



WORMINGHALL ROAD  
ICKFORD BUCKINGHAMSHIRE

**TIM RUSS**  
& COMPANY





**6 WORMINGHALL ROAD  
ICKFORD  
BUCKINGHAMSHIRE**

**A BEAUTIFULLY PRESENTED  
DETACHED BUNGALOW WHICH SITS  
CENTRALLY WITHIN ITS EXCELLENT  
GROUNDS**

**GUIDE PRICE £690,000**





## The Property

A beautifully presented single storey dwelling with a stunning garden.

The accommodation flows effortlessly and all the spaces are of a super-size.

The entrance hall is centrally placed. The three double bedrooms are located in the west wing. Bedroom two has a large walk in wardrobe-formerly an ensuite shower room. The third bedroom has fitted wardrobes. A beautifully appointed bathroom is just up the hall.

In the East wing the living accommodation will be found.

The sitting room enjoys views of the large garden, which is oh! so private. There is an attractive central wood burning stove and a floor to ceiling display wall. Now for the wow factor. The kitchen/dining space. Light floods in from the vaulted glazed gable-end and the sliding doors which gives access to the paved terrace and garden beyond. The kitchen is extensively fitted with a range of wall and floor cabinets and is complimented with granite work tops and integrated appliances.

A large utility room and cloakroom concludes the accommodation within this charming home.

## Outside

Well if you need lots of parking this wonderful property will not let you down. Entry is via an electric gate. The gravel driveway offers parking for several motor vehicles, and a

large single garage will be found at the front of this lovely home, along with a large area of lawn with specimen trees. The rear garden is again a super size laid mainly to lawn, with a large terrace which is perfect for entertaining. What a super space to come home to.

## Location

A highly regarded village with a top draw local primary school which is high on the National Leagues Tables. Also Aylesbury grammar school and Wheatly Park Secondary catchment. There is a great village Inn, a village shop and post office, The Train station in nearby- Haddenham has direct trains into London Marylebone. The market town of Thame is also close with further shops, facilities, and the renowned Lord Williams secondary school. The M40 is within easy travelling distance for access to London, Birmingham and Oxford

**Post code for SatNav: HP18 9JD**

## Mortgage

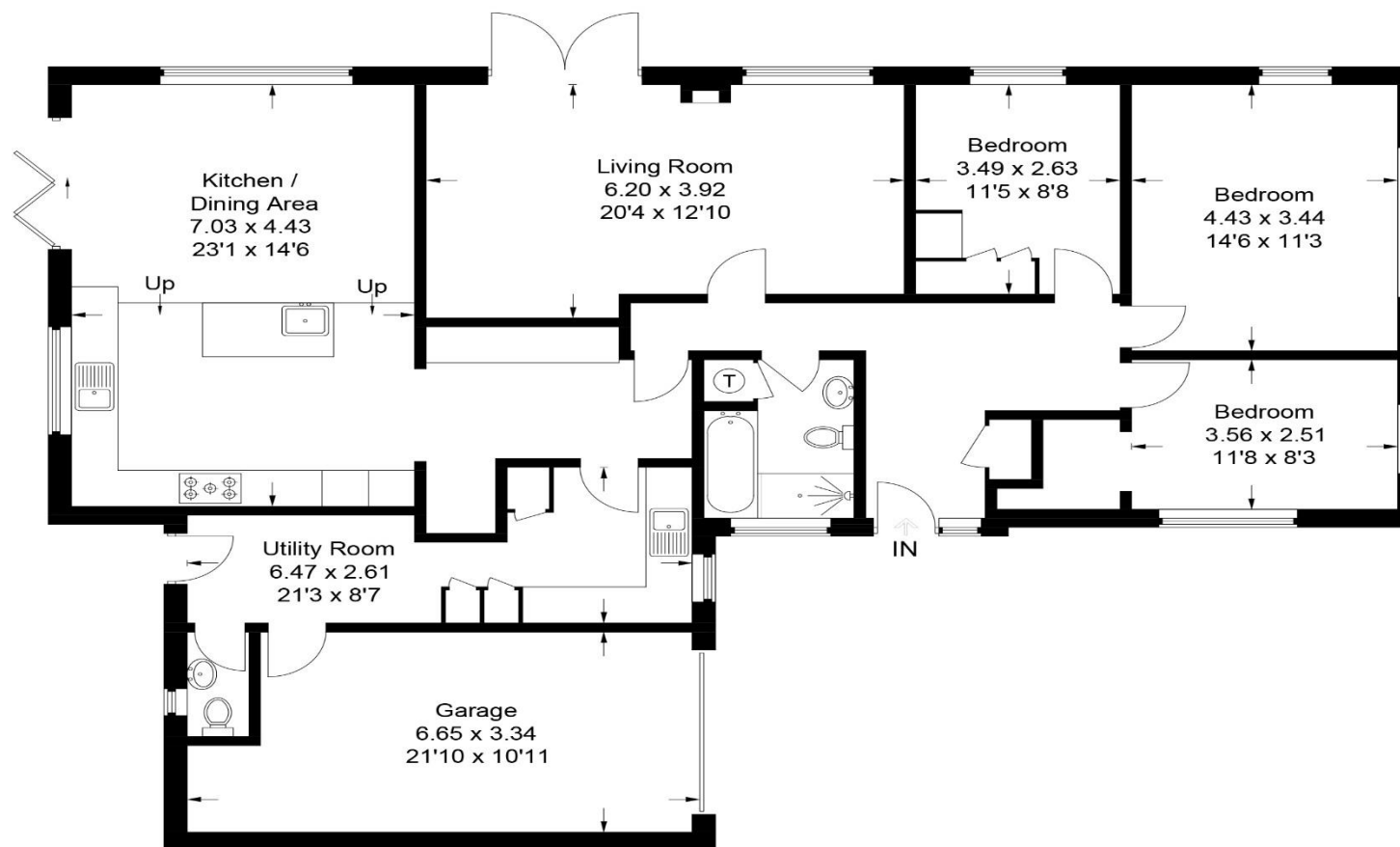
Contact your local Tim Russ & Company office who can introduce you to their professional financial advisor.

## Additional Information

- **Council Tax Band** - F
- **EPC Rating** – D
- **Services** – Mains electricity, water, drainage and oil fired central heating
- **Local Authority** – Buckinghamshire County Council
- **Tenure** - FREEHOLD

Ref: TH/3344





**Ground Floor**

## 6, Worminghall Road

Approximate Gross Internal Area (Excluding Garage)  
159.1 sq m / 1,713 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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