



Worminghall Road  
Ickford

**TIM RUSS**  
& COMPANY





6 Worminghall Road  
Ickford  
Buckinghamshire HP18 9JD

Presented to an immaculate standard throughout, this detached bungalow boasts a fantastic open plan kitchen / dining room, ideal for entertaining.

**£630,000**





## The Property

Set back slightly from the road, the property opens to a spacious entrance hall off of which doors can be found to all rooms. Three double bedrooms can be found at one end of the property, accompanied by a family bathroom and additional shower room. The bathroom has been fully refitted and now incorporates a walk in shower with separate bath. The sitting room has been freshly redecorated with a neutral, yet modern theme, fitted wall furniture and newly fitted wooden shutters to the windows and doors.

The main focal point of this home is the rear extension. Combining a modern kitchen with island, bright and airy dining area, tall vaulted ceilings and bi-fold doors opening to the rear garden, this room is designed with family living in mind.

The kitchen is complimented by a good sized preparation area off of which a door leads through to the utility / boot room, with access to an additional cloakroom. The utility room is fitted with kitchen units and plumbing for appliances and is accessible through either the rear of the property or the garage.

## Outside

Occupying a generous plot, the property is set back from the road and is enclosed by post and rail fencing and accompanying five-bar gate. The driveway provides ample off-road parking for a number of vehicles whilst leading to an integral 1 ½ garage. The remainder of the

front is laid to lawn and completed by a mature beech tree. Leading to the rear garden, a large patio terrace adjoins the property and is slightly elevated from the garden, offering ideal space for al-fresco dining. Within the garden there is a selection of fruit trees along with 3 large raised vegetable/fruit beds.

From the patio, both steps and a wheelchair accessible ramp lead down the garden which is mainly laid to lawn. A paved footpath leads to the bottom of the garden which is separated by a picket fence and gate. In this bottom section, there is a range of vegetable plots, a garden shed and a further outbuilding currently utilised as a fully operational office space.

## Location

Ickford is a small Buckinghamshire village situated close to the Oxfordshire border between Oxford and Thame and surrounded by open countryside. The village facilities include an excellent primary school and public house plus a busy general store/post office.

The market town of Thame and the City of Oxford are both within easy reach for a full range of cultural and shopping facilities. Schooling in the area is excellent and includes Ickford Combined Primary School and Grammar Schools in Aylesbury.

At Thame and Haddenham Parkway Railway Station the Chiltern Line provides a direct service to London Marylebone in approximately 40 minutes. By road, motorway links are within easy reach.

## Directions

From our office in the High Street turn right, proceed down to the bottom of the High Street, turn left onto Oxford Road at the roundabout go straight over in the direction of Oxford. Turn right towards Shabbington follow the road sign posted Ickford and Worminghall. Turn left at the second turning for Ickford. The property can then be found towards the end of Worminghall Road on the left.

