

# 2A WORMINGHALL ROAD

OAKLEY, BUCKINGHAMSHIRE HP18 9QY



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**A brand new house, in a small cul-de-sac of just three dwellings, finished to in impressive standard throughout.**

This detached house, has been constructed with care to provide well appointed family accommodation arranged over two floors.

On the ground floor is a stunning kitchen/breakfast room, with a range of stylish high gloss units and base and eye level and including an excellent range of integrated appliances. It also has doors opening to the terrace in the rear garden. There is a lovely sitting room, with patio doors opening to the rear garden. The ground floor also boasts a further reception room/bedroom and a cloakroom. The floor is tiled and has underfloor heating.

On the first floor, are three bedrooms, with the principal bedroom having an en-suit bathroom. There is also a family bathroom. It is worth noting that the loft space has been boarded out in preparation for additional accommodation (STP).

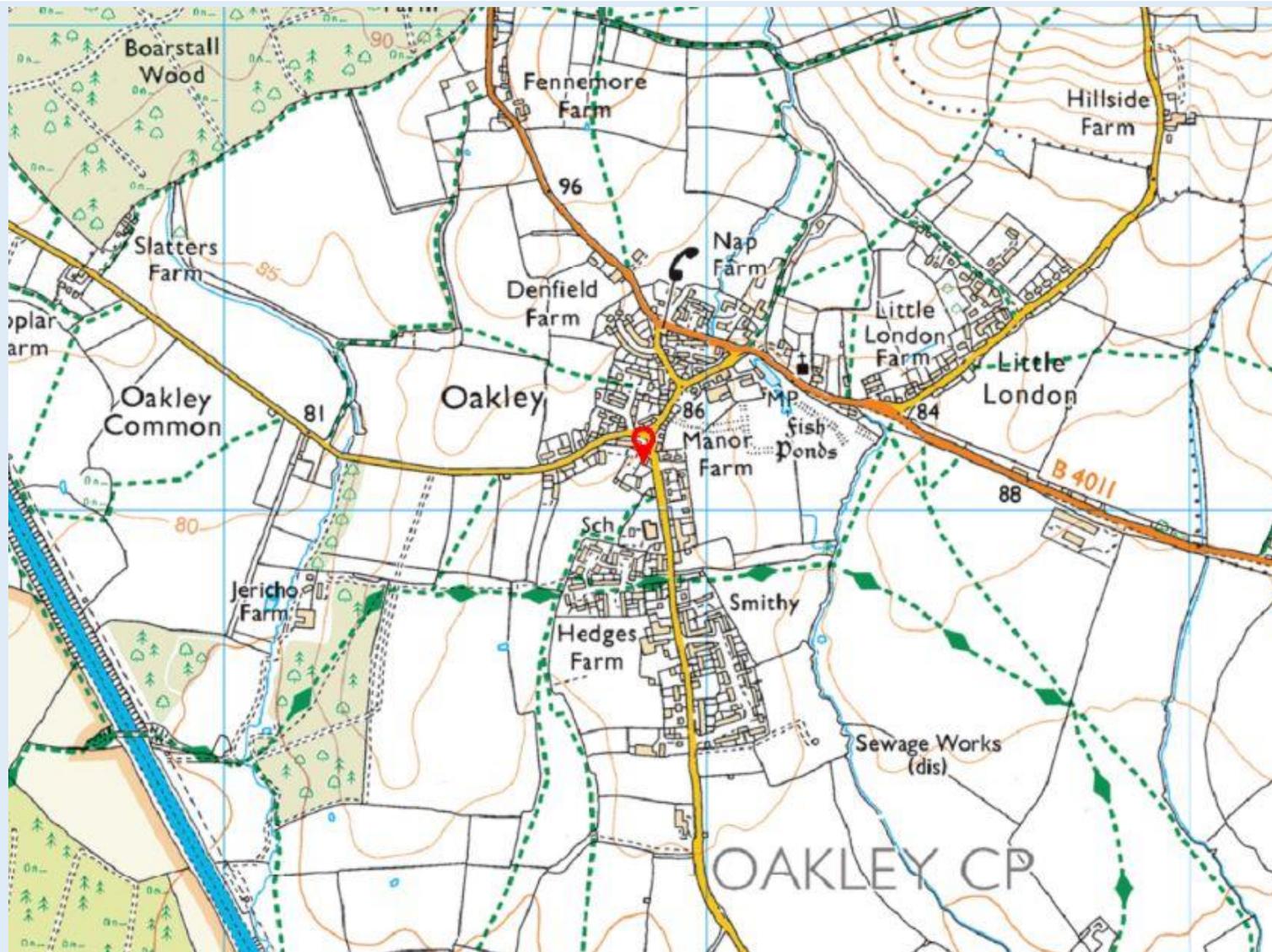
Outside, there is a deceptive lawned garden to the rear and there is brick block parking for several vehicles to the side. The front garden has a small lawned area and a path to the front door.

‘A GREAT HOME, IN THE HEART OF A WELL REGARDED VILLAGE’



### IN BRIEF

- Detached new build
- Village location
- One of only three properties in the development



## OVERVIEW

- 3/4 bedrooms
- 2 bathrooms
- Great kitchen
- 10 year builders warranty
- Backing onto village playing field's car park
- Available immediately—turn key ready
- Quality floor coverings throughout

**GUIDE PRICE:** £525,000  
**FREEHOLD**



**Ground Floor**

For indicative purposes only.  
Drawing No 405-238j

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**First Floor**

## LOCATION

Oakley is a village of around 400 households situated north-west of Long Crendon and 1 mile from Brill, sitting midway between Thame and Bicester.

The village has a parish church, health centre, food shops, post office and gastro pubs in the nearby villages.

Schools: Oakley is in catchment for the grammar schools in Aylesbury and Wheatley Park Secondary School. The local primary school is also well regarded. Ashfold Independent School is in Dorton, a few miles away.

Commuting: Oxford is 10 miles away, Haddenham & Thame Parkway is the closest rail station, providing access to Oxford and London, whilst the M40 is a short drive away.

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