



Olive Cottage Church Lane, Great Kimble Aylesbury HP17 9TH


brown & merry

Country House
& **Farm Sales**



THIS OUTSTANDING COUNTRY HOME IS SITUATED WITHIN THIS HIGHLY
SOUGHT AFTER AREA OF BUCKINGHAMSHIRE.

THE BEAUTIFUL HOUSE AND GROUNDS HAVE
SOMETHING FOR ALL TO ENJOY IN THIS MOST
IDYLIC OF SETTINGS.

With the Chiltern Hills (an area of outstanding beauty) on your door step, Olive Cottage has been beautifully extended and remodelled by the current vendors and is set in the most idyllic country village setting. From this property, you can enjoy stunning walks up over both Beacon and Coombe hill as well as a gentle round of golf at the exclusive Ellesborough Golf Course. Offering generous accommodation across approximately 2400 sqft the property has so much to offer including accommodation and study above the garage as well as private grounds to both the rear and side of the property. All of this combined, offers you peaceful relaxation on the sun terrace overlooking the stunning views. This 'one of a kind' property presents an amazing lifestyle opportunity

The Main House:

This main house is a perfect blend of both character and modern contemporary living. With an excellent range of reception rooms, perfect for family life and entertaining, the comfortable accommodation will leave you wanting for nothing. The principal bedroom with its views over the landscaped gardens and woods beyond is one of five bedrooms on offer as well as three bathrooms between the ground and first floor. The entrance hall welcomes you in and has double door leading you through to the large open kitchen/family room. The large open family room has stairs leading up to first floor with window to the rear and bifold doors to the side leading out to the patio and formal landscaped gardens. The well-appointed kitchen boasts a superb centre breakfast bar, a good range of both floor and wall units and window overlooking the formal gardens, under floor heating and a single door to the far end that leads you through to the utility room. Making your way down to the sitting room you will find it notably light and airy with a window to the side aspect and door leading through to the drawing room. The drawing room is situated in the oldest part of the house (dating back to the 1800s) and boasts a wealth of character including exposed beams, brick fireplace with log burner, a set of stairs leading to the first floor and three windows to the front of the property. Leading off the entrance hall towards the garage you will also find the down stairs shower room, large games room which also has under floor heating as well as an internal door through to the garage. There are then stairs leading to the fifth bedroom and study above the garage.





