



86, Clifden Road,  
Worminghall, Buckinghamshire,  
HP18 9JP

Guide Price £840,000

RB REASTON BROWN

## This Impressive 2,336 Sq Ft Family Home Features A Spacious Kitchen/Diner, Four/Five Bedrooms, A Large Garden With Patio, Ample Parking, And A Double Garage With Electric Door.

This impressive 2,336 sq ft family home at **86 Clifton Road, Worminghall** offers an exceptional living space, combining elegant interiors with practical features throughout. The large hallway with engineered oak flooring, leads to the bright and functional study, perfect for home working, playroom or bedroom five. The generously proportioned sitting room benefits from a dual aspect and features an open fireplace with a log burner framed by a solid oak mantelpiece. Double doors at the rear provide direct access to the garden, seamlessly blending indoor and outdoor living. The heart of the home is the spacious kitchen/diner, filled with natural light. It boasts navy cupboards, granite-speckled white worktops, and a large island for work and casual dining. The kitchen is fully equipped with double ovens, an induction hob, an integrated dishwasher, and a full size fridge. Sliding doors from the kitchen open directly onto the garden, making it ideal for alfresco dining. Adjacent to the kitchen is the large utility room which includes built-in cupboards, a sink, and ample space for both a washing machine and tumble dryer. Completing the ground floor is the dining room for formal meals as well as a convenient downstairs toilet with underfloor heating. The large double garage, provides additional storage and parking. Upstairs, the light-filled staircase leads to four well-proportioned bedrooms and access to ample loft space. The master bedroom, located at the rear, has newly fitted wardrobes with a separate power shower, toilet and also provides access to a second loft. Bedroom two, facing the side offers a light and airy feel. Bedroom three includes access to eaves storage, Bedroom four also has access to eaves storage with both overlooking the front of the property. The family bathroom features a classic white suite with blue accents. The rear garden, mainly laid to lawn, includes a spacious patio for outdoor entertaining, a dedicated children's play area, and a discreetly positioned shed. The front of the property offers ample parking for several vehicles, while the double garage with an electric door provides secure parking and additional storage.

Council Tax G EPC F Freehold

**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 and there are independent schools at nearby Dorton, or the university town of Oxford. Worminghall benefits from a Grade II listed Norman Church, a Seventeenth Century Almshouse, a popular village inn, and a village hall which hosts various clubs and activities. The neighbouring hamlet of Waterperry has stunning gardens and holds arts and craft events. The market town of Thame is within 10 minutes' drive where a wide range of shops and facilities can be found including a Waitrose. 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.*







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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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