



2 Providence Cottages,
Marsh Road, Little Kimble
Buckinghamshire, HP22 5XS

Guide Price £795,000



Charming Four-Bedroom Period Cottage With Modern Updates, Stunning Kitchen/Diner, Bifold Doors To Terrace, Snug, Sitting Room, Utility Room, Cottage Garden, And Ample Driveway In A Village With Convenient London Access.

Two Providence Cottages is a charming four-bedroom country cottage with a modern twist, centred around its stunning and light-filled kitchen/diner and family area. The kitchen is equipped with painted style cabinets and shelving, wooden work surfaces, limestone flooring, pantry and an Aga. Bifold doors open to the terrace, creating an ideal space for entertaining and enhancing the indoor-outdoor living experience by flooding the space with natural light. The family area of the kitchen/diner includes a stable door to the front garden, a log burner, shelving, and fitted cupboards, original quarry tiles, making it a lovely space for family gatherings. The sitting room retains a Victorian feel, roll-top radiators, an open fireplace, double French doors to the patio, and three windows providing ample light. This room is spacious enough for two large sofas and a chair, creating a warm and inviting atmosphere. Additionally, there is a separate snug featuring an open fireplace with a Victorian cast surround, a roll-top radiator, and fitted shelves, making it perfect as a playroom, library, or cosy sitting area. Toward the end of the downstairs area, you'll find a versatile bedroom with an en-suite, providing additional living space or guest accommodation. The downstairs also includes a large utility room, fitted with Shaker-painted cupboards and wood tops. Upstairs, you'll find two large double bedrooms at the front, boasting original floorboards, fitted cupboards, radiators, and high ceilings with double-glazed windows and pin latch doors. The master bedroom, centrally located, offers ample space for a king-size bed and fitted wardrobes. The third bedroom, also a double, includes fitted wardrobes and a desk, with views over fields, allotments, and the front garden. The smaller single bedroom at the back overlooks the garden and terrace. The upstairs bathroom includes a bath, ladder radiator, window, vanity unit, and white suite with tiled floor. The boiler, regularly serviced, is housed in the landing airing cupboard. Externally, the property boasts a beautifully landscaped front garden and an enclosed rear garden. The rear patio is equipped with an electrical point, perfect for outdoor entertaining. The garden, beautifully planted with shrubs, trees, and fruit trees, features a patio leading to a lawn area. At the end of the garden, there is a studio with electricity used for art and pottery. The ample driveway provides convenient parking. EPC = D Council Tax F

This period cottage, with its mix of traditional charm and modern updates, is part of a strong village community with a pub and a train station nearby, offering convenient access to London.

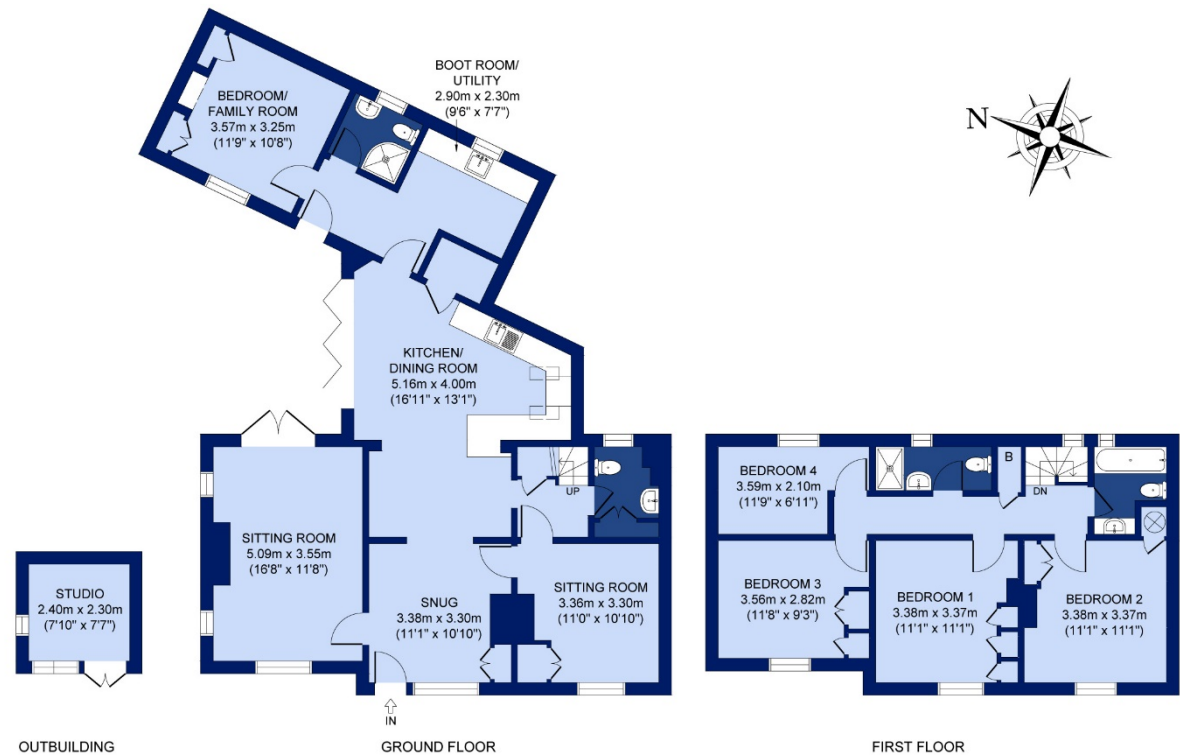
Situation

Little Kimble, Buckinghamshire is a charming village nestled in the scenic Chiltern Hills, known for its picturesque landscapes and tranquil ambiance. The village is part of the catchment area for several esteemed grammar schools, making it an attractive location for families prioritizing education. Great Kimble boasts a well-regarded local primary school that consistently ranks highly in national league tables. Within the village, residents enjoy the convenience, a traditional village inn that serves as a social hub. The village churches and hall host various events and activities, fostering a strong sense of community. For those who enjoy outdoor pursuits, such as walking there are many beautiful walks throughout the beach woods and the Chilterns all on your doorstep. Commuting is convenient with the Train station just five minutes walking distance and also nearby Princes Risborough train station offering direct services to London Marylebone, with the fastest journey taking approximately 40 minutes and Birmingham. The vibrant market town of Aylesbury is a short drive away, providing a wider range of shops, dining options, and leisure facilities, along with the reputable Aylesbury Grammar School. For more extensive amenities, Oxford and High Wycombe are easily accessible, each offering a diverse array of cultural, educational, and recreational opportunities. Additionally, the M40 motorway is within easy reach, providing excellent road links to London, Birmingham, and the broader Northern networks, making Little Kimble an ideal location for both tranquillity and connectivity.

The property comprises the following with all dimensions being approximate only. Please note that Reaston Brown has not tested appliances or systems and no warranty as to condition or suitability is confirmed or implied. Any prospective purchaser is advised to obtain verification from their surveyor or Solicitor.







APPROX. GROSS INTERNAL FLOOR AREA 1790 SQ FT / 166 SQ M
 2 PROVIDENCE COTTAGES, LITTLE KIMBLE, HP22 5XR



All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

Viewing is Strictly by Appointment through Reaston Brown

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