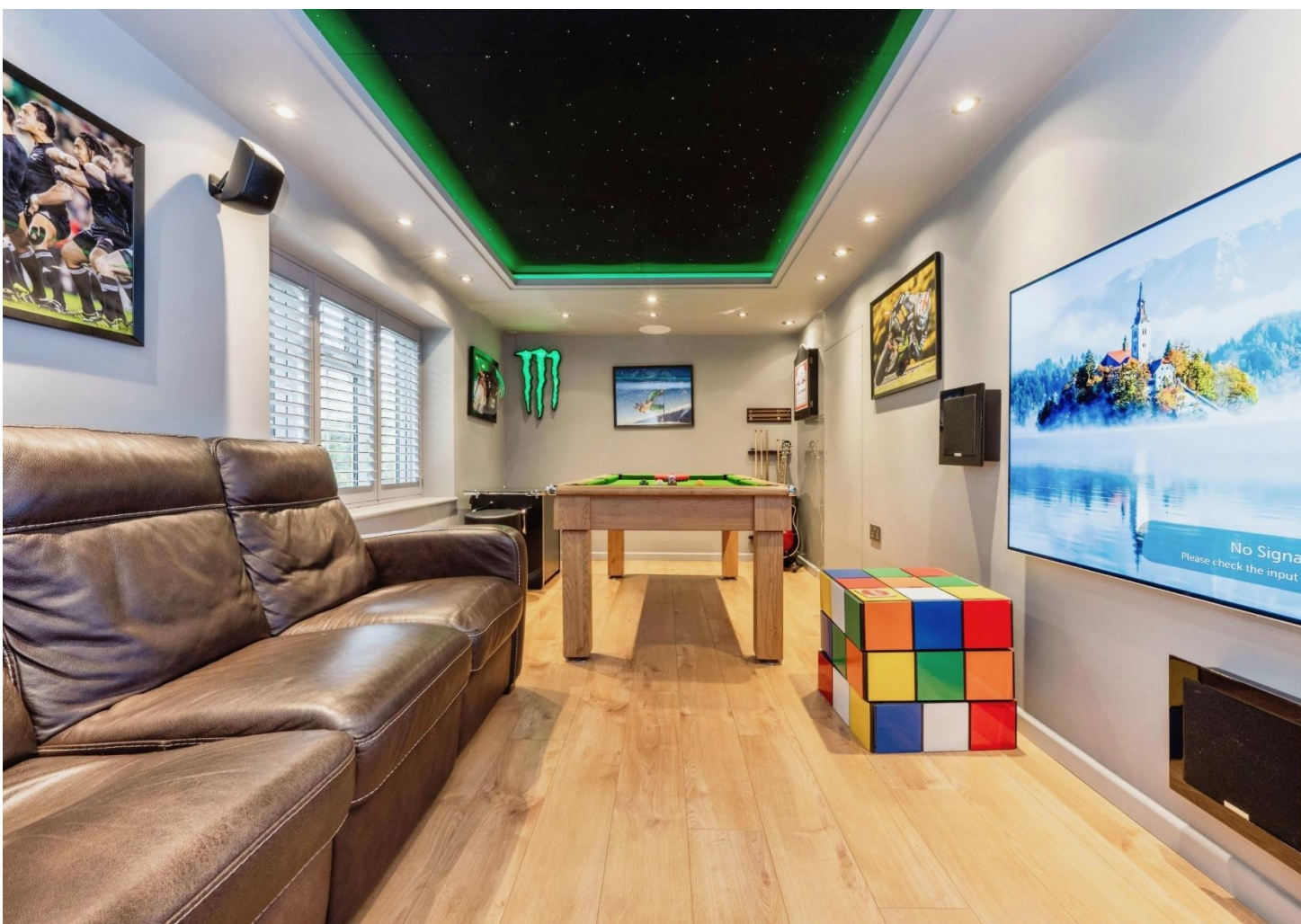
Rising to the first floor via either of the two sets of stairs you will find the master bedroom which has built in wardrobes, a window overlooking the gardens to the side aspect, en-suite shower room with window also to the side aspect. There are also three further beautifully presented bedrooms in the main part of the house and a large family bathroom offering bath and large shower combined.

Externally:

The extensive gardens are spread over two areas with formal landscaped gardens directly to the rear of the property and a raised lawn garden perfect for all the family. To the front of the property there is mature planting and hedging giving a high degree of privacy and a side gate leading to the rear. The landscaped formal gardens offer trees and shrubs, mature planting, lawns as well as a patio area perfect for entertaining. Leading away from the formal gardens the path leads you to the rear access to the garage and the side garden which is laid to lawn and has ample space for games and entertaining. The garage has both lighting and electric with an electric up and over door to the front and single door to the rear.





