



Plot 7, Pippin Place, Grove Lane, Great Kimble



Plot 7 Pippin Place  
Grove Lane  
Great Kimble  
Bucks, HP17 9TR

- Electric car charging point
- New development of just nine houses
- Two allocated parking spaces
- 10 Year NHBC new homes warranty
- High gloss kitchens with integrated appliances
- Roca bathroom suites

A charming two bedroom house nestled towards the rear of the development. This residence boasts a spacious living/dining room alongside a separate kitchen with fully integrated appliances. Upstairs, two generously sized double bedrooms await, with the master bedroom enjoying an en-suite, complemented by a family bathroom.

**£450,00**

**TIM RUSS**  
& COMPANY

## The Property

Finished to a high standard is this brand new two bedroom end of terrace home ideally positioned in a popular village at the foot of the Chiltern Hills close Princes Risborough.

Internal features include a fully fitted kitchen with integrated appliances, a luxury bathroom with Roca sanitary wear, Kudos shower tray and enclosure with textured tiling, Bristan rain head shower with mixer attachment. Oak internal doors with chrome ironmongery, chrome light switches, LED lighting and an energy efficient condensing gas boiler.

The property benefits from parking for two cars and a landscaped rear garden.

The accommodation includes an entrance hallway with doors to the cloakroom, beautifully fitted kitchen with gloss white wall and base units, slim line handles and Bronze/Chrome work surface, incorporating integrated appliances. To the rear of the house is a spacious reception room with French doors onto the rear garden.

To the first floor are two bedrooms with the master offering an en-suite shower room and a family bathroom with white Roca sanitary wear.

## Outside

The house offers private off road parking for two cars with an OHME connect smart EV charger connection.

The development offers designated visitor parking.

The rear garden offers a natural sandstone patio, lawn, timber shed, water tap, external weatherproof electrical box and gated side access.

## General information

Each resident will own one ninth share of Pippin Management Company Limited which has been set up to manage the communal area.

Mains water, Gas and Electricity

The property council tax band is to be confirmed

The predicted Energy assessment (PEA) is B making the house an energy efficient, well insulated property.

To be sold with a 10 year NHBC building warranty

Freehold

## 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 is the Swan public house 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 0.6 miles away giving access to Princes Risborough and the High Wycombe railway station which offers mainline services to London, Marylebone in approximately 40 minutes.

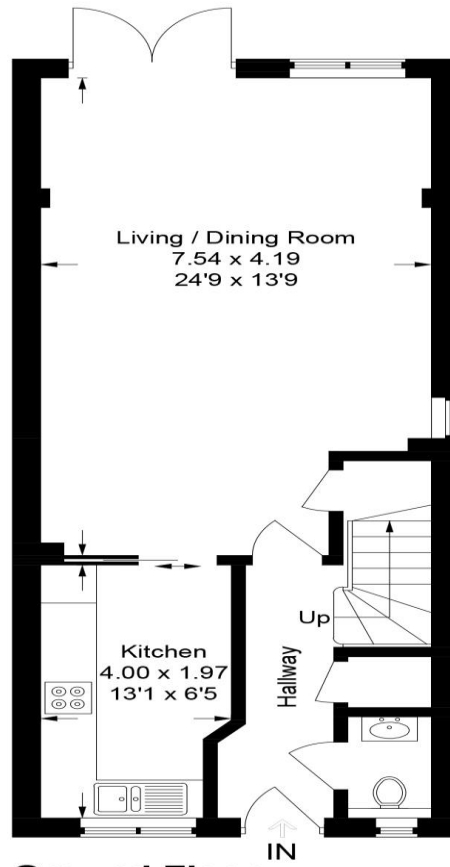
There is excellent schooling in the area in both public and private sectors. There are numerous countryside walks and bridleways within the area. Sporting facilities in the area include golf clubs and many pleasant walks and bridleways.

There are excellent schools in the general area in both the public (grammar schools) and private sector for children of all ages.

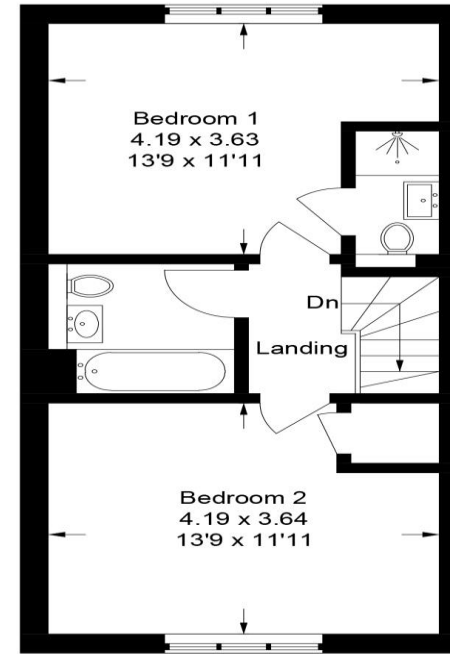
## Viewings

By appointment only on 01844 275522





**Ground Floor**



**First Floor**

## Plot 7, Pippin Place

Approximate Gross Internal Area  
 Ground Floor = 48.92 sq m / 527 sq ft  
 First Floor = 40.42 sq m / 435 sq ft  
 Total = 89.34 sq m / 962 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.

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