



Connells

Kimble Park
Little Kimble Aylesbury

Kimble Park

Little Kimble Aylesbury HP17 0UG

for sale offers over
£142,500



Property Description

Connells are delighted to present to the market this rarely available and exceptionally spacious one-bedroom detached park home, located on a charming development in a picturesque village setting. Ideally positioned between Princes Risborough and Aylesbury, the property offers convenient access to scenic countryside walks and Little Kimble station, making it perfect for those seeking both tranquility and connectivity.

The home boasts generous and well-appointed accommodation with a bright and airy atmosphere throughout. It features a dual-aspect lounge that floods with natural light, a modern fitted kitchen complete with integrated appliances including an oven, hob, dishwasher, and washing machine, as well as additional wall-mounted cupboards for extra storage. A separate dining room opens out to the rear of the property through elegant French doors, creating a seamless indoor-outdoor flow.

The spacious master bedroom includes built-in wardrobes and benefits from access to a private en-suite shower room. Outside, the property enjoys a wrap-around patio ideal for relaxing or entertaining, along with the added convenience of driveway

Little 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 a public house and a local village school, Princes Risborough is within 3 miles and Aylesbury 5

miles. There are numerous countryside walks and bridleways in the area.

Agents Note

The monthly Pitch Fee charge £300.00 pcm. This is increased annually in November each year with the rate of CPI.

Water billed quarterly - divided equally amongst the homes on the park.

Electricity billed quarterly - own meter read and billed accordingly.

Lounge

15' 6" x 9' 9" (4.72m x 2.97m)

Window to front and side, carpet underfoot, two radiators

Dining Room

6' 7" x 8' (2.01m x 2.44m)

French doors to rear, carpet underfoot, radiator

Kitchen

11' 2" x 7' 3" (3.40m x 2.21m)

Door to front, window to front, tiling underfoot, wall and base units, freestanding hob and oven, dishwasher, washing machine and fridge/freezer

Bedroom One

15' 6" x 10' 8" (4.72m x 3.25m)

Window to front and side, carpet underfoot, radiator, built in wardrobe

Bathroom

Window to rear, vinyl underfoot, wc, whb, fully tiled, shower

Rear Garden

Paved rear wrap around patio

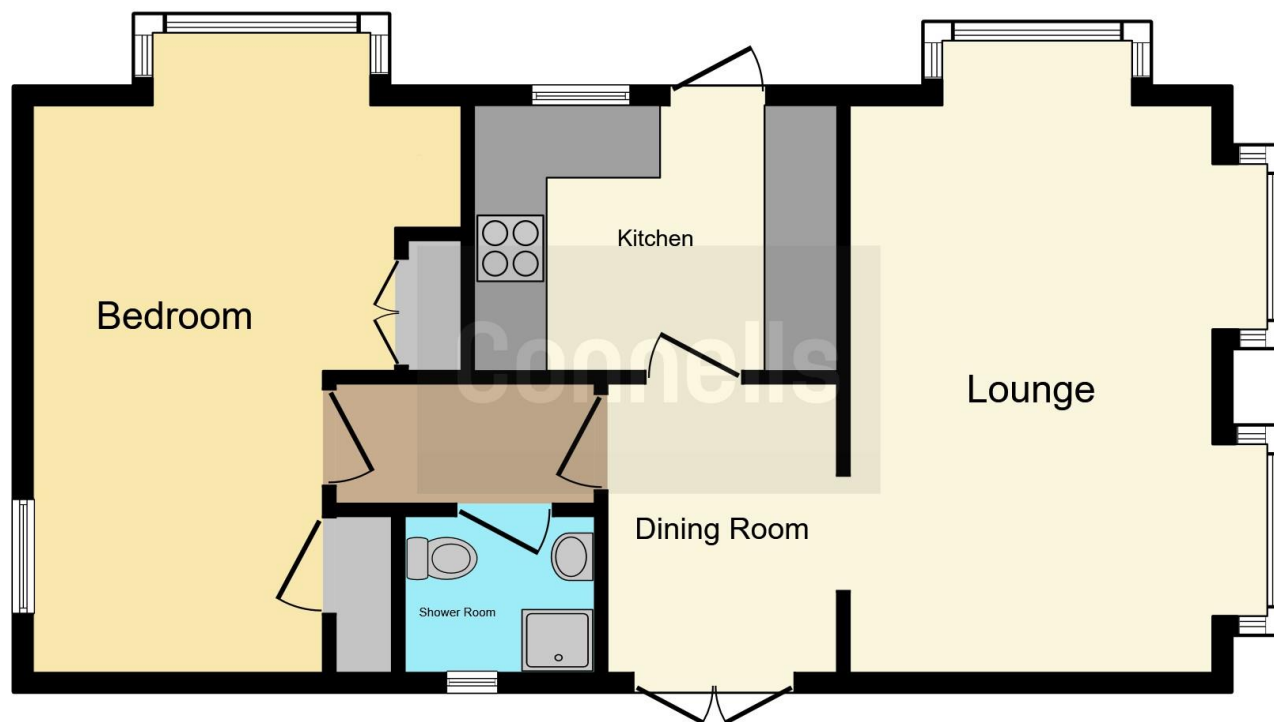
Parking

Driveway









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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2 Temple Street
 AYLESBURY HP20 2RH

EPC Rating: Exempt
 Council Tax Band: A

Tenure:

view this property online connells.co.uk/Property/ALS312307

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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