



Plot 2, Pippin Place
Grove Lane, Great Kimble

TIM RUSS
& COMPANY



Plot 2 Pippin Place
Grove Lane
Great Kimble
Bucks HP17 9TR

A hugely impressive and well designed
brand new village home

£500,000



The Property

Finished to a high standard is this brand new three bedroom semi detached home ideally positioned in a popular village at the foot of the Chiltern Hills, close to Princes Risborough.

Built by the highly regarded builders, Bourne Homes, these thoughtfully designed and well constructed homes feature impressive fully fitted, quality kitchens, luxury bathrooms with Roca sanitary wear, oak internal doors with chrome ironmongery, chrome light switches, LED lighting, EV charging connection, excellent energy rating, and a 10 year NHBC building warranty.

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 worksurface, 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 three bedrooms with the master benefitting from an en-suite shower room and a family bathroom with white Roca sanitary wear.



Outside

There is private off road parking for two cars with an OHME connect smart EV charger connection.

The development offers designated visitor parking.

The rear garden features 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 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

Viewings Strictly by appointment only.

Council Tax To be confirmed

Tenure Freehold

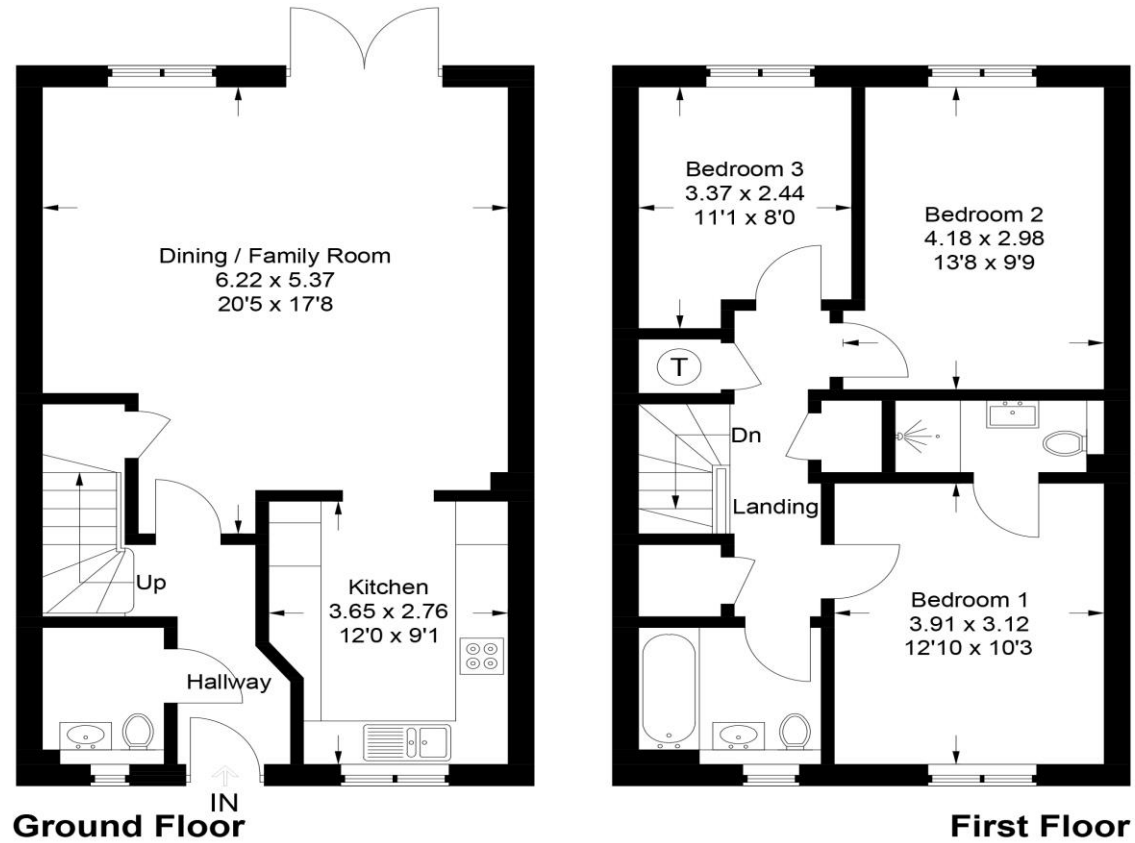


Location

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 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.





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Approximate Gross Internal Area
 Ground Floor = 50.57 sq m / 544 sq ft
 First Floor = 50.57 sq m / 544 sq ft
 Total = 101.14 sq m / 1,088 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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