



Pippin Place, Grove Lane - HP17 9TR
£600,000



Pippin Place

Grove Lane, Great Kimble

- BRAND NEW
- FIVE BEDROOMS
- KITCHEN/FAMILY ROOM
- LIVING ROOM
- THREE PARKING SPACES
- ELECTRIC CAR CHARGING POINT
- 10 YEAR NHBC WARRANTY

Brand new 5-bed detached home in Chiltern Hills village. Spacious, high-quality interior with large kitchen/family room. Private parking, EV charger, sandstone patio, NHBC warranty, energy efficient.



Pippin Place

Grove Lane, Great Kimble

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 shed and gated side access. 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

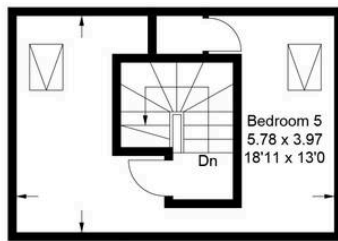
Council Tax band: TBD

Tenure: Freehold

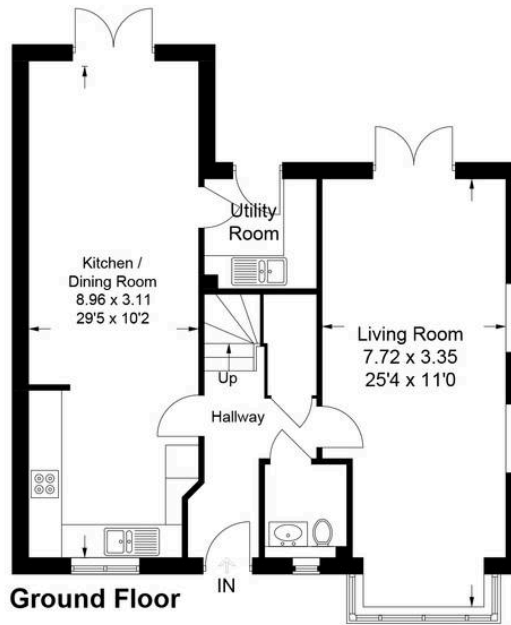
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

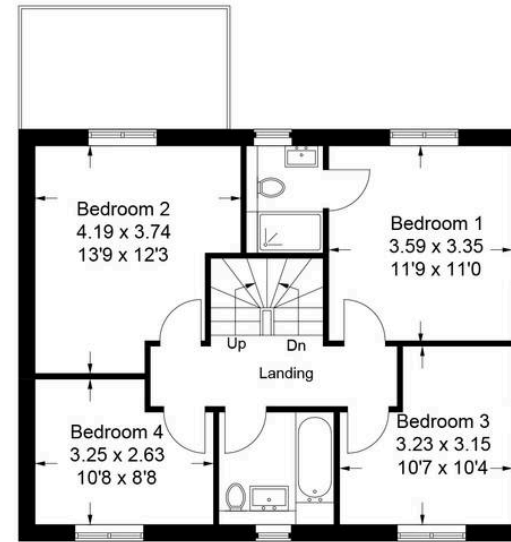




Second Floor



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.

© CJ Property Marketing Ltd Produced for Tim Russ & Company

Tim Russ and Company

Tim Russ Ltd, 1 High Street - HP27 0AE

01844 275522 • p.risborough@timruss.co.uk • timruss.co.uk/

