

2 WORMINGHALL ROAD

OAKLEY, BUCKINGHAMSHIRE HP18 9QY



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A recently completed conversion of a public house, situated in a popular village location, with generous and flexible accommodation arranged over two floors.

On the ground floor is a huge drawing room, with an inglenook style fireplace to one end, and xx uPVC double glazed windows to the front. A beautiful oak staircase, with glass insets, rises from here to the first floor. To one side of the drawing room is a large reception room which could be a breakfast room or TV room. There are two other large reception rooms on the ground floor, which could be used as additional bedrooms (there is a lovely re-fitted bathroom alongside both of these rooms). The kitchen is extensively fitted with a range of high gloss units at base and eye level, including a range of appliances. There is also a utility room.

On the first floor, there is a master bedroom with an en-suite, guest bedroom with an en-suite, two further bedrooms, and a family bathroom.

So, overall, the property could be configured to provide six bedrooms, if required!

The gardens to the rear are of a good size and are well screened from the road with an established laurel hedge. There is a brick block drive to the front and parking for several vehicles.

‘FORMER VILLAGE PUB NOW A STUNNING FAMILY HOME’



IN BRIEF

- Substantial period dwelling recently refurbished
- Large, versatile accommodation
- 4 reception rooms
- 4 1st floor bedrooms, two with en-suite



OVERVIEW

- Period property refurbished with a contemporary twist
- Great village location
- Re-fitted kitchen with appliances
- Four re-fitted bathrooms
- Stunning tiled flooring throughout the ground floor
- Quality new carpets throughout the first floor

GUIDE PRICE: £895,000 FREEHOLD

SUPPLEMENTARY INFORMATION

Services: Mains gas, electricity, drainage and water

Heating: Gas central heating to radiators

Energy Efficiency Rating: Currently 83 , Potentially 83

Local Authority: Aylesbury Vale District Council

Service Charge: £2,075 pa (as per this year's bills)

Ground Rent: £250 pa

Council Tax: Band C



LOCATION

Oakley is 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, Haddenhamd & 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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