



Connells

Clifden Road
Worminghall Aylesbury



Property Description

As you step through the front door, a welcoming and spacious entrance hall immediately sets the tone for the light-filled and versatile accommodation throughout. The dual-aspect lounge, with french doors opening directly onto the garden, provides a tranquil retreat.

Beyond the lounge is the stunning open-plan kitchen and dining area-a true showpiece, complete with a feature roof lantern, sleek high-end integrated appliances, and french doors that connect seamlessly to the landscaped garden. This exceptional space is designed with both family living and entertaining in mind. Adjacent to the kitchen is a well-equipped utility room, the ground floor also benefits from a study and a contemporary cloakroom with WC.

Upstairs, you'll find four generously proportioned double bedrooms, complemented by a modern family bathroom, an elegant shower room, and a further separate WC.

Outside, the beautifully maintained garden offers excellent privacy, with a generous patio area accessible from both the kitchen and lounge creating a seamless flow from indoor to outdoor living. The front aspect features additional lawned gardens, a double garage, and ample driveway parking.

One of the home's most desirable advantages is its prime position within the catchment area for the highly regarded Aylesbury Grammar Schools. Families seeking access to some of Buckinghamshire's most prestigious education will find this location truly second to none.

Nestled in the highly sought-after village of Worminghall, this charming location sits within the catchment area for the renowned Aylesbury grammar schools as well as Wheatley Park Secondary School. The nearby Ickford Church of England Primary School is consistently rated among the top-performing schools nationally, making the area particularly attractive for families.

Worminghall itself is steeped in history and character, featuring a listed Norman church, a 17th-century almshouse, and a welcoming village inn. The community enjoys a peaceful rural setting while being conveniently close to the famous Waterperry Gardens in the neighbouring hamlet of Waterperry.

For everyday shopping and amenities, the vibrant market town of Thame is just a 10-minute drive away, offering an excellent range of independent shops, cafés, and restaurants. The historic city of Oxford, celebrated for its world-class university, cultural attractions, and "dreaming spires," lies only seven miles from the village.

Commuters benefit from outstanding transport links: Haddenham & Thame Parkway Station provides direct services to London Marylebone in as little as 34 minutes, while the M40 motorway is within easy reach, giving swift access to London, Birmingham, and the wider motorway network.

Worminghall perfectly combines rural charm, rich heritage, and exceptional connectivity - an ideal location for those seeking both tranquillity and convenience.

Kitchen/Breakfast Room

11' 11" x 19' 3" (3.63m x 5.87m)

Utility

9' 5" x 9' 5" (2.87m x 2.87m)

Dining Room

9' 5" x 10' 6" (2.87m x 3.20m)

Sitting Room

24' 1" x 11' 11" (7.34m x 3.63m)

Hall

14' 4" x 10' 11" (4.37m x 3.33m)

Study

9' 10" x 10' 5" (3.00m x 3.17m)

W.C.

3' 1" x 6' 3" (0.94m x 1.91m)

Garage

21' 4" x 20' 9" (6.50m x 6.32m)

Landing

5' 9" x 19' 4" (1.75m x 5.89m)

W.C.

3' 9" x 4' 1" (1.14m x 1.24m)

Bedroom One

11' 6" x 14' 6" (3.51m x 4.42m)

Bedroom Two

16' 9" x 9' 10" (5.11m x 3.00m)

Bedroom Three

9' 3" x 14' 5" (2.82m x 4.39m)

Bedroom Four

12' 6" x 12' (3.81m x 3.66m)

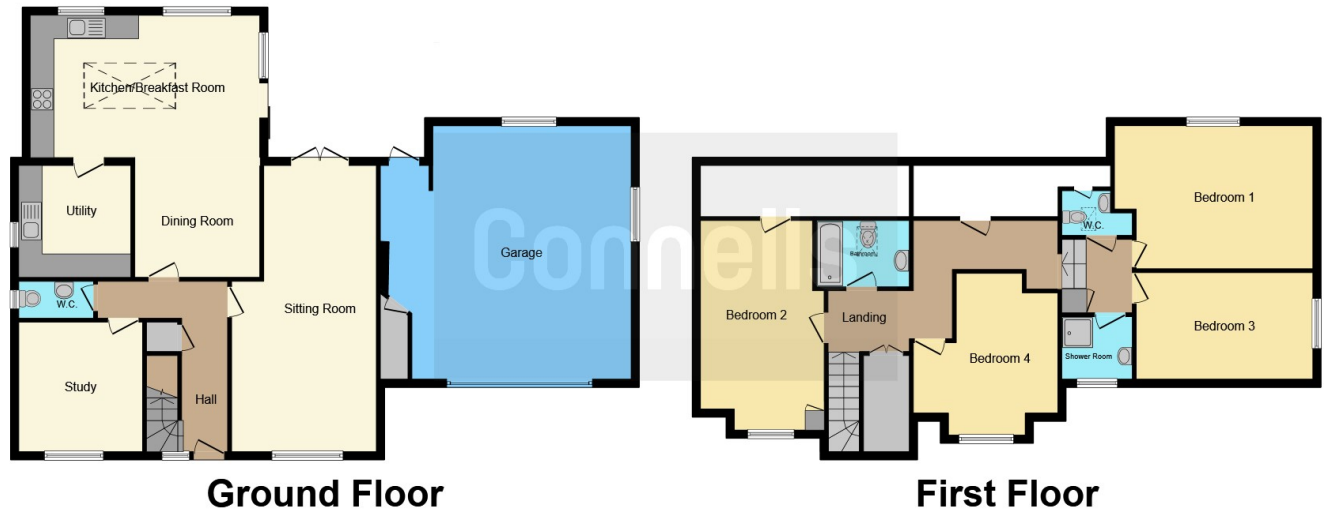
Shower Room

5' 3" x 5' 11" (1.60m x 1.80m)

Bathroom

5' 7" x 7' 10" (1.70m x 2.39m)





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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 Band: G

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