



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

Guide Price £875,000

RB REASTON BROWN

A Beautifully Converted Four / Five Bedroom Home Blending Contemporary Design With Timeless Charm, Featuring Spacious Living Areas, Landscaped Gardens, and Versatile Spaces, All Set Within Private Grounds.

60 Clifden Road is a beautifully converted home that seamlessly combines contemporary design with timeless appeal. This property has undergone an impressive transformation, extending and modernising the space to create an exceptional family home set within private grounds. The ground floor offers a spacious and versatile layout, with a striking open-plan kitchen, dining, and family area at the heart of the home. The kitchen features contemporary cabinetry, a central island, and ample space for dining and relaxation, with bifold doors opening onto the garden. Additional accommodation on the ground floor includes a cosy sitting room, two generously sized bedrooms, a luxurious bathroom, a study or potential fifth bedroom, and a practical utility room. The first floor houses two spacious bedrooms, including a stunning master suite with access to a private roof deck, a dressing room, and a luxurious en-suite bathroom. The second bedroom on this floor is equally impressive and is served by another stylish bathroom. Outside, the property boasts a beautifully landscaped garden with ample space for outdoor entertaining and relaxation. A home office with power provides a versatile space for working from home, while a workshop adds further practicality. The garden has been thoughtfully designed to ensure privacy and tranquillity. The front of the property features a spacious driveway, a garage, and secure access through a five-bar timber gate, perfectly complementing this exceptional home.

EPC D Council Tax G

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.

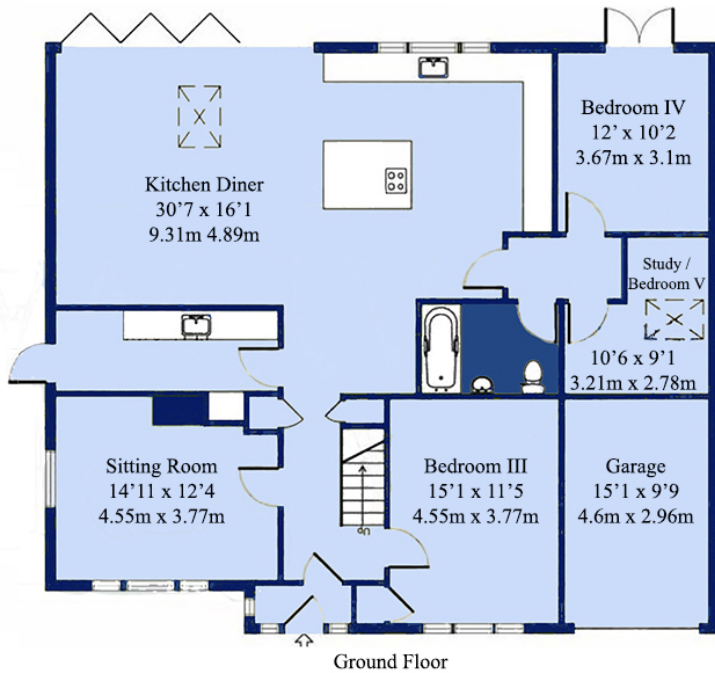
The property comprises the following with all dimensions being approximate only. Please note that Reaston Brown has not tested appliances or systems and no warranty as to condition or suitability is confirmed or implied. Any prospective purchaser is advised to obtain verification from their Surveyor or Solicitor.



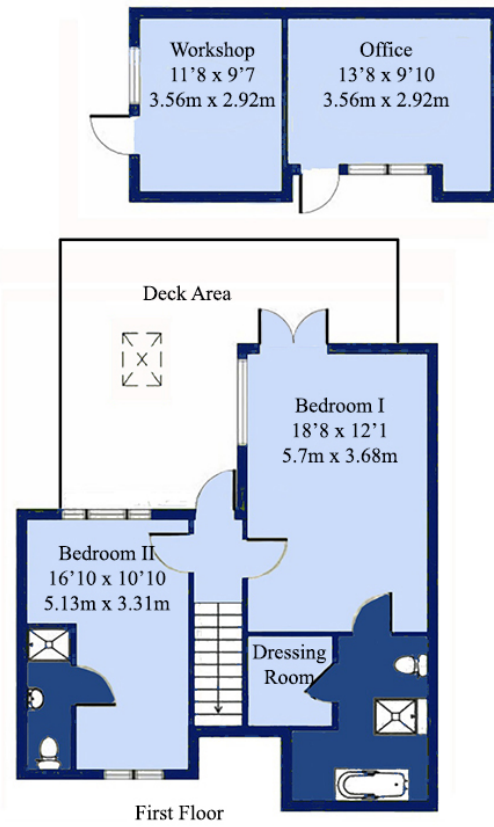




60 Clifden Road, Worminghall, Buckinghamshire, HP18 9JP
 Approx. Gross Internal Floor Area 2086 Sq Ft (231 Sq M)



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.



Viewing is Strictly by Appointment through Reaston Brown

www.reastonbrown.co.uk Email: sales@reastonbrown.co.uk

94 High Street . Thame . Oxfordshire . OX9 3EH Tel: +44(0) 1844 260626
 2-4 Windmill Road, Headington, Oxford, OX3 7BU Tel : +44(0) 1865 308855
 119-121 Park Lane . London . W1K 7AG. Tel : +44(0) 207 079 1589

Sales, Lettings, Commercial & Chartered Surveying

