



Church Lane, Great Kimble, Buckinghamshire, HP17 9TH



Christopher Pallet
Professional advice since 1973

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Great Kimble,
Buckinghamshire,
HP17 9TH

Guide Price £500,000
Freehold

Flint Cottage, located in the charming village of Great Kimble, is a beautifully restored, two-bedroom thatched cottage, dating back to the early 1800s. This detached property captures traditional English country charm with its flint walls and red brick detailing, while offering modern comforts throughout.

The cottage enjoys a secluded, landscaped garden that's ideal for relaxing or entertaining. Inside, it retains many original features, including exposed beams and historic architectural details. Originally thought to have been two separate dwellings, Flint Cottage now provides an inviting and cohesive space that balances period character with practical updates.

The ground floor includes three reception rooms, providing versatile spaces for dining, entertaining, or simply relaxing. The kitchen blends rustic charm with modern functionality, and a convenient cloakroom is located on this level as well. Upstairs, there are two double bedrooms and a bathroom, all thoughtfully updated to enhance comfort and style. Flint Cottage is a rare find, combining period charm with practical enhancements in a peaceful countryside setting—ideal for those looking for a characterful yet comfortable home in the heart of the English countryside.





Beautifully maintained and restored thatched cottage with no upper chain.

Improvements

Since 2018, the current owners have invested in numerous improvements, including:

A new boiler and traditional-style radiators for efficient heating. Metal-framed double-glazed windows on the front elevation and restored and repainted windows at the rear for added insulation. Significant upgrades to insulation, electrical systems, replumbing, replastering, and redecorating, ensuring the home is both comfortable and energy-efficient. A new, bespoke barn-style garage was completed in 2023. With timber front doors, power supply, and a convenient access door to the garden, this garage also provides valuable off-street parking and complements

the property's historic appeal.

Location.

Great Kimble is situated about 3 miles from Wendover and 2 miles from Princes Risborough, there is an outstanding first school for 5-8 year olds Great Kimble Church of England primary, the secondary schools are within a short bus journey and there is a number of Ofsted "outstanding" schools including Aylesbury High for girls, Aylesbury Grammar for boys and Sir Henry Floyd Grammar for boys and girls. Little Kimble railway station is a short distance away, offering rail access to London Marylebone as does both Wendover and Princes Risborough.



Directions

Leave Wendover on the Ellesborough road, through Butlers cross turn left towards Princes Risborough. After the brow of the hill turn right into Church Lane and the property is located on the left hand side.
Council Tax: Band F

Important Notice: These particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the vendor.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

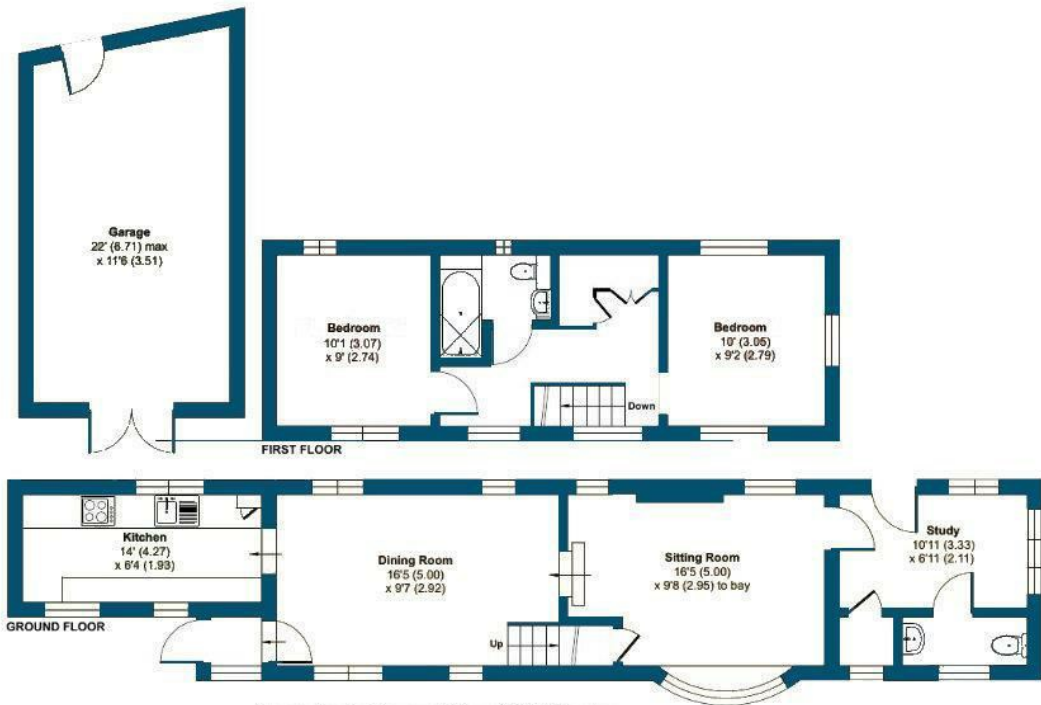
Viewing and Contact Details



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Approximate Area = 891 sq ft / 82.7 sq m

Garage = 240 sq ft / 22.2 sq m

Total = 1131 sq ft / 104.9 sq m

For identification only - Not to scale



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