

6 WORMINGHALL ROAD

OAKLEY BUCKS HP18 9QY



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A deceptively spacious and detached family house, occupying a larger than average plot, tucked away at the end of a shared drive of just three properties, in this hugely popular village.

This modern, family home, is attractively designed to provide four bedrooms and flexible living space with three reception rooms and a stunning kitchen/diner that has recently been completed. The entrance hall is of a good size and this provides access to all the ground floor accommodation, as well as the staircase to the first floor. The ground floor comprises a family room, study and dual aspect sitting room as well as large kitchen/diner with skylights and vaulted ceiling and underfloor heating. It has French doors leading onto the garden. There is also a utility room with sink and space for white goods.

On the first floor are bedrooms, with the master bedroom benefiting from an en-suite shower room. The family bathroom has a three piece suite and a full height heated towel rail with built in storage.

To the rear is a large lawned garden with patio area and access to the village recreation grounds and playing fields via a gate. The property to the front is accessed via a shared drive and has parking for three cars. There is an EV charge point and a single garage that has planning permission granted (19/03345/APP) for a garage conversion to extend the existing footprint of the home.

Our clients say "This has been a fantastic home for the last 19 years to raise our family. Oakley is a really friendly village that is ideally situated for Thame and Oxford, with great schooling and immediate access onto the playing fields has been a real benefit for our young family and dog! The kitchen/diner really is the heart of our home"

"A GREAT FAMILY HOME BACKING ONTO PLAYING FIELDS WITH GATED ACCESS"



IN BRIEF

- Over 1700 sq ft with planning granted to extend the foot print
- Neutrally decorated throughout
- Fantastic and versatile family home
- Popular village in Buckinghamshire with excellent schooling options



OVERVIEW

- Four bedrooms
- Flexible reception rooms
- Great condition throughout
- En-suite to main bedroom
- Vaulted kitchen/diner
- Utility room
- Double glazed casement windows
- Direct access onto village recreation ground and playing fields
- Planning permission granted to extend living space

OFFERS IN REGION OF £650,000 FREEHOLD



SUPPLEMENTARY INFORMATION

Services: Mains electricity, oil heating, drainage and water

Energy Efficiency Rating: Current 71 (C), Potential 74 (C)

Local Authority: Aylesbury Vale District Council

Council Tax Band: F

Broadband Speed: TBC

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

Approximate Area = 1563 sq ft / 145.2 sq m
Garage = 153 sq ft / 14.2 sq m
Total = 1716 sq ft / 159.4 sq m
For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

 Certified Property Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2021.

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