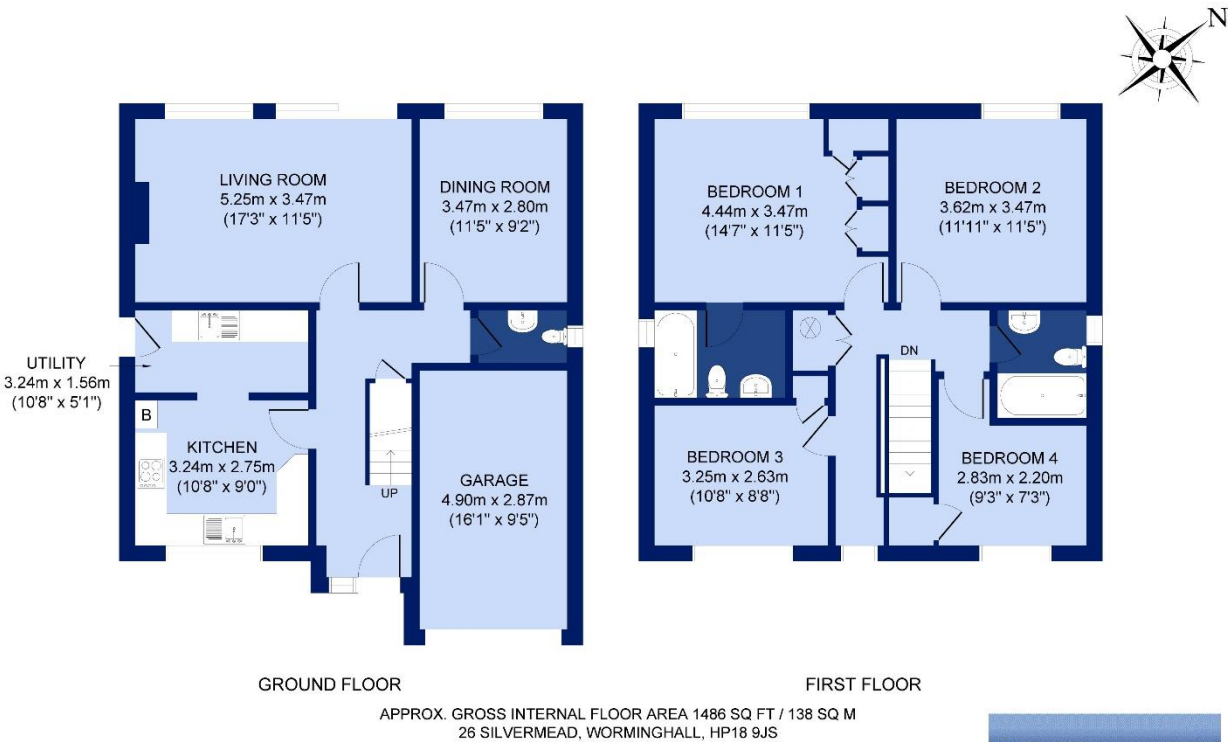
EPC Rating D Council Tax Band F

Situation

Worminghall, located in Buckinghamshire, is a highly desirable village known for its excellent educational opportunities. It falls within the catchment area of prestigious Aylesbury grammar schools and Wheatley Park Secondary School, which has the distinction of being attended by the Prime Minister in the past. The local primary school, situated in the neighbouring village of Ickford, ranks highly on the National League Tables, in addition to its educational advantages, Worminghall boasts several notable attractions. The village is home to a Grade II listed Norman Church, adding historical charm to the area. Visitors and residents alike can also appreciate a Seventeenth Century Almshouse, as well as a popular village inn. Nature enthusiasts will be pleased to find themselves in close proximity to the renowned gardens at Waterperry, a neighbouring hamlet. For everyday conveniences and a wider range of amenities, the market town of Thame is a short 10-minute drive away. Here, residents can access various shops and facilities to meet their needs. The city of Oxford, known for its academic institutions and iconic architecture, is just seven miles from Worminghall. Transportation options are favourable for those residing in Worminghall. The nearby Haddenham station provides easy access to London Marylebone, with the fastest train journey taking only 34 minutes. Additionally, the station offers connections to Bicester, renowned for its international Designer shopping area, as well as Birmingham. The M40 motorway is conveniently located nearby, granting residents quick 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.*







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.



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