

# West Acre

Station Road | Little Kimble | Bucks | HP17 0XN



Price £850,000

## ACCOMMODATION

A spacious chalet bungalow set in Kimble  
Glorious views from the rear garden  
Flexible accommodation throughout  
Well appointed bedroom on ground floor  
Sitting room with open fireplace & views  
Good sized kitchen and utility room  
Dining room, snug and family room  
Two spacious bedrooms with en suites  
Delightful rear garden with patio area  
Ample driveway parking to front & garage



An extended chalet bungalow offering spacious and flexible accommodation over two levels with delightful rear garden benefitting from outstanding open views over the glorious Chilterns and Coombe Hill. West Acre is ideally located being a short drive from Princes Risborough as well as the larger market town of Aylesbury both with an array of shops and facilities. The property has been extended and is now offered For Sale with further permissions to extend if required.



The accommodation on the ground floor benefits from five reception rooms with downstairs bathroom and bedroom with en-suite shower room as well as a good sized garage that can be converted to further living space. On the first floor there are two bedrooms both with en-suite shower rooms and a spacious study / dressing room with built in wardrobes. Externally to the front there is a generous driveway with parking for several cars as well as a large lawned area. To the rear of the house the gardens are a delight with outstanding views. The garden is mainly laid to lawn with mature herbaceous borders and two well appointed garden sheds to the rear of the garden. There is a generous patio area ideal for entertaining.

## KEY FEATURES

- A wonderful opportunity to purchase a spacious chalet bungalow
- Planning permission has been granted to further extend if required
- Within short walking distance of Little Kimble mainline railway station
- Situated in beautiful location at the foot of the Chiltern Hills
- Large rear gardens with patio area making an ideal entertaining area
- Ample driveway parking to the front of the house for several cars
- Please call Colombs on 01844 214421 to arrange a suitable time to view.



# LITTLE KIMBLE

Little Kimble is a village some 3 miles drive from Princes Risborough and approximately 3 miles from both Stoke Mandeville and Aylesbury and is situated close to the Chiltern Hills with an outstanding network of public footpaths and bridleways connecting the surrounding villages. Little Kimble Station is walking distance away which gives access to Princes Risborough and London Marylebone being some 38 minutes journey. There is an outstanding Primary School as well as Griffin House Private School and Aylesbury Grammar Schools which are all a short distance away. Princes Risborough provides shopping facilities for day to day needs whilst the larger town of Aylesbury offers a wider range of shops and facilities.

Local Authority – Buckinghamshire Council

Council Tax - G

EPC - D

Approximate Gross Internal Area  
 Ground Floor = 145.5 sq m / 1,566 sq ft  
 First Floor = 64.5 sq m / 694 sq ft  
 Sheds = 31.0 sq m / 334 sq ft  
 Total = 241.0 sq m / 2,594 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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1 Swan Walk, Upper High Street, Thame, Oxon, OX9 3HN

01844 214421

thame@colombs.co.uk

www.colombs.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.