

THE POOL HOUSE

65a CLIFDEN ROAD, WORMINGHALL, BUCKINGHAMSHIRE HP18 9JR



HAMNETT
HAYWARD

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A rare and exciting opportunity to acquire a fabulous village residence offering stylish open plan living, within the most stunning formal gardens and adjoining paddock

The Pool House was converted and re-constructed to an incredibly high standard some 15 years ago and transformed into this village gem surrounded in countryside. Designed to provide stylish and substantial open plan living, the property is flooded with natural light and an impressive glazed fenestration flows seamlessly out to the beautiful formal gardens. Outside, the property benefits from a wonderful plot including an enclosed paddock, adjoining countryside and a substantial outbuilding providing opportunities for stabling, a home office/annexe or perfect for the classic car enthusiast. Worminghall is a lovely rural village offering a good range of amenities and offering excellent access to both Oxford & London. (Under 40 minutes to London Marylebone from Haddenham & Thame parkway)

On entering The Pool House a tiled entrance hall opens to the most fabulous all encompassing reception room, fitted throughout with oak flooring and enjoying a part vaulted section with glazed bi-fold doors to a private terrace. A central stand alone wood burning stove is a particular feature of this magnificent room which extends into the kitchen and a further family area. The kitchen itself is fitted with a range of shaker style units in navy blue, a corresponding island unit has further storage and use for a breakfast bar. A range of fitted Bosch appliances complete this well equipped kitchen. The family area has been recently improved and dual glazed bi-fold doors open up to provide the most spectacular outlook. Further accommodation to the ground floor includes a large boot room, a cloakroom, study/bedroom 5 and a large bedroom suite.

On the first floor are three further double bedrooms, the principal extending to an impressive 19' with fitted wardrobes and an en-suite shower room.

Externally, this wonderful home is approached via a private single track road, opening to a substantial area of gated parking. The main formal garden has a south-easterly aspect with a sunny paved terrace ideal for entertaining and summer dining. The garden is laid predominantly to lawn with a range of flower beds and a number of mature trees. A pedestrian gate opens into the adjoining paddock where a footpath connects the village between the church and the pub. To the rear of the detached barn is an all weather equestrian walkway extending into the grass paddock.

“ENJOYING THE MOST IDYLIC AND PRIVATE SETTING AT THE FOOT OF A PRIVATE LANE, THE POOL HOUSE IS AN EXCEPTIONAL OPPORTUNITY TO ACQUIRE A STYLISH CONTEMPORARY VILLAGE RESIDENCE WITH LAND ”



AT A GLANCE

- A fabulous village residence situated within the most picturesque village setting
- Exceptional accommodation offering stylish open plan living extending to almost 3,000 sq.ft
- Stunning formal gardens and paddock land extending to approximately 1.75 acres
- Substantial outbuilding providing double garage, barn for classic cars and stabling
- Excellent connections to Oxford and London Marylebone (36 mins from Haddenham & Thame)



SUMMARY

- Entrance Hall
- Cloakroom
- Fabulous part vaulted open plan kitchen/dining/sitting room extending to 38'
- Family room with bi-fold doors opening to the garden
- Large utility/boot room
- Study/bedroom five
- Ground floor guest bedroom with en-suite bathroom
- 19' master bedroom with en-suite bathroom
- Two further first floor bedrooms and family bathroom
- Gated off street parking for ample vehicles
- Beautiful formal gardens extending in total to approximately 0.5 acres
- 1,110 sq.ft timber outbuilding, comprising double garage, stable, two barns
- Adjoining yard with an all weather equestrian walkway opening to grass paddock
- Total gardens and paddocks extending to 1.75 acres
- Picturesque setting at the end of a private lane
- Highly sought after village with excellent connections to Oxford & London
- London Marylebone in just 36 minutes from Haddenham & Thame parkway
- The Chiltern Hills just 10 miles - perfect for keen cyclists/walkers wanting to visit local routes including the Ridgeway National Trail, the Phoenix Trail, the Oxfordshire Way

