

15 COLDSTREAM WAY

WORMINGHALL, BUCKINGHAMSHIRE HP18 9GS



HAMNETT
HAYWARD

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A contemporary five bedroom family home finished to the highest standards offering 2915 sqft of bespoke living space and large garden adjoining open farmland

15 Coldsream Way is one of just sixteen exclusive homes built by Brickhill Homes in 2024, offering exceptional contemporary living with a focus on light, space and luxury. Beautifully enhanced by the current owners, the property features bespoke fitted storage, a striking media wall, and the rare benefit of a fully integrated zoned air conditioning system.

A stunning entrance hall creates an impressive first impression, featuring a glazed double-height atrium that floods the space with natural light, complemented by an elegant oak staircase. Designed to maximise the picturesque south-facing aspect across the rear garden and open farmland beyond, the accommodation is both stylish and highly functional. At the heart of the home is an exceptional 30ft open-plan kitchen, dining and family room. Finished with a contemporary range of cabinetry, a central island with marble and timber work surfaces, and an extensive suite of integrated Siemens appliances, the space has been thoughtfully zoned for cooking, dining and relaxing. Two sets of bi-fold doors open directly onto the rear terrace, seamlessly connecting indoor and outdoor living. The beautifully appointed living room also benefits from bi-fold doors and centres around a bespoke media wall incorporating a full-width contemporary electric fireplace, creating a superb space for both everyday living and entertaining. The ground floor is further complemented by two additional reception rooms, a utility room and internal access to the garage, part of which has been professionally converted into a bespoke air-conditioned home gym.

Constructed with solid block-and-beam flooring, the first floor offers five generously proportioned, air-conditioned double bedrooms and three luxurious bathrooms. The principal suite enjoys bespoke fitted wardrobes leading through to a dressing area and a beautifully appointed en-suite with walk-in shower. A guest bedroom also benefits from its own en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom complete with a freestanding bath.

Outside, the property offers extensive off-street parking together with a retained half garage providing valuable storage. The south-facing rear garden is a particular highlight, enjoying uninterrupted views across adjoining farmland. Predominantly laid to lawn, it is complemented by a full-width paved terrace, creating an ideal setting for alfresco dining, entertaining and enjoying the peaceful rural outlook.

“AN IMPRESSIVE CONTEMPORARY FAMILY HOME ADJOINING OPEN FARMLAND FORMING PART OF AN EXCLUSIVE DEVELOPMENT OF JUST SIXTEEN OUTSTANDING HOMES LOCATED ON THE FRINGE OF THIS POPULAR BUCKINGHAMSHIRE VILLAGE”



AT A GLANCE

- Outstanding contemporary five bedroom family home adjoining open farmland
- Exceptional accommodation offering stylish open plan living extending to about 2915 sqft
- Many bespoke extras including a media wall, beautiful wardrobes and high standards throughout
- Five double bedrooms, four receptions large home gym and zoned air conditioning
- Excellent connections to Oxford and London Marylebone (36 mins from Haddenham & Thame)



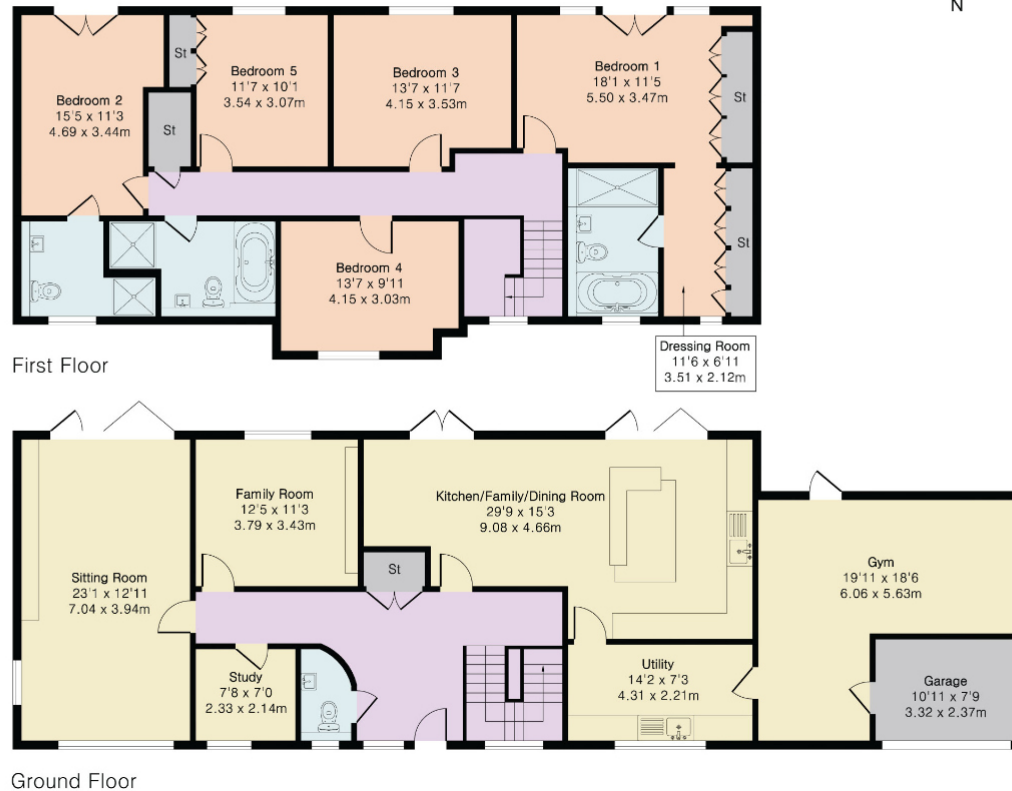
SUMMARY

- Large entrance Hall
- Cloakroom
- 30' Open plan kitchen/family/dining room
- Utility room
- 23' Sitting room with media wall
- Family room
- Study
- Bespoke home gym
- Principal bedroom with dressing area and en-suite bathroom
- Guest bedroom with en-suite shower room
- Three further double bedrooms
- Family bathroom
- Extensive off street parking
- Large garden adjoining farmland
- Stunning bespoke interior
- Integrated and zoned air conditioning to kitchen, all bedrooms and gym
- High levels of insulation with EPC rating B (90)
- 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

**Approximate Gross Internal Area 2995 sq ft - 278 sq m
(Including Garage)**

Ground Floor Area 1669 sq ft – 155 sq m

First Floor Area 1326 sq ft – 123 sq m



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: Air source heat pump to underfloor and radiators

Air conditioning: Zoned AC to Kitchen, all bedrooms and Gym

Energy Rating: Current B (90) Potential A (94)

Local Authority: Buckinghamshire County Council

Postcode: HP18 9GS

Council Tax Band: G

**HAMNETT
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