



42 The Avenue, Worminghall - HP18 9LE

Guide Price £685,000

 **TIM RUSS**  
& Company



## 42 The Avenue

Worminghall, BUCKINGHAMSHIRE

- A STUNNING GRADE II LISTED COTTAGE IN A TOP DRAW POSITION WITHIN THIS HIGHLY REGARDED VILLAGE
- THE BEAUTIFULLY APPOINTED SHAKER KITCHEN WITH ISLAND, PERFECT TO ENJOY A COFFEE WITH FRIENDS FLOWS INTO THE VAULTED OAK FRAMED DINING SPACE WITH DOUBLE DOORS INTO THE REAR GARDEN
- A CHARMING SITTING ROOM WITH EXPOSED BEAMS AND STUNNING FIREPLACE
- A UTILITY ROOM AND DOWNSTAIRS SHOWER ROOM CONCLUDE THE GROUND FLOOR
- TO THE FIRST FLOOR THERE ARE TWO DOUBLE BEDROOMS AND A GOOD SIZE BATHROOM
- THERE IS A FURTHER BEDROOM ON THE SECOND FLOOR.
- CHARACTER, EXPOSED BEAMS, WITH LIGHT FLOODING IN FROM DIFFERENT ASPECTS MAKES THIS A VERY SPECIAL HOME
- GARDENS TO BOTH FRONT AND REAR WITH AREAS TO ENTERTAIN FRIENDS AND FAMILY.
- A USEFUL HOME OFFICE IS LOCATED TO THE REAR OF THE COTTAGE AND HAS THE ADDED BONUS OF A SHOWER ROOM
- DRIVEWAY PARKING FOR SEVERAL MOTOR VEHICLES



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Step inside this beautiful Grade II listed cottage and discover a perfect balance of period charm and modern living. The elegant Shaker-style kitchen, complete with a central island, provides an inviting space for casual dining or entertaining, flowing effortlessly into a stunning vaulted dining area framed in oak and filled with natural light.

The cosy sitting room, featuring exposed beams and a striking fireplace, offers the perfect place to relax. Practical touches on the ground floor include a separate utility room and a stylish shower room.

Upstairs, you'll find two generous double bedrooms and a well-appointed bathroom, while the top floor offers an additional bedroom ideal for guests, or a hobby space. Character features such as exposed beams and multi-aspect windows run throughout, enhancing the home's warmth and individuality.

A separate home office with its own shower room provides excellent flexibility for remote working or creative use. Outside, driveway parking for several vehicles adds to the convenience. Altogether, this is a rare opportunity to acquire a truly distinctive home in a sought-after village location.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: F



