



Tree Tops ,The Avenue, Worminghall - HP18 9LE

Guide Price £975,000

TIM RUSS
& Company



Tree Tops ,The Avenue

Worminghall, BUCKINGHAMSHIRE

- ****STAMP DUTY & LEGAL COSTS INCENTIVES AVAILABLE****
- 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
- ONE THIRD ACRE PLOT
- EXCELLENT SCHOOLS CATCHMENT
- CONVENIENT ROAD & RAIL TRANSPORT LINKS
- EASY ACCES TO OXFORD & THAME



Tree Tops, The Avenue

Worminghall, BUCKINGHAMSHIRE

****STAMP DUTY & LEGAL COSTS INCENTIVES AVAILABLE****

A substantial detached country residence awaits in this highly regarded 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 Oxford and Thame, this home is ideal for those seeking a peaceful yet well-connected lifestyle.

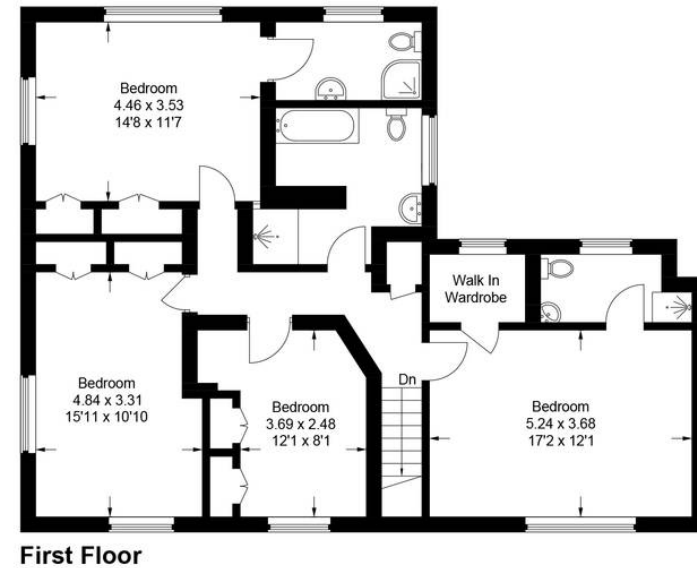
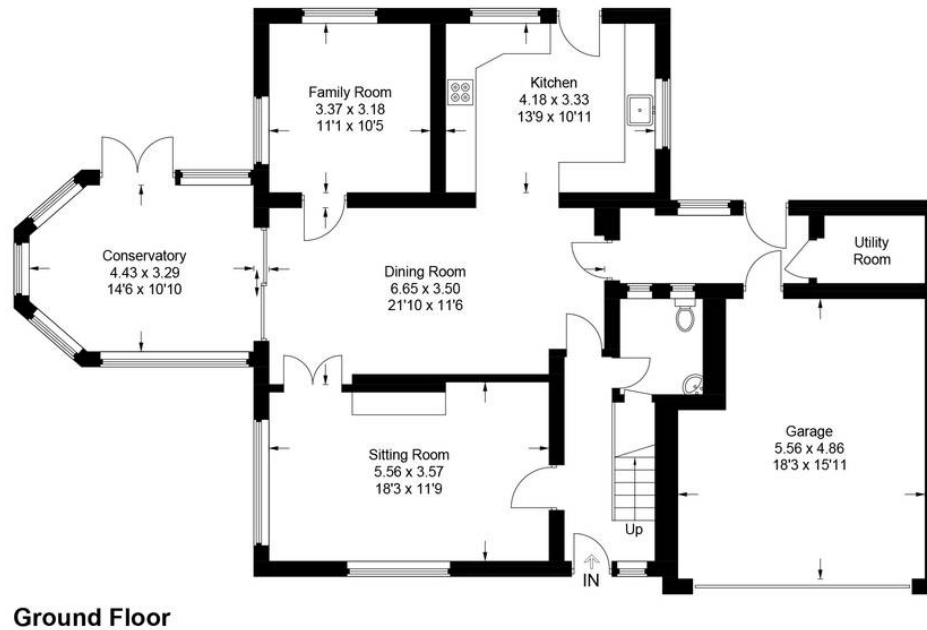
Outside, the property continues to impress with its glorious grounds and gardens, providing ample space for outdoor activities, entertaining and relaxation. A large garage and driveway offer parking for multiple vehicles, ensuring both convenience and practicality. Surrounded by lush greenery and set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

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: F





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

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.

© CJ Property Marketing Ltd Produced for Tim Russ & Company



Tim Russ and Company

Tim Russ & Co, 112 High Street - OX9 3DZ

01844 217722 • thame@timruss.co.uk • timruss.co.uk/

By law we must verify every seller and buyer for anti-money laundering purposes.
Checks are carried out by our partners at Lifetime Legal for a non-refundable £60 (incl. VAT) fee, paid directly to them.
For more information please visit our website.



Particulars described on our website and in marketing materials are for indicative purposes only; their complete accuracy cannot be guaranteed. Details such as boundary lines, rights of way, or property condition should not be treated as fact. Interested parties are advised to consult their own surveyor, solicitor, or other professional before committing to any expenditure or legal obligations.