



Grove Lane
Great Kimble



Grove Lane
Great Kimble
Buckinghamshire
HP17 9TR

£545,000

A highly impressive home with double detached garage and annex overlooking open countryside.



The Property

Ideally situated in this lovely village at the foot of the Chilterns is this unique opportunity to purchase a beautifully presented home with features such as a detached double garage and a hugely impressive detached annexe. This delightful home has been refurbished to a high standard by the current owner and is tastefully presented with an abundance of natural light. The accommodation comprises a spacious kitchen / living room which benefits from a utility room. There is a cloakroom and a bedroom / study. The impressive bedroom on the first floor has a vaulted ceiling with exposed beams and views to the front and back over open countryside. The modern bathroom includes a shower and separate bath.

The annexe is particularly impressive. Benefitting from underfloor heating and is finished to a very high standard with an open plan layout. The bi-folding doors flood the space with natural light and the window to the rear benefits from a wonderful outlook to the fields behind. There is also a spacious and well presented wet room.

Outside

The double detached garage measures in excess 300sqft with parking for several cars to the front. The rear garden is a lovely feature which abuts open fields.



Location

Great Kimble is a popular village at the foot of the Chiltern Hills and is situated close to areas of outstanding natural beauty. Within the village of Great Kimble there are two public houses and two local village schools, which enjoys a high reputation. There is easy access to the M40 motorway at junction 5 or 6, which leads through to the M4 and M25 motorway networks. For the commuter there is a halt at Little Kimble station giving access to Princes Risborough and the High Wycombe railway station which offers mainline services to London, Marylebone in approximately 40 minutes.

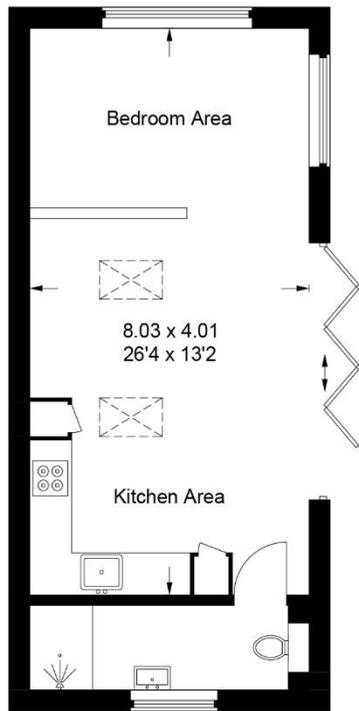
There is excellent schooling in the area in both public and private sectors. There are numerous countryside walks and bridleways within the area. Sporting facilities in the area include golf clubs and many pleasant walks and bridleways. There are excellent schools in the general area in both the public (grammar schools) and private sector for children of all ages.

Council Tax D
Tenure Freehold



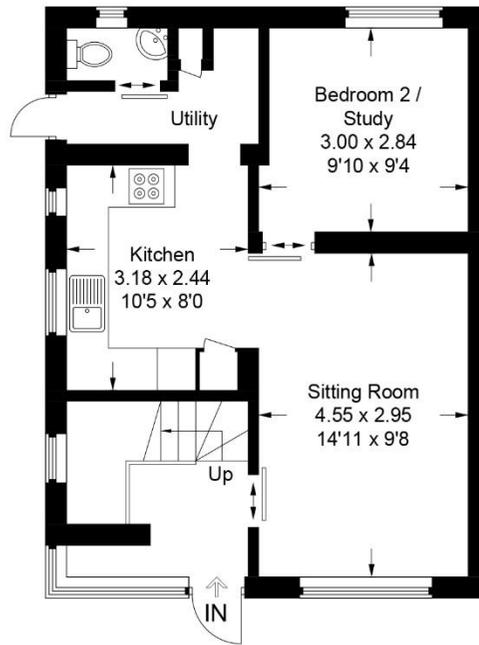
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



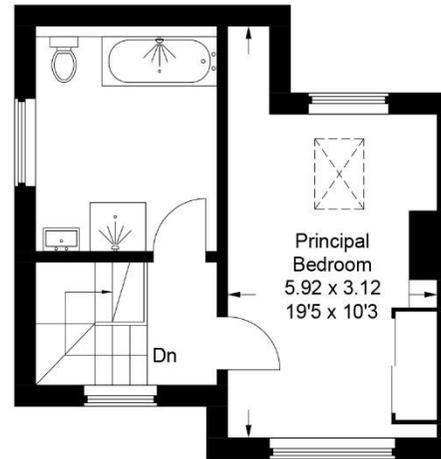


Annexe

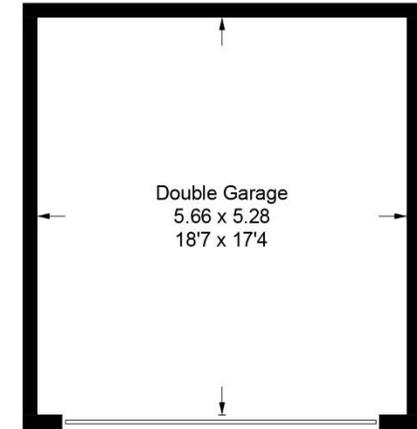
(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area = 70.5 sq m / 759 sq ft
 Double Garage = 30.1 sq m / 324 sq ft
 Annexe = 37.7 sq m / 406 sq ft
 Total = 138.3 sq m / 1,489 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
 & COMPANY

1 High Street, Princes Risborough, Bucks, HP27 0AE
 T: **01844 275522**
 E: p.risborough@timruss.co.uk
www.timruss.co.uk