

43A THE AVENUE

WORMINGHALL, BUCKINGHAMSHIRE HP18 9LD



HAMNETT
HAYWARD

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A mature three bedroom detached chalet-bungalow with large part walled garden, garage and gated off street parking

43A The Avenue is an attractive, mature detached bungalow of red brick construction beneath a tiled roof, complemented by appealing dormer windows. In more recent years, the property has undergone an extensive programme of remodelling and modernisation, creating beautifully presented, showroom-standard accommodation throughout.

At the heart of the home is an impressive triple-aspect kitchen/dining/family room, featuring a contemporary fitted kitchen with integrated appliances and thoughtfully defined areas for both dining and relaxed family living. Further ground floor accommodation includes a superb 23' sitting room, complete with an inset wood-burning stove and doors opening onto the terrace and rear garden, together with a separate utility room and cloakroom.

The first floor continues to impress, with a spacious 18' double-aspect principal bedroom featuring built-in wardrobes and a generous en-suite bathroom, appointed with a freestanding bath and separate shower cubicle. Two further bedrooms are served by a stylish, contemporary shower room.

Externally, the property is approached from The Avenue, a popular residential no-through road. The frontage provides extensive gated off-street parking, while a separate driveway leads to a single garage with an electric door, offering excellent parking and storage facilities.

The rear garden is a particular highlight, having been professionally landscaped to create an attractive and private outdoor setting. Beautifully arranged, the part-walled gardens feature two delightful terrace areas, ideal for outdoor entertaining and alfresco dining. Immediately to the rear of the house, a modern, full-width covered veranda provides a sheltered seating area that can be enjoyed throughout the year. Beyond, the garden is predominantly laid to lawn and enjoys an excellent degree of privacy from neighbouring properties.

In summary, this is a superbly modernised and beautifully presented home, combining spacious, versatile accommodation with excellent parking facilities and outstanding landscaped gardens. In addition to structural works, the property has new double glazed windows, new plumbing & wiring, plastering, new kitchen and sanitary ware, professionally landscaped garden and a high standard of floor coverings and decoration.

“REMODELLED AND UPDATED TO A VERY HIGH STANDARD, 43A THE AVENUE OFFERS SPACIOUS OPEN PLAN LIVING WITH A DELIGHTFUL SECLUDED GARDEN LOCATED IN A QUITE SETTING ON THE POPULAR AVENUE.



AT A GLANCE

- Outstanding chalet-bungalow remodelled and updated to a very high standard throughout
- Lovely setting on 'The Avenue' a no-through residential lane in the heart of the village
- Contemporary open plan living space including a beautiful fitted kitchen with integrated appliances
- Three bedrooms, large en-suite bathroom and separate shower room
- Part walled enclosed garden with large covered veranda



SUMMARY

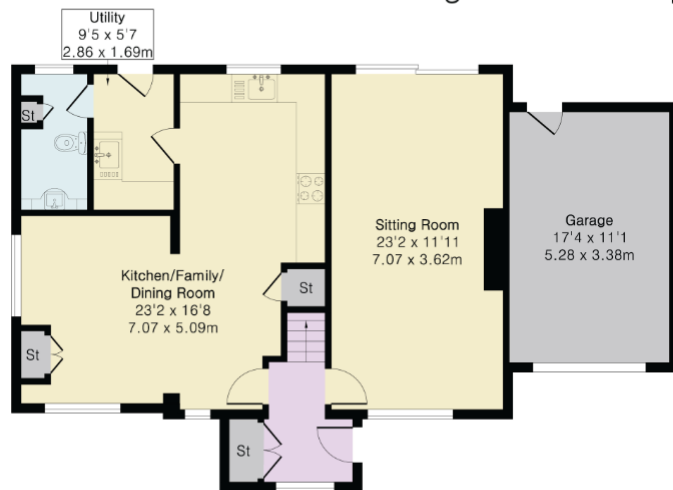
- Entrance hall
- Cloakroom
- Double aspect sitting room with log-burner
- Fabulous open plan kitchen/breakfast/family room extending to 23' in length with a range of integrated appliances
- Utility room
- Principal bedroom suite with integrated wardrobes and well appointed en-suite bath and shower room
- Two further double bedrooms
- Shower room
- Gated off street parking
- Single garage with electric door
- Generous part walled rear garden with two terrace areas
- Highly sought after village location
- Re-modelled and updated to very high standards throughout

**Approximate Gross Internal Area 1365 sq ft - 126 sq m
(Excluding Garage)**

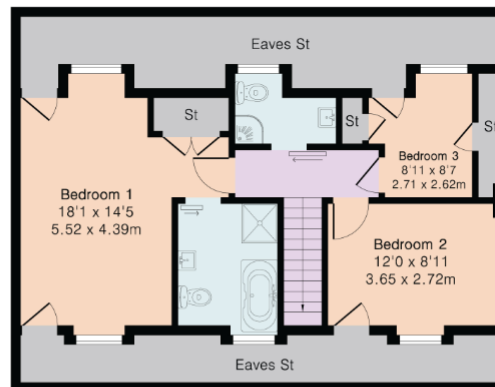
Ground Floor Area 811 sq ft – 75 sq m

First Floor Area 554 sq ft – 51 sq m

Garage Area 192 sq ft – 18 sq m



Ground Floor



First Floor

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 DragonSchool, 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, gas and electricity

Heating: Oil fired central heating to wet radiator system

Energy rating: Currently D - 66, Potentially C - 78

Local Authority: Buckinghamshire Council, Aylesbury area

Postcode: HP17 9LD

Council Tax Band: F

Tenure: Freehold



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