



Pippin Place
Great Kimble

TIM RUSS
& COMPANY



Plot 4 Pippin Place
Grove Lane
Great Kimble
Bucks, HP17 9TR

- Five Bedroom Detached House
- Impressive Kitchen/Family Room
- Utility Room
- Large Sitting Room
- Cloakroom, En suite & Bathroom
- 10 Year NHBC New Homes Warranty
- Three Parking Spaces

A brand new five bedroom detached family home on this small development of just nine houses

£650,000

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The Property

A brand new and impressive FIVE bedroom detached family home in a popular village at the foot of the Chiltern Hills close Princes Risborough.

This property features light and airy accommodation with spacious rooms, quality fittings and large kitchen/ family room.

Internal features include a fully fitted kitchen with integrated appliances, a luxury bathroom with Roca sanitary wear, oak internal doors, LED lighting and an energy efficient condensing gas boiler.

Outside there is private off road parking for three cars with an OHME connect smart EV charger connection.

Additionally there is designated visitor parking.

The rear garden offers a natural sandstone patio, lawn, timber she 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

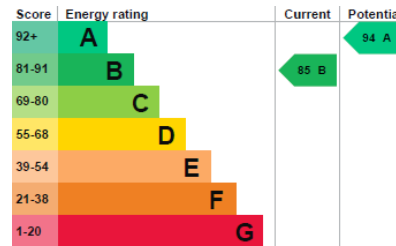
Viewings

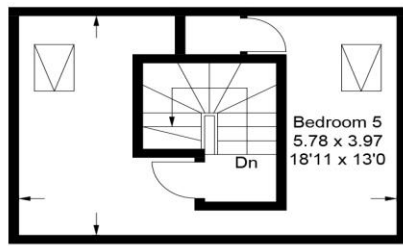
By appointment only on 01844 275522

Location

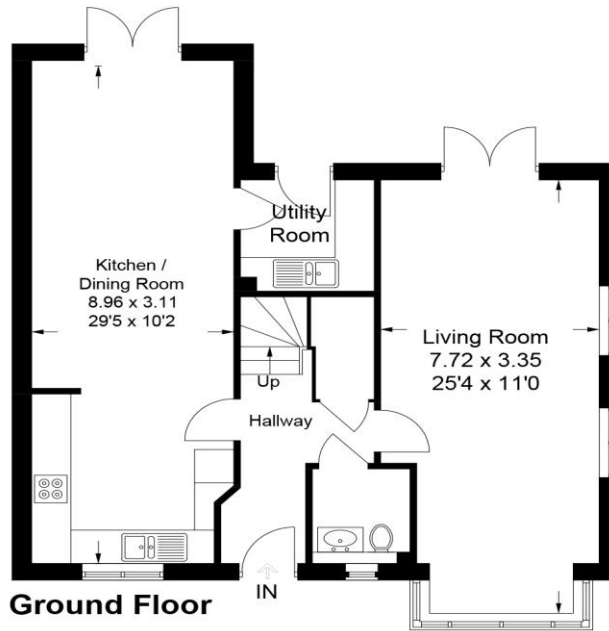
Great Kimble is a popular village at the foot of the Chiltern Hills and is situated close to areas of outstanding natural beauty. Within the village of Great Kimble there is the Swan public house and two local village schools, which enjoys a high reputation. There is easy access to the M40 motorway at 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.

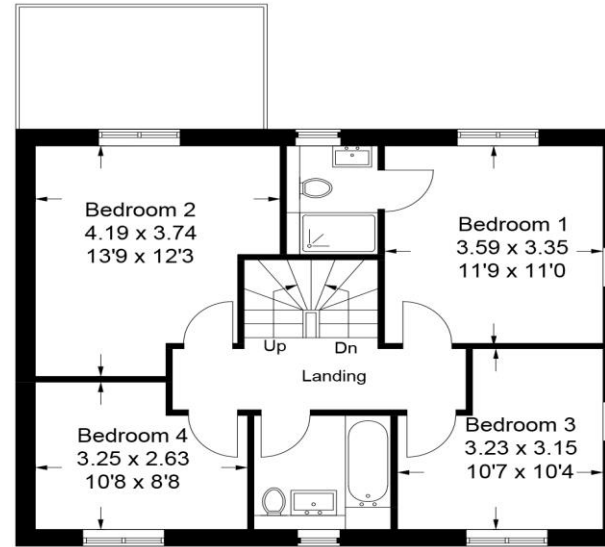




Second Floor



Ground Floor



First Floor

Approximate Gross Internal Area
 Ground Floor = 68.66 sq m / 739 sq ft
 First Floor = 60.58 sq m / 652 sq ft
 Second Floor = 22.93 sq m / 247 sq ft
 Total = 152.17 sq m / 1,638 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.

1 High Street, Princes Risborough, Bucks, HP27 0AE

T: **01844 275522**

E: p.risborough@timruss.co.uk

www.timruss.co.uk

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