

# 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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