

MILL HOUSE

43 WORMINGHALL ROAD, OAKLEY, BUCKINGHAMSHIRE



HAMNETT
HAYWARD

MILL HOUSE

43 WORMINGHALL ROAD, OAKLEY,
BUCKINGHAMSHIRE HP18 9QU

An exceptional 18th century former mill house, thoughtfully renovated and extended over three beautifully designed floors

Mill House is a superb example of contemporary design seamlessly blended within a character period home. Originally a former flour mill, the property was comprehensively renovated, extended and transformed in 2014 by the award-winning Stuart Barr Construction, resulting in an exceptional family home finished with meticulous attention to detail. A generous reception hall leads through to the stunning open-plan kitchen/dining/family room, undoubtedly the heart of the home. Designed for modern family living and entertaining, this impressive space is flooded with natural light from seven-panel Georgian bar bi-fold doors opening directly onto the rear terrace and gardens. The bespoke kitchen is beautifully appointed with an extensive range of fitted cabinetry complemented by moulded Corian work surfaces, Bosch integrated appliances and a Quooker boiling water tap. A full-length limed oak breakfast bar provides an excellent social focal point, whilst the remainder of the room is thoughtfully zoned to create spacious dining and relaxed sitting/family areas. Further ground floor accommodation includes an elegant double aspect living room featuring a contemporary log-burning stove and bespoke double glazed sash windows, together with a separate utility room and cloakroom.

Bedroom accommodation is arranged over two upper floors and accessed via a bespoke limed oak staircase. The first floor provides two generous double bedrooms, one of which benefits from fitted shelving and storage, served by a luxurious shower room with walk-in cubicle. The second floor offers two further spacious bedrooms alongside a stylish contemporary bathroom finished with Corian surfaces.

Outside, Mill House is approached via a gravel driveway providing ample parking and access to two useful timber-clad outbuildings complete with power, lighting and an EV charging point. To the rear, beautifully landscaped gardens extend to approximately 160ft, continuing the property's contemporary aesthetic with a large entertaining terrace leading onto expansive lawns bordered by gravel pathways, lavender-planted borders and modern exterior lighting. The gardens conclude with an outstanding self-contained annex, constructed and insulated to a high standard, offering superb versatility as guest accommodation, a granny annex, home office or leisure space. The annex enjoys its own private terrace laid with stock brick paving and exterior lighting, creating a wonderful setting for al fresco entertaining.

“A STUNNING CONTEMPORARY HOME WITH OPEN PLAN EXTENSION WORKING IN HARMONY WITH THE ORIGINAL EIGHTEENTH CENTURY MILL HOUSE”



AT A GLANCE

- Renovated and extended 18th century former flour mill
- Totally refurbished including; plumbing, central heating, wiring, plastering, made to measure double glazed sash windows, bi-fold doors and insulation
- Self contained annex with separate terrace
- Large landscaped gardens with a total plot depth of over 200ft
- EV charging point and PV Solar panels



SUMMARY

- Entrance hall
- Cloakroom
- Double aspect living room with log burning stove
- Stunning open plan kitchen/dining/family room
- Utility room
- Four double bedrooms set over two floors
- Family bathroom
- Family shower room
- Outbuilding with two store rooms
- Self contained annex currently used as an office and gym with en-suite shower room
- Adjoining 18' shed
- Gravel drive with access to EV charging point
- Beautiful landscaped gardens with two large entertaining areas
- Plot extends to in excess of 200 ft
- PV Solar panels
- NO UPWARD CHAIN

LOCATION

OAKLEY is an attractive, rural north Buckinghamshire village located six miles north west of Thame. Various facilities exist within the village for day-to-day needs including a reputable primary school, stunning church and public house. Recreational facilities include Studley Wood golf course (about a 9 minutes drive). The village is ideally located for easy access to a number of excellent private schools including Ashfold School (7 mins drive) and a wide selection of renowned independent schools in Oxford (10 miles). For the commuter, excellent transport links exist making travel to London (Marylebone 37mins from Haddenham & Thame Parkway on Chiltern Railways) particularly convenient. This service has recently been extended to include Oxford Parkway. The M40 (15 min drive to Jn 7) provides easy access to the Heathrow, the M25, Birmingham and the north.

