



The Avenue, Worminghall - HP18 9LE

Guide Price £650,000

 **TIM RUSS**
& Company



The Avenue

Worminghall, BUCKINGHAMSHIRE

- AN ATTRACTIVE GRADE II LISTED COTTAGE ON A SOUGHT AFTER AVENUE WITHIN THIS HIGHLY REGARDED VILLAGE.
- THE WELL APPOINTED SHAKER STYLE KITCHEN COMPLETE WITH GRANITE WORK TOPS & ISLAND, FLOWS INTO THE VAULTED OAK FRAMED DINING SPACE (BOTH AREAS BENEFIT FROM UNDERFLOOR HEATING) WITH DOUBLE DOORS INTO THE REAR GARDEN.
- A CHARMING SITTING ROOM WITH EXPOSED BEAMS AND STUNNING FIREPLACE.
- A UTILITY ROOM AND DOWNSTAIRS SHOWER ROOM CONCLUDE THE GROUND FLOOR.
- TO THE FIRST & SECOND FLOOR THERE ARE THREE BEDROOMS AND A GOOD SIZE BATHROOM.
- CHARM, CHARACTER & EXPOSED BEAMS COMBINE TO MAKE THIS A VERY SPECIAL HOME.
- GARDENS TO BOTH FRONT AND REAR WITH AREAS TO ENTERTAIN FRIENDS AND FAMILY.
- A HOME OFFICE IS LOCATED TO THE REAR OF THE COTTAGE AND HAS THE ADDED BONUS OF A SHOWER ROOM.
- DRIVEWAY PARKING FOR SEVERAL VEHICLES.



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Step inside this beautiful Grade II listed cottage and discover a perfect balance of period charm and modern living. The Shaker-style kitchen, complete with a central island flows into an impressive vaulted Oak framed dining area, filled with natural light and overlooking the private rear garden.

The cosy sitting room, featuring exposed beams and a striking fireplace, offers the perfect place to relax. Practical touches on the ground floor include a separate utility room and a stylish shower room.

Upstairs, you'll find three bedrooms and a well-appointed bathroom spread over the upper two levels. The bedroom which is on the top floor would also work as a hobby room.

Character features such as exposed beams and multi-aspect windows run throughout, enhancing the home's warmth and individuality.

A separate home office with its own shower room provides excellent flexibility for remote working or creative use.

Outside, driveway parking for several vehicles adds to the convenience. Altogether, this is a rare opportunity to acquire a truly distinctive home in a sought-after village location.

Council Tax band: F EPC Rating F

Tenure: Freehold





42 The Avenue, HP18 9LE

Approximate Gross Internal Area
 Ground Floor = 74.2 sq m / 799 sq ft
 First Floor = 43.5 sq m / 468 sq ft
 Second Floor = 13.4 sq m / 144 sq ft
 Outbuildings = 19.8 sq m / 213 sq ft
 Total = 150.9 sq m / 1624 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade Ltd ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy 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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Tim Russ & Co, 112 High Street - OX9 3DZ

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

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