



22 Clifden Road
Worminghall,
Buckinghamshire, HP18 9JP

Guide Price £895,000

RB REASTON BROWN

A Substantial Detached Four Bedroom Family Home, With Three Bath/Shower Rooms, Four Reception Rooms, Generous Landscaped Front & Rear Gardens, Detached Double Garage and Drive With Off Road Parking For Several Vehicles, Situated In a Prestigious Road in a Sought After Buckinghamshire Village

This wonderful, detached family home comprises four double bedrooms, two with en-suite shower rooms and is presented in excellent decorative condition throughout with landscaped gardens. The entrance hall is spacious and filled with natural light, offering access to all the reception rooms on the ground floor. To the right there is a study and to the left-hand side is a large dual aspect sitting room benefiting from a fireplace with wood burning stove and French doors, leading into the generous sized garden. The dining room leads off from the sitting room onto the heart of the house. The kitchen has been extended and refitted with a tiled floor and has base and eye level units with integral appliances, space for range cooker and American fridge freezer, with granite worktops and splashbacks. Off the kitchen is a convenient utility room with door to the garden. The Kitchen also benefits from French doors which open out onto decking space. Upstairs are four double bedrooms, two with en-suites, and a stylish family bathroom. The lay-out of the house creates a perfect space for modern family living. Externally are front and rear gardens. The rear garden, mainly laid to lawn with an outside dining area, has a planting scheme of mature shrubs, trees, mature vegetable patches and colourful borders, providing plenty of places to sit and enjoy the sunshine. The front garden has an established planting scheme with mature shrubs and trees. There is a detached double garage and drive with off road parking for several cars. The property has double glazed windows and oil-fired heating to radiators. EPC Rating D Council Tax Band G

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.*







Approx. Gross Internal Floor Area 2205 Sq Ft (204.9 Sq M)

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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.



Viewing is Strictly by Appointment through Reaston Brown

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