ADDITIONAL INFORMATION

Services: Mains water, drainage and electricity

Heating: Air source electric heating to under floor heating

PV Solar panels and EV charging point

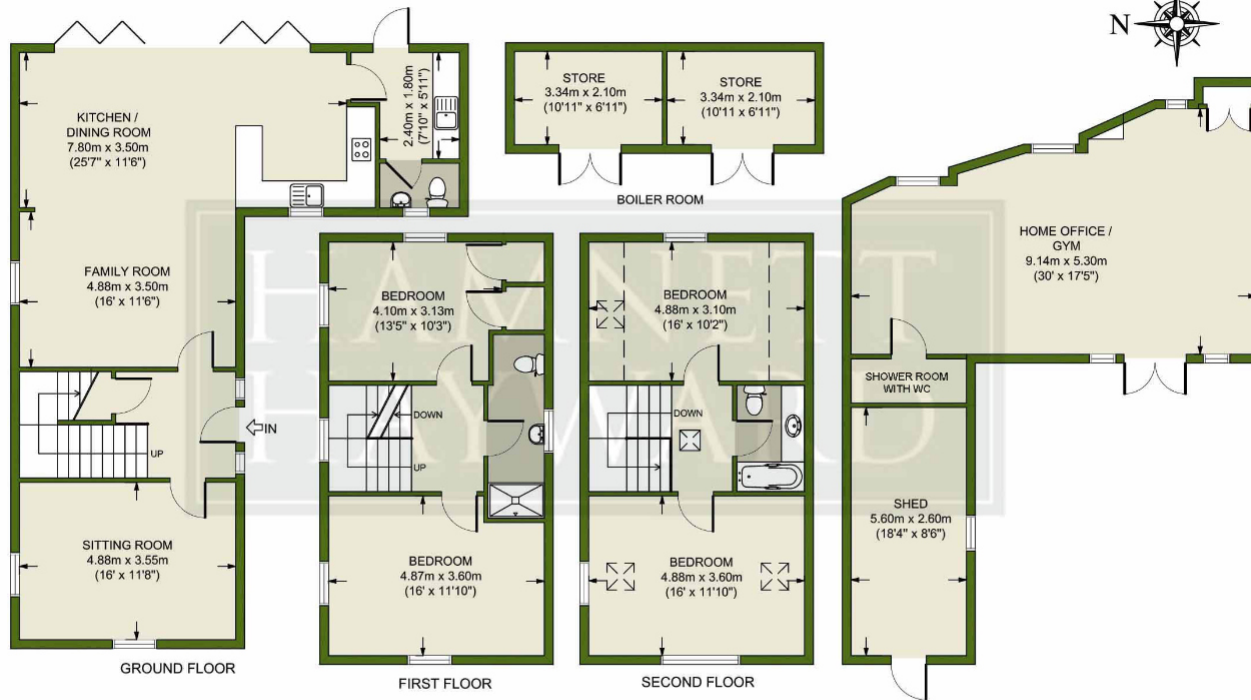
Energy rating: Current C (75) Potential C (76)

Local Authority: Buckinghamshire County Council

Postcode: HP18 9QU

Council Tax Band: F

Tenure: Freehold



APPROX. GROSS INTERNAL FLOOR AREA 248 SQ M / 2669 SQ FT
MILL HOUSE, WORMINGHALL ROAD

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.

**HAMNETT
HAYWARD**

HAMNETT HAYWARD

42 Upper High Street, Thame, Oxfordshire OX9 2DW

Tel: 01844 215371

Email: thame@hamnetthayward.co.uk