



# The Avenue, Worminghall, Buckinghamshire

Guide Price £1,000,000

**TR** TIM RUSS  
& Company





## The Avenue

Worminghall, Buckinghamshire

A substantial detached country residence awaits in this highly regarded and thriving village location, boasting a wonderful one-third of an acre plot. As you step inside, this light, bright and spacious 4-bedroom house unfolds with three reception rooms, a conservatory offering picturesque views of the secluded and prized private gardens that envelop the property. With four double bedrooms, three bathrooms, and excellent schools within close reach, this residence caters to both family living and entertaining. Conveniently positioned with easy access to London, Oxford, Thame, Midlands & the North, via road and rail; this home is ideal for those seeking a peaceful yet extremely well-connected lifestyle.

Outside, the property continues to impress with its glorious grounds and gardens, providing ample space for outdoor activities, entertaining and relaxation. A large garage and driveway offer parking for multiple vehicles, ensuring both convenience and practicality. Surrounded by lush greenery and set in a serene atmosphere, this property seamlessly blends tranquility with modern living, offering a coveted retreat for discerning buyers seeking a balance of comfort, convenience and nature.





## The Avenue

Worminghall, Buckinghamshire

Council Tax band: TBD

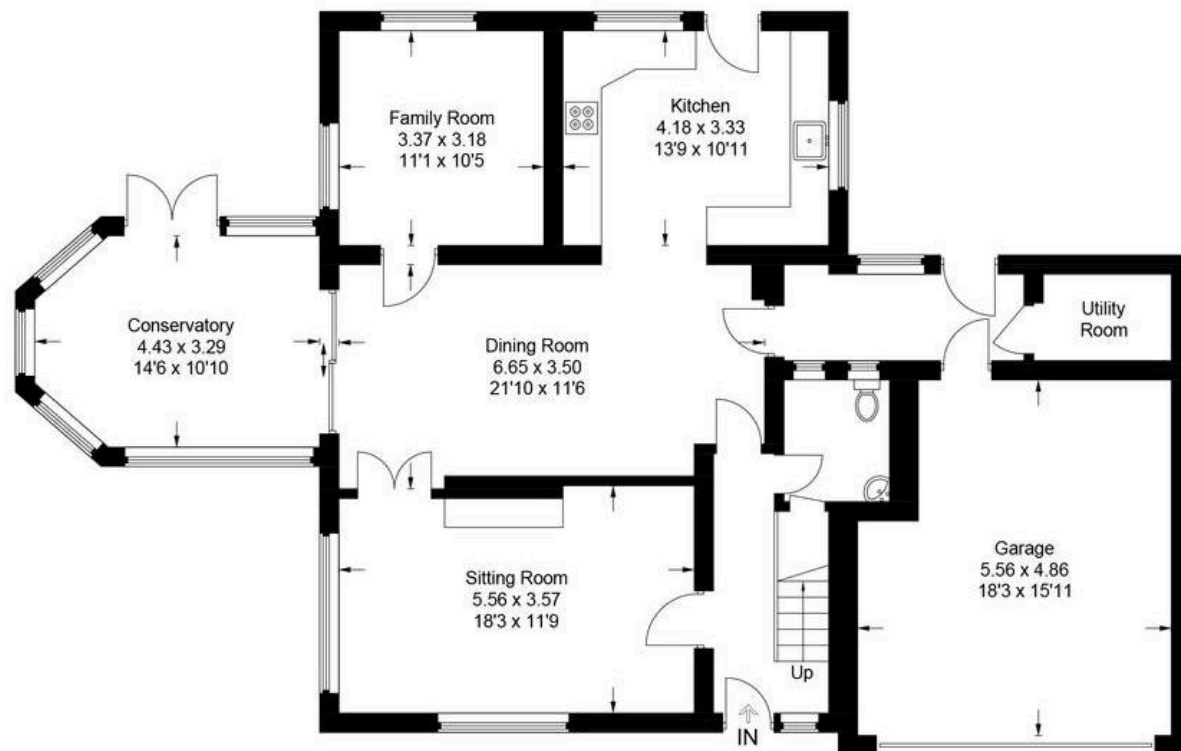
Tenure: Freehold

- SUBSTANTIAL DETACHED COUNTRY RESIDENCE
- HIGHLY REGARDED VILLAGE LOCATION
- WONDERFUL ONE THIRD OF AN ACRE PLOT
- THREE RECEPTION ROOMS & CONSERVATORY
- FOUR DOUBLE BEDROOMS & THREE BATHROOMS
- SECLUDED AND PRIZED PRIVATE GARDENS SURROUNDING
- ACTIVE VILLAGE COMMUNITY, CLUBS, CENTRE & REGULAR CAFES
- EXCELLENT VILLAGE PUB & RESTAURANT
- BEAUTIFUL 12th CENTURY CHURCH
- 15 MINUTES TO HADDENHAM & THAME PARKWAY MAINLINE STATION
- 38 MINUTES TO MARYLEBONE LONDON & BIRMINGHAM
- CLOSE TO M40 - ACCESS TO LONDON, MIDLAND & The NORTH. ONLY 40mins TO HEATHROW
- EPC Rating: F

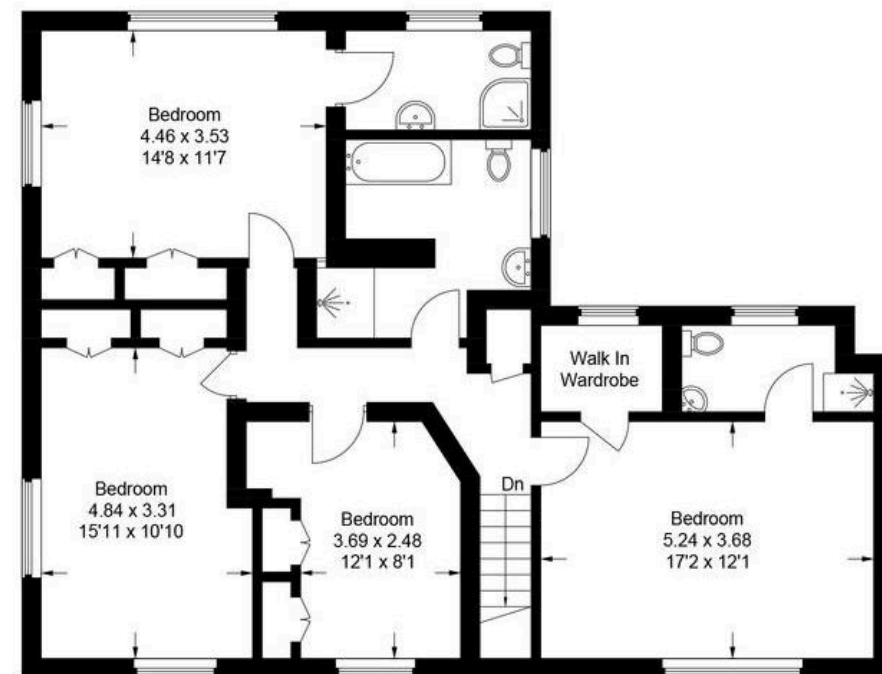








**Ground Floor**



**First Floor**

## The Avenue

Approximate Gross Internal Area = 208.6 sq m / 2,246 sq ft

Garage = 25.3 sq m / 273 sq ft

Total = 233.9 sq m / 2,519 sq ft

**Tim Russ and Company**

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