Clifden Road, Worminghall, Aylesbury, HP18

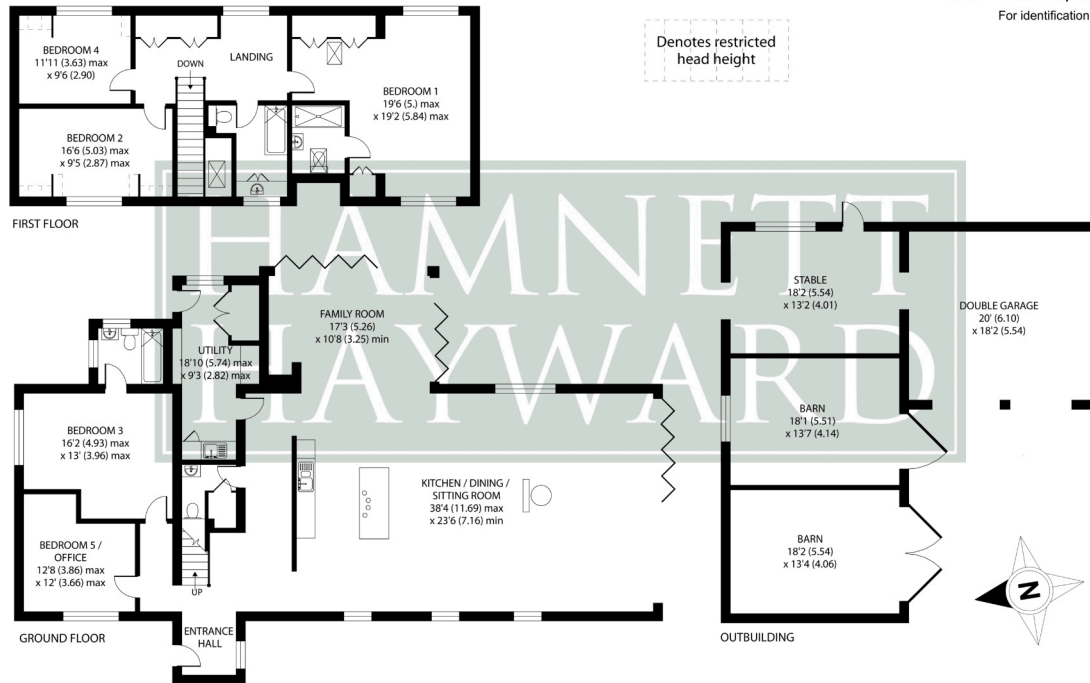
Approximate Area = 2844 sq ft / 264.2 sq m

Limited Use Area(s) = 168 sq ft / 15.6 sq m

Outbuilding = 1110 sq ft / 103.1 sq m

Total = 4122 sq ft / 382.9 sq m

For identification only - Not to scale



LOCATION

The village of Worminghall is a peaceful, rural Buckinghamshire village ideally positioned within striking distance of Oxford and just five miles west of Thame for a comprehensive range of facilities. Surrounded by picturesque countryside, Worminghall benefits from a pretty church of 12th century origins, a thriving public house with a large garden and a village hall offering a host of activities and a pop up coffee shop at the weekend. There is a group of Almshouses built in 1675 together with a collection of older houses at the church end of the village including The Avenue. The thriving market town of Thame (5 miles) offers a wonderful selection of independent shops, cafe's, restaurants, pubs, a sports centre and a regular market every Tuesday. An unrivalled choice of state and independent schools are all close by, with primary school's in both Ickford and Oakley village, Lord Williams's Secondary school in Thame and further private schools in Oxford including The Dragon School, Magdalen College and St Edward's. For the commuter, Haddenham & Thame parkway for London Marylebone is just 7 miles and The M40 (junction 8a) is within striking distance offering access to Oxford, London and the nearby Bicester retail village. For restaurants, Le Manior Aux Quat Saisons, Sir Charles Napier and the Nut Tree, are close by

ADDITIONAL INFORMATION

Services: Mains water, drainage & electricity

Heating: Oil fired central heating, underfloor and radiators

Energy Rating: Current C (72) Potential C (78)

Local Authority: Buckinghamshire County Council

Postcode: HP18 9JR

Council Tax Band: G



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hamnett Hayward Ltd. REF: 1126225

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