



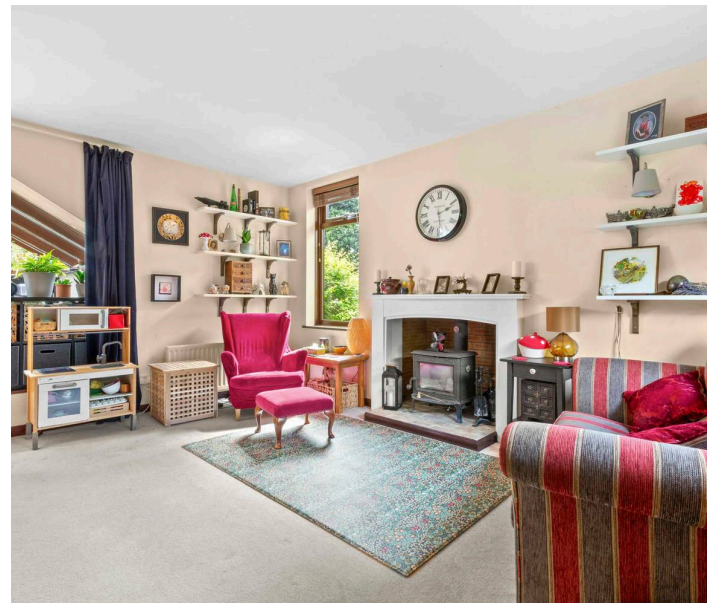
The Green House Lower Icknield Way, Great Kimble - HP17 9TT

In Excess of £550,000

 **TIM RUSS**
& Company



- Detached three-bedroom family home in a sought-after village setting
- Walking distance to Little Kimble station with direct links to London Marylebone
- Spacious lounge with feature wood-burning stove
- Separate dining room ideal for family meals and entertaining
- Bright and versatile garden room with garden access
- Modern fitted kitchen with adjoining utility room
- Principal bedroom with built-in wardrobes and en-suite shower room
- Wrap-around landscaped garden with patio, vegetable plot and fruit trees
- Detached garage with power and lighting plus driveway parking
- Located within an Area of Outstanding Natural Beauty with countryside walks on the doorstep



Nestled in the picturesque village of Great Kimble, this well-presented three-bedroom detached home offers an ideal blend of village charm and modern family living. Just a short walk from Little Kimble station, providing convenient access to London Marylebone, the property enjoys a highly desirable location surrounded by beautiful countryside.

The accommodation includes a welcoming lounge with a characterful wood-burning stove, a separate dining room, a bright garden room, a fitted kitchen with utility room, and a downstairs cloakroom. Upstairs, the generous principal bedroom benefits from built-in wardrobes and an en-suite shower room, complemented by two further bedrooms and a family bathroom.

Outside, the attractive wrap-around garden features lawned areas, mature planting, a patio for outdoor entertaining, fruit trees and a vegetable garden. A detached garage and private driveway complete this appealing village home, perfectly suited to families and commuters alike.

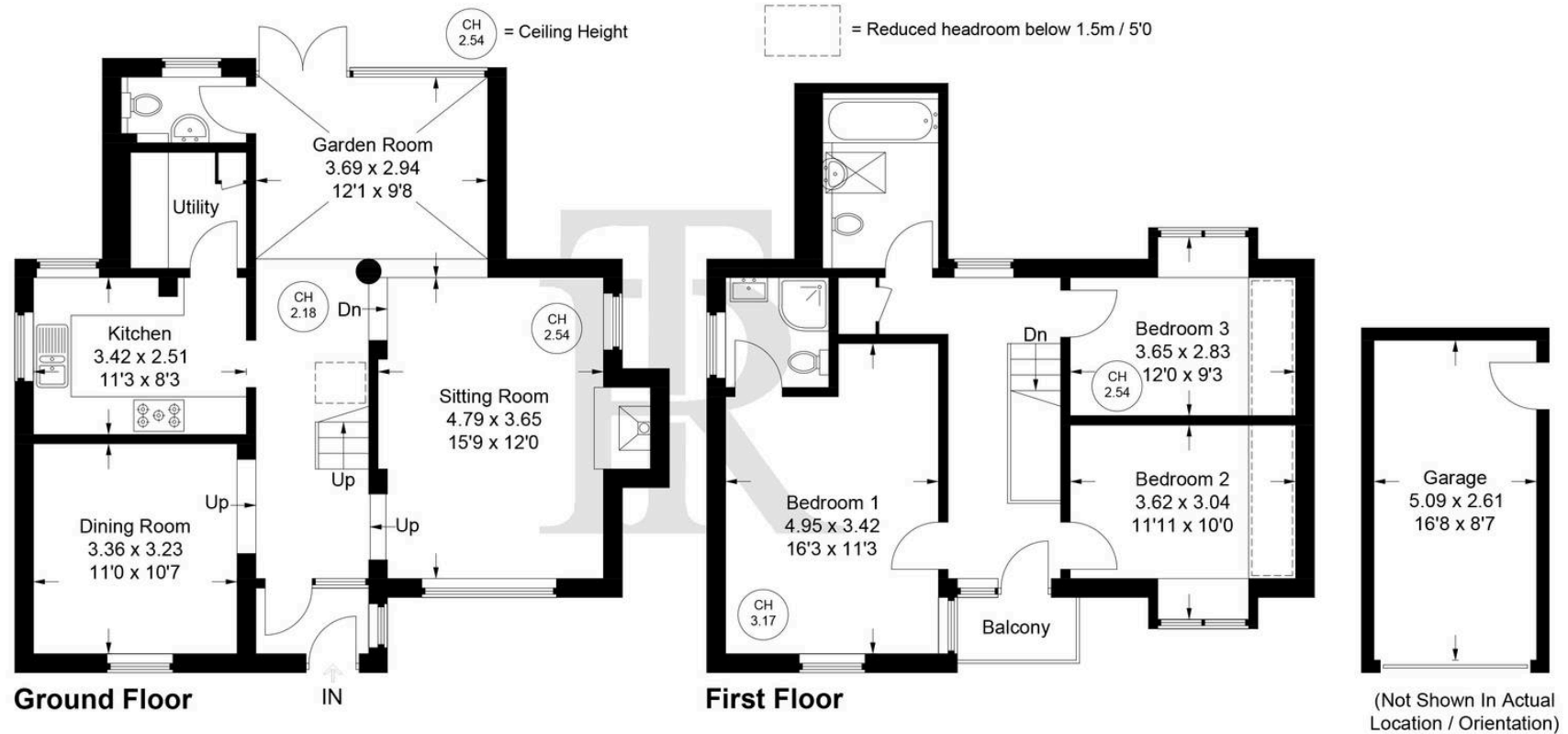
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





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Approximate Gross Internal Area
 Ground Floor = 69.9 sq m / 752 sq ft
 First Floor = 53.3 sq m / 574 sq ft
 Garage = 13.3 sq m / 143 sq ft
 Total = 136.5 sq m / 1469 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.



Tim Russ and Company

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