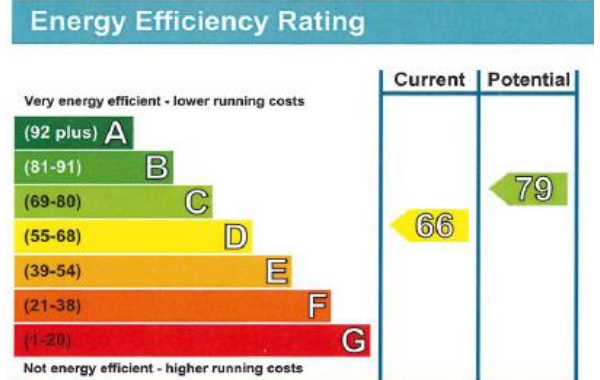
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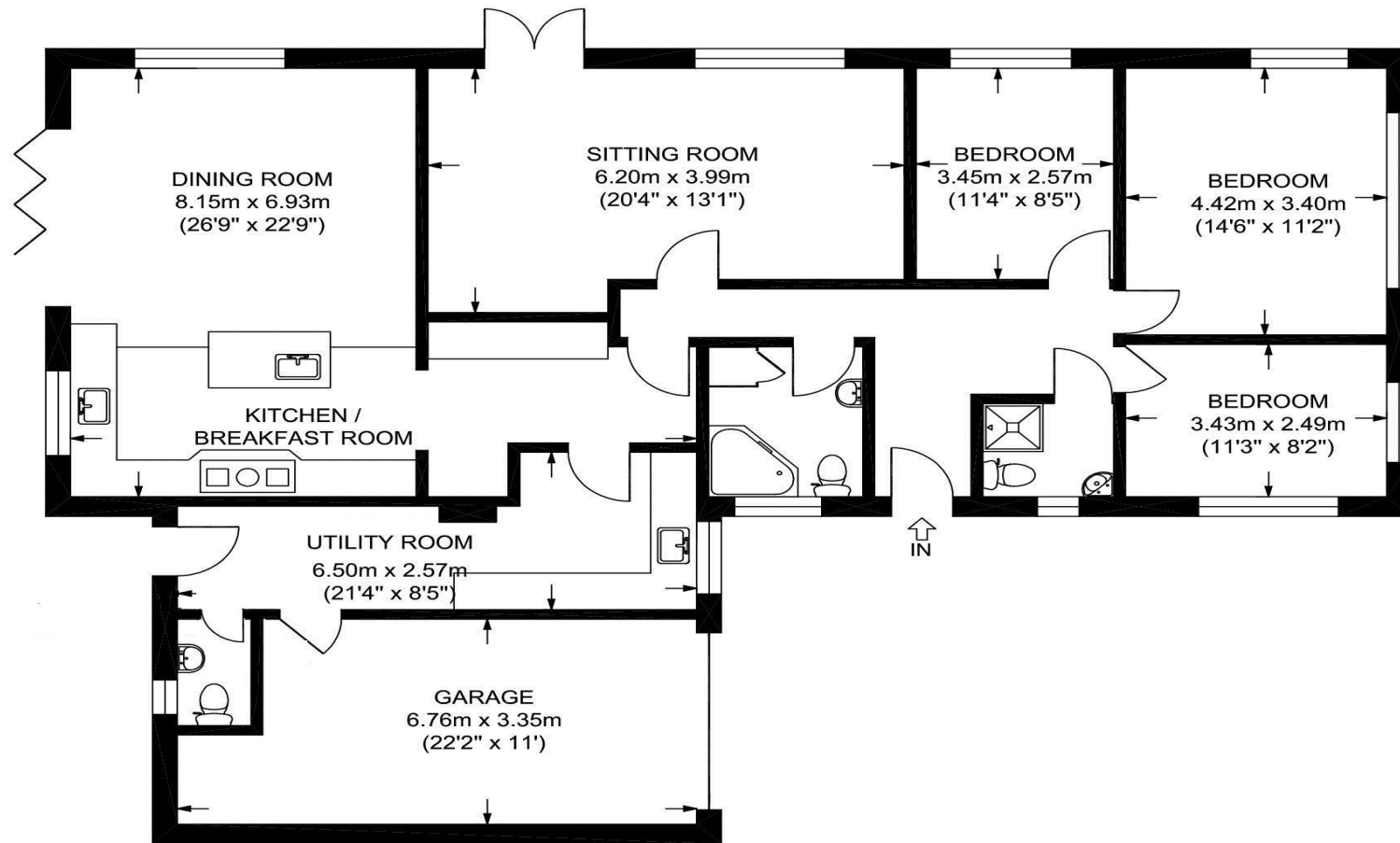
## Viewings

Strictly by appointment only.

## Mortgage

Contact your local Tim Russ & Company office who can introduce you to their professional financial advisor.





APPROX. GROSS INTERNAL FLOOR AREA 1688 SQ FT / 157 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.

112 High Street, Thame, Oxon OX9 3DZ

T: 01844 217722

E: thame@timruss.co.uk

www.timruss.co.uk

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