

BRIDGE COTTAGE

CHURCH LANE, GREAT KIMBLE, BUCKINGHAMSHIRE HP17 9TH



HAMNETT
HAYWARD

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A substantial family home enjoying the most beautiful setting within stunning landscaped gardens and grounds extending to 11 acres.

Proudly in the ownership of the originally family, Bridge Cottage was constructed in 1969 and is available to the market for the very first time in over fifty years. Nestled at the foot of the Chiltern escarpment the property enjoys the most idyllic setting with fabulous views of adjoining countryside and the impressive grounds extending to 11 acres. Whilst offering accommodation extending to 3,886 sq.ft the property offers scope to further extend or re-design to a unique home. Outside, Bridge Cottage enjoys the most fabulous landscaped gardens and grounds, with a range of outbuildings and stables to create an idyllic equestrian home. Great Kimble is the most delightful village, perfectly positioned within a short walk to the Ofsted Outstanding Great Kimble village school, and the nearby Griffin House preparatory school. The stations of Princes Risborough, Wendover and Little Kimble provide good connectivity to both London and local areas.

The Internal accommodation is well balanced with the ground floor offering versatile living and the added benefit of a potential self-contained annexe with a bedroom, shower room and two reception rooms. Of particular note is the principal reception room, extending to 27' in length and flooded with natural light whilst enjoying a stunning outlook of the formal gardens. Further accommodation to the ground floor includes a study, a snug with wood burning stove and a kitchen opening to a 25' breakfast/dining room.

On the first floor, accommodation extends with four bedrooms and two bathrooms. Bedroom one enjoys a triple aspect and further views of the grounds, with an en-suite shower room. Three further bedrooms are served by a family bathroom.

Externally, Bridge Cottage is approached and accessed through a five bar gate with a long sweeping driveway opening to a substantial area of off street parking. The most beautiful mature grounds encompass the property with the main formal area laid predominately to lawn with a number of specimen trees surrounding a garden pond. Further natural wild gardens and woodland including a pond provide many species of wildlife and gated access opens to a natural stream with further paddocks. A yard provides additional parking and opens to a substantial barn extending to 71', further outbuildings include a detached open barn extending to 52", two stables, a tack room and a further open ended barn.

“A STUNNING FIVE BEDROOM FAMILY HOME LOCATED AT THE FOOT OF THE CHILTERN HILLS, WITH 6,689 SQ.FT OF OUTBUILDINGS & BARN AND GLORIOUS GROUNDS EXTENDING TO 11 ACRES ”



AT A GLANCE

- A mature five bedroom detached village home enjoying fabulous rural views over countryside
- Outstanding formal gardens, paddocks and woodland extending to 11 acres in total
- A range of outbuildings, barns and stables totalling 6,689 SQ.FT
- A short walk to Great Kimble Ofsted outstanding school
- Princes Risborough, Wendover & Little Kimble stations provide access into London and local areas



SUMMARY

- Entrance hall
- Cloakroom
- Snug with wood burning stove
- 27' open plan sitting/family room with views over the formal garden
- Study
- Kitchen opening to breakfast/dining room
- Games room
- Additional sitting room
- Ground floor bedroom suite with shower room
- 25' principal bedroom with shower room
- Three further bedrooms
- Family bathroom
- Gated driveway extending to a substantial area of off street parking
- 6,689 sq.ft of outbuildings including a 52' open barn, further detached barn extending to 71' in length, stable block with tack room and further open barn
- Stunning landscaped gardens extending to 1.75 acres
- Paddocks, woodland and grounds extending to approximately 9 acres
- Princes Risborough, Wendover and Little Kimble stations for connectivity into London Marylebone and local areas
- A short walk to Great Kimble village school
- Stunning rural views
- Potential to further extend and re-design the main house, scope to convert adjoining barns

Church Lane, Great Kimble, Aylesbury, HP17

Approximate Area = 3886 sq ft / 361 sq m

Outbuilding(s) = 6689 sq ft / 621.4 sq m

Total = 10575 sq ft / 982.4 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hamnett Hayward Ltd. REF: 1124069

LOCATION

Surrounded by glorious countryside of the Chiltern Hills, Great Kimble is a highly sought after village in Buckinghamshire just five and a half miles south of the county town, Aylesbury, and two and a half miles from Princes Risborough. The immediate area boasts arguably some of the prettiest Green Belt countryside in the county, designated in its entirety as being within the Chilterns Area Of Outstanding Natural Beauty. At the bottom of the lane is The Swan public house, with further restaurants, bars and independent shops in the nearby town of Princes Risborough. Schooling in the area is highly regarded and the house is ideally located within a short walk to Great Kimble Church of England school (Ofsted Outstanding), Grammar Schools in the nearby county town and a number of prestigious Independent schools, such as Griffin House, Pipers Corner and The Gateway are also close by. The commuter is also well catered for, mainline trains to London Marylebone and Birmingham can be found in Little Kimble, Princes Risborough, High Wycombe and Aylesbury. The M40 is easily accessed at either Junction 4 High Wycombe, or Junction 5 Stokenchurch both are just over 11 miles away

ADDITIONAL INFORMATION

Services: Mains water, drainage & Electricity. Option of connecting to mains Gas

Heating: Oil fired central heating to radiators

Energy Rating: Current E (51) Potential C (70)

Local Authority: Buckinghamshire County Council, Aylesbury area

Postcode: HP17 9TH

Council Tax Band: G

GUIDE PRICE £1,500,000

**HAMNETT
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