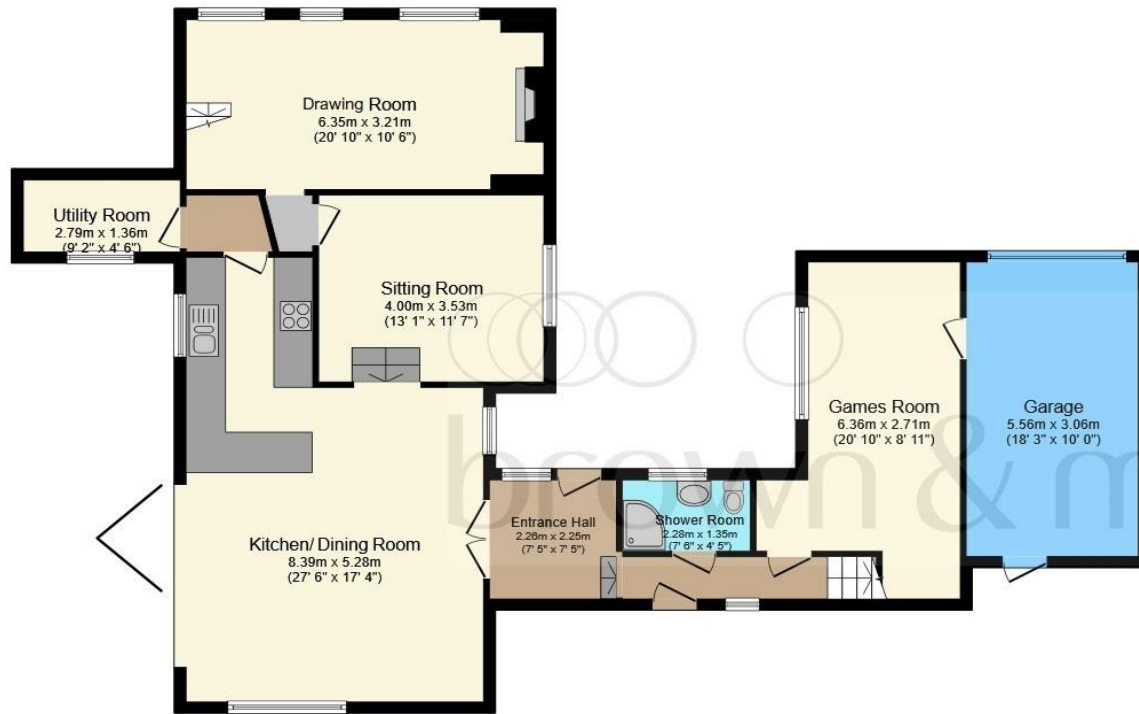


Location:

Situated in the heart of this historic and very peaceful hamlet just four miles from the village of Wendover and the market town of Princes Risborough. The stunning countryside surrounding Great Kimble offers some of the best walks in the area, including picturesque Coombe Hill. With its eclectic mix of shops, pubs and restaurants, Wendover has without doubt one of the most appealing high streets in the Chilterns. Little Kimble Station is within easy walking distance of the house and the Chiltern Line offers an excellent and reliable service to London Marylebone from either Little Kimble Station, Wendover or Princes Risborough (45 mins), whilst access to the M25 can be found via the A41(M) at Tring (5 miles), or alternatively the M40 at High Wycombe (11 miles).

Schools:

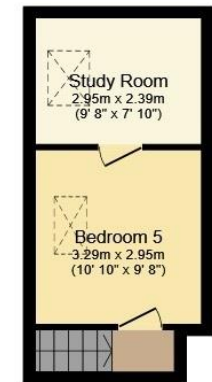
Buckinghamshire is renowned for its choice and standard of schooling, both state and private, as the county is one of the last to maintain the traditional grammar school system. Within walking distance of the main bus route to Aylesbury and High Wycombe with their well-known grammar schools for boys include the Royal Grammar School in High Wycombe and Aylesbury Grammar School; and for girls, Wycombe High School and Aylesbury High School. Nearby private schools include The Griffin preparatory school at Great Kimble, as well as The Beacon, The Gateway, Pipers Corner, Godstowe Preparatory and Wycombe Abbey.



Ground Floor



First Floor



Second Floor

Total floor area 219.5 m² (2,362 sq.ft.) approx

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



Features:

Drawing room | Sitting room
 Kitchen/Dining/Family room | Utility room
 Principal bedroom
 Four Further bedrooms | Three bathrooms
 Games Room | Driveway for Multiple vehicles
 Mature private gardens
 Located at the foot of the Chiltern Hills

Price £1,250,000



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