





MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS

Clifden Road Worminghall

A substantial four bedroom detached family home offering approximately 2,500 sq. ft. of accommodation, with double garage, extensive driveway parking and 100 ft. garden in the popular village of Worminghall.

SITUATION

Worminghall is a small Buckinghamshire village situated close to the Oxfordshire border between Oxford (9.5 miles) and Thame (6 miles). Within the village there is a church and popular public house with restaurant, large gardens and children's play area. The nearby village of Ickford has a post office and village shop. The market town of Thame has a good range of day to day shops and a Waitrose supermarket, library and banks. The city of Oxford is within easy reach and has an extensive range of educational, cultural and shopping facilities. A direct rail service to London Marylebone from Haddenham Railway Station takes approximately 45 minutes. Road links are excellent, with motorway links within easy reach to London and the Midlands from junctions 7 and 8 of the M40. Schooling in the area is outstanding and includes the local primary school in the neighbouring village of Ickford as well as the Aylesbury Grammar School and High School. There is also a school bus network, which operates through the village to the local Oxford independent schools, such as Magdalen, Oxford High School and Headington School.

ACCOMMODATION

Ground floor

Entrance hall • Kitchen/breakfast room • sitting room • 30ft Amdega conservatory • study • utility room • guest cloakroom

First floor

Master bedroom with ensuite shower room • 2nd bedroom with ensuite bathroom • 2 further double bedrooms • family bathroom

Outside

100ft garden with gated side access • paved terrace • extensive block paved driveway parking • double garage

**VIEWING STRICTLY BY APPOINTMENT WITH
MORGAN & ASSOCIATES**

DESCRIPTION

28 Clifden Road is a spacious and well-presented home ideal for both family living and entertaining and enjoys exceptionally light and well-proportioned rooms throughout.

The generous accommodation provides a fabulous and convivial semi open plan kitchen/dining/family room with striking 30ft Amdega conservatory overlooking the private garden and two sets of French doors opening onto the paved wrap around terrace as well as a 22ft adjoining sitting room with wood flooring, open fireplace and double doors onto the conservatory. The ground floor also offers a separate study/playroom, guest cloakroom, as well as a utility room with side door to the garden.

Off the first floor landing there is a well-proportioned master bedroom suite with built in wardrobes, a second double bedroom with en suite shower room, 2 further double bedrooms and family bathroom.

Externally there is an extensive block paved driveway for parking to the front of the property along with a double garage and a 100ft back garden with paved terrace perfect for al fresco dining.

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

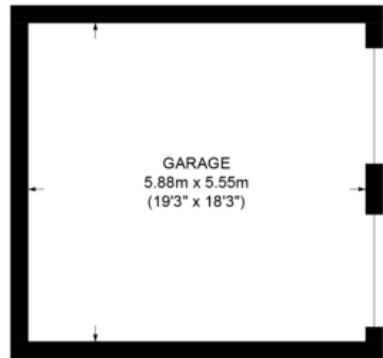
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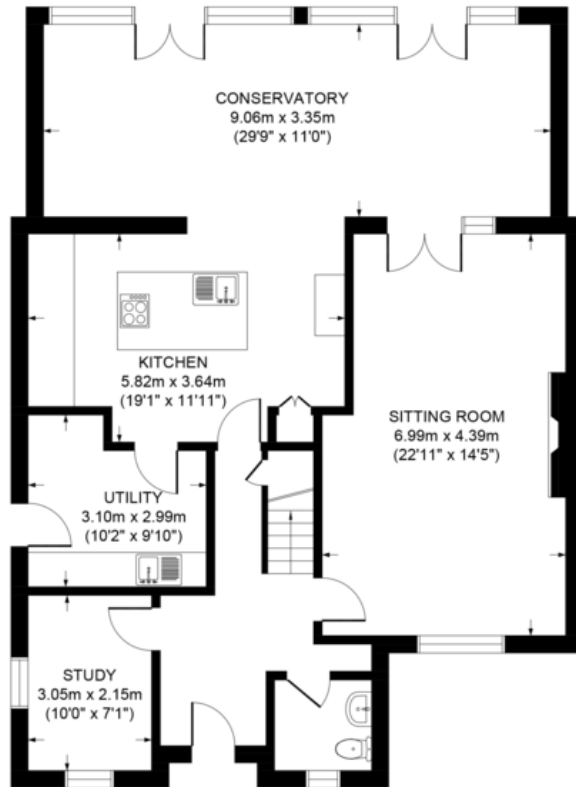
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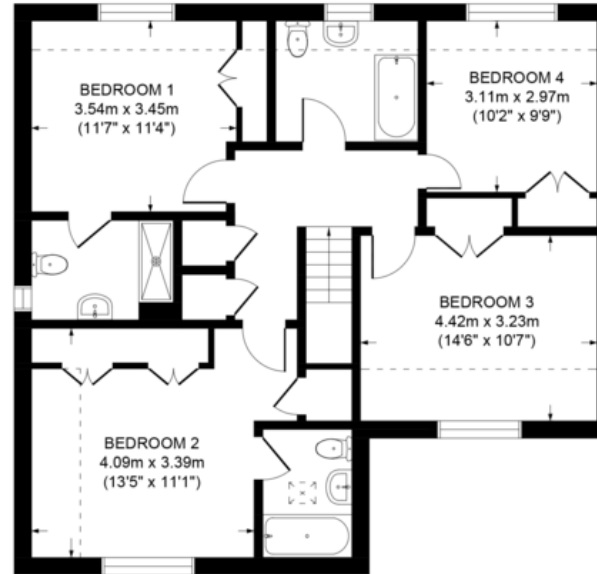




GARAGE
GROSS INTERNAL
FLOOR AREA 351 SQ FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1192 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 881 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 2424 SQ FT / 225 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	68
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

SERVICES Mains water, gas and electricity connected

LOCAL AUTHORITY Aylesbury Vale District Council

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