



**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.

**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 )

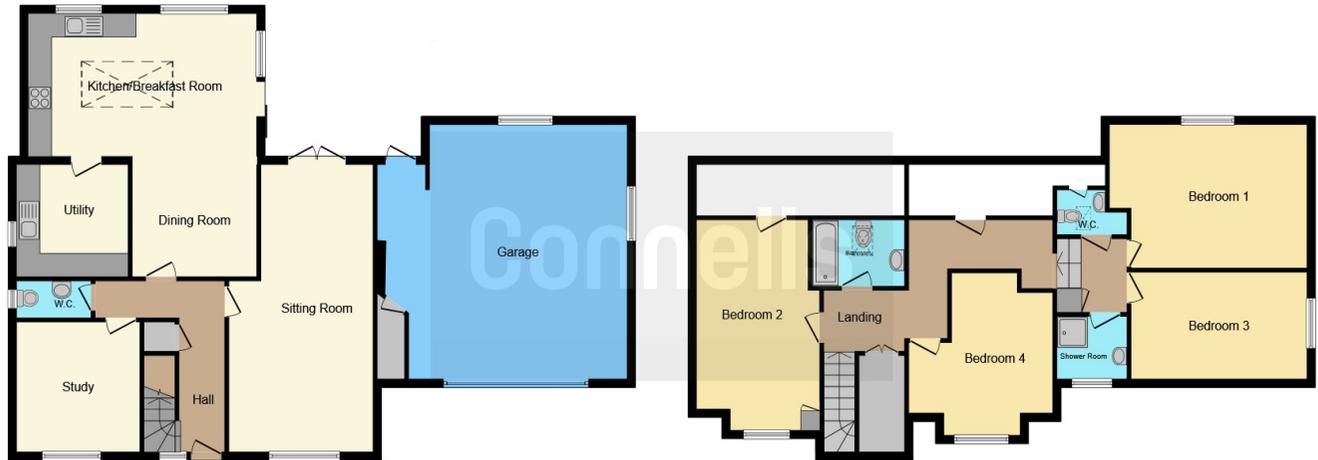
**Shower Room**

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

**Bathroom**

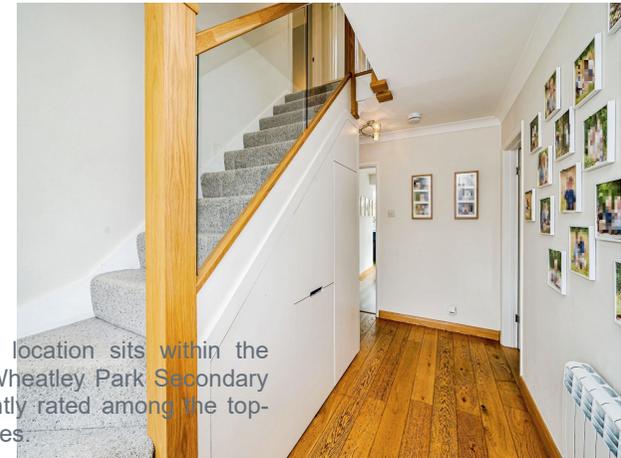
5' 7" x 7' 10" ( 1.70m x 2.39m )





**Ground Floor**

**First Floor**  
directions to this location-



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

Nestled in the highly sought-after village of Woringhall, 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-10 in the area. This is a highly attractive for families.

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Woringhall 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. EPC Rating: F Council Tax Band: F 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.

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



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.