



Grove Lane, Great Kimble, Buckinghamshire, HP17 9TR

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A unique opportunity to acquire this beautifully presented 2/3 bedroom semi-detached home benefiting from a newly built self-contained annex with stunning views overlooking the local countryside. The property is located within the highly regarded village of Great Kimble with excellent schools, pubs and transport links all within walking distance of the property.

Arden, Grove Lane, Great Kimble, Buckinghamshire, HP17 9TR

Guide Price - £695,000

- SEMI-DETACHED HOUSE
- 2/3 BEDROOMS
- NEWLY BUILT SELF-CONTAINED ANNEX
- RECENTLY RENOVATED THROUGHOUT
- OPEN PLAN LIVING
- LIVING ROOM
- MODERN FITTED KITCHEN
- UTILITY AREA
- DOWNSTAIRS CLOAKROOM
- STUNNING FARREACHING VIEWS OVER COUNTRYSIDE
- HUGE DEVELOPMENT POTENTIAL
- VILLAGE LOCATION



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Great Kimble

Great Kimble is a sought-after village at the foot of the Chiltern Hills and situated close to areas of outstanding natural beauty. Within the village there is a public house, a primary school and train station. The market town of 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 (Junctions 4 or 6) and for the commuter a halt at Little Kimble gives access to Princes Risborough station which provides a mainline service to London, Marylebone in approximately 36 minutes.



Description

A unique opportunity to acquire this beautifully presented two-bedroom semi-detached home benefiting from a newly built self-contained annex with stunning views overlooking the local countryside. The property is located within the highly regarded village of Great Kimble with excellent schools, pubs and transport links all within walking distance of the property.

The property accommodation comprises of the following, entrance hallway leading through to the open plan living area. There is a good-sized living room, second bedroom however, this could also be used as a study / playroom depending on the buyer's needs. The kitchen is just off of the living room and has been fitted to a high specification now benefiting from quartz work surfaces and fitted appliances, there is also a utility area with space for white goods as well as a downstairs WC. Upstairs you will find the dual aspect master bedroom with a vaulted ceiling, stunning views over the local countryside from both sides, bespoke made wardrobes and electrically controlled Velux window. There is also a large modern bathroom with jacuzzi bath and separate power shower.

To the rear, you will find the good sized sunny rear garden with patio area, newly built pergola with far reaching views.

The self-contained annex has been recently built and has been finished to an extremely high specification. Inside the annex you will find a spacious open plan kitchen / living area with exposed wooden beams and Bi-fold doors opening to the garden. The kitchen benefits from waist height and eye level cupboards, fitted appliances including fridge / freezer, dishwasher, washing machine and electric oven and hob. There is a double bedroom with stunning views over the local countryside as well as a newly fitted wet room with rainfall effect power shower, heated towel rail, sink and toilet. The annex is fully equipped with under floor heating running off a mains gas central heating system (Newly installed gas boiler).

This annex is perfect for anyone looking to house elderly family relatives or potential looking to run a local Air BnB.

To the front there is a large driveway with parking for ample amounts of vehicles, double garage with electric roll up door, power and views to the front.

INTERNAL VIEWINGS ARE HIGHLY ADVISED!!

Other notable features include, main gas central heating system, double glazed windows throughout, and loft space.





General Remarks and Stipulations

Tenure

Freehold

Services

Mains central heating, double glazed windows, electric & drainage.

EPC Rating

E

Local Authority

Buckinghamshire Council

Post Code

HP17 9TR

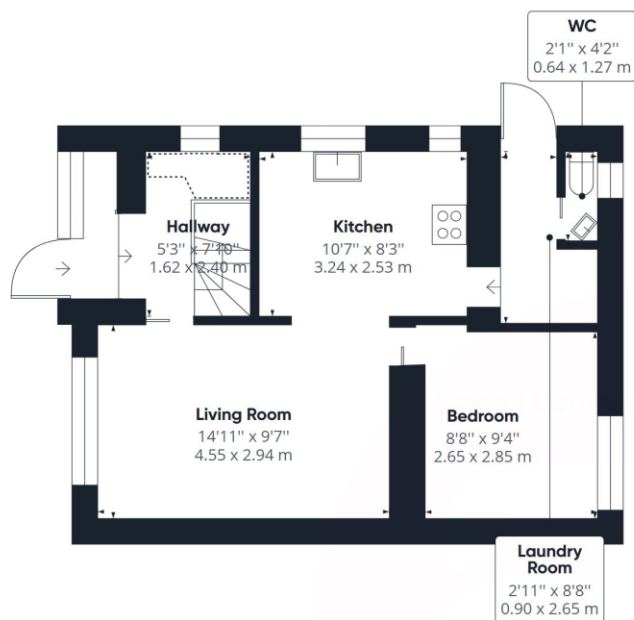
Viewing

Strictly by appointment with Bonners & Babington's.

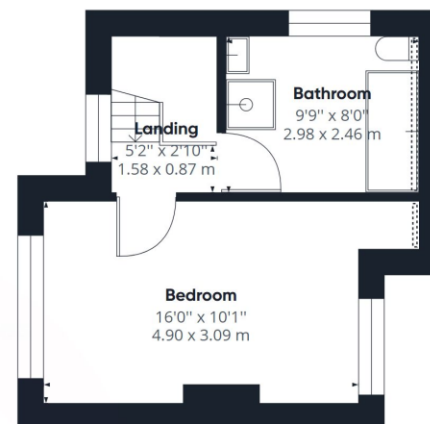
Fixtures and Fittings

Via separate negotiations.





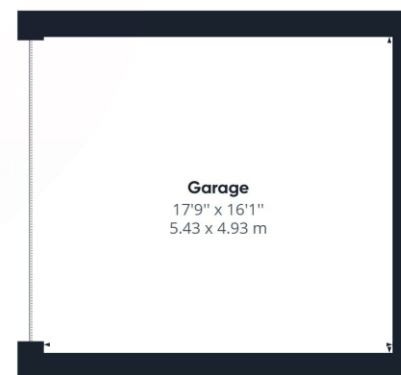
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3

Approximate total area⁽¹⁾

1392.00 ft²

129.32 m²

Reduced headroom

12.88 ft²

1.20 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Disclaimer

We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170

