



Risborough Road, Great Kimble
£850,000

 **TIM RUSS**
& Company



Risborough Road

Great Kimble, HP17 0XS

Step into history and charm with this enchanting three bedroom thatched cottage, nestled in the heart of picturesque Great Kimble on a plot exceeding half an acre. Thought to date back to 1660, this home is steeped in character, even retaining the original village well—a true testament to its timeless appeal.

Lovingly restored and re-thatched in recent years the property seamlessly blends historic charm with modern comfort. Inside, a warm and inviting atmosphere awaits, with a well-equipped kitchen, a cosy dining room perfect for intimate meals, and a spacious living room designed for laughter-filled family gatherings. A versatile study doubles as an additional bedroom, ideal for remote work or guest stays, with a ground floor cloakroom.

Upstairs, two beautifully appointed bedrooms provide a tranquil retreat, while a dedicated dressing room/nursery offers flexible living options. Outside, the magic continues with expansive gardens—a serene escape for relaxation and outdoor entertaining. Two garages ensure ample parking and storage, completing this idyllic countryside haven.



Risborough Road

Great Kimble

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Detached Village Home
- Beautifully Presented
- Well Equipped Kitchen
- Dining Room & Living Room
- Study/Bedroom Three
- Cloakroom & Family Bathroom
- Two Further Bedrooms
- Dressing Room/Nursery/Occasional Bedroom
- Two Garages & Substantial Gardens







Tim Russ and Company

1 High Street, Princes Risborough - HP27 0AE

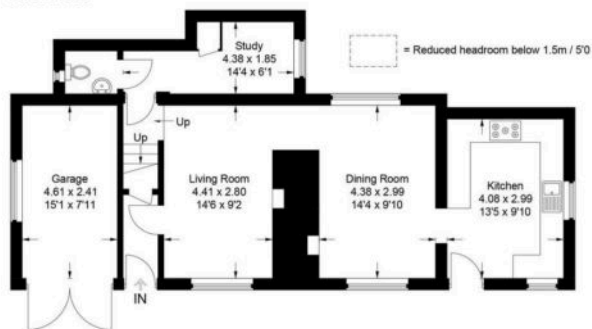
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First Floor

(Not Shown In Actual Location / Orientation)



Ground Floor

Approximate Gross Internal Area
 Ground Floor = 59.3 sq m / 638 sq ft
 First Floor = 47.4 sq m / 510 sq ft
 Garages = 31.5 sq m / 339 sq ft
 Total = 138.2 sq m / 1,487 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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