



Risborough Road, Little Kimble, Buckinghamshire, HP17 0UE

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A fantastic opportunity to acquire this substantial, executive four bed detached family home benefiting from modern open plan living throughout and views over looking the local countryside. The property is located within the sought after village of Little Kimble and is within walking distance of excellent schools, bus links and the mainline train station linking directly to London, Marylebone.

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Guide Price - £1,195,000

- DETACHED FAMILY HOME
- FOUR LARGE DOUBLE BEDROOMS
- OPEN PLAN LIVING
- TWO RECEPTION ROOMS
- STUDY
- DOWNSTAIRS SHOWER ROOM
- MODERN KITCHEN / DINER
- UTILITY ROOM
- MASTER BEDROOM WITH ENSUITE
- GUEST BEDROOM WITH ENSUITE
- WALKING DISTANCE TO STATION
- GARAGE / SELF CONTAINED ANNEX



78 High Street, Princes Risborough, Buckinghamshire, HP27 0AX

01844 343661

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Little Kimble

Little Kimble is a popular village at the foot of the Chiltern Hills and is situated close to areas of outstanding natural beauty. Close by there is a public house, a restaurant and a local village school, Princes Risborough is within 3 miles and Aylesbury 5 miles. There are numerous countryside walks and bridleways in the area.

There is easy access to the M40 motorway at junction 6, giving access to the M4 and M25 motorways. For the commuter there is a station at Little Kimble giving access to Princes Risborough which offers mainline services to London, Marylebone in approximately 35 minutes.



Description

A fantastic opportunity to acquire this substantial, executive four bed detached family home benefiting from modern open plan living throughout and views overlooking the local countryside. The property is located within the sought after village of Little Kimble and is within walking distance of excellent schools, bus links and the mainline train station linking directly to London, Marylebone.

The property accommodation comprises of the following, spacious entrance hallway with a newly fitted downstairs shower room, study / office and a second reception room which has multiple uses and could be used as a playroom, dining room or downstairs bedroom. To the rear of the property you will find a light and airy open plan kitchen / diner with waist height and eye level cupboards, fitted appliances including a fridge / freezer, dishwasher and double oven, a centre island with built in storage and a breakfast bar as well as a utility room located just off the kitchen with plumbing for all your white goods. There is also an orangery with Bi-folding doors opening to the rear garden and a good sized formal reception room with functioning wood burner, perfect for those cold winter evenings.

Upstairs will find a gallery landing which links to a master bedroom with beautiful views overlooking the local countryside, a walk in wardrobe and a modern ensuite with walk in shower. There is a second guest bedroom also with a modern ensuite shower room and views over the countryside, two further good sized double bedrooms and a modern family bathroom.

To the rear, Bi-fold doors from the orangery lead you out to a good sized, private and sunny rear garden with patio area, perfect for alfresco dining during the summer months.

The property also benefits from a garage / self-contained annex with a kitchenette, shower room and bedroom.

To the front a large driveway with parking for multiple vehicles and side access leading to the rear garden and garage / annex. (wide enough for a vehicle)

Other notable features include, mains gas central heating system (underfloor heating on the ground and first floor), double glazed windows throughout and loft storage space.





General Remarks and Stipulations

Tenure

Freehold

Services

Mains gas central heating system, water, electric and drainage.

EPC Rating

B

Local Authority

Buckinghamshire Council

Post Code

HP17 0UE

Viewing

Strictly by appointment with Bonners & Babington's

Fixtures and Fittings

Via separate negotiations



Approximate Gross Internal Area
 Ground Floor = 131.4 sq m / 1,414 sq ft
 First Floor = 106.8 sq m / 1,149 sq ft
 Outbuilding = 24.7 sq m / 266 sq ft
 Total = 262.9 sq m / 2,829 sq ft



