



**Westfield, Bridge Street, Great Kimble, HP17 9TW**

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A truly stunning character cottage, with original parts dating back to 1822. With a wealth of original features yet offering all of the convenience of modern day living. Four generous bedrooms, two newly re-fitted bathrooms. A beautifully designed bespoke kitchen and two reception rooms. Large formal gardens, driveway parking, detached timber garage. and amazing views.

Four Bedrooms & Two Bathrooms

Two Reception Rooms

Detached Garage

Countryside location

Open Views

## Entrance Hall

An attractive covered porch to the front door, which opens to the entrance hall, engineered wood flooring, with doors to reception rooms, two large cupboards, one has plumbing for a convenient ground floor wc. Stairs to the first floor.

## Lounge

A charming double aspect room full of character, windows to front at rear aspects, feature fire place with brick hearth.

## Family / Dining Room

A wonderful bright and spacious, versatile space, engineered wood flooring, double doors and large windows enjoying views over the garden and beyond.



## Kitchen

A stunning bespoke built kitchen, which has been meticulously designed creating a fabulous work space worthy of the best chef. An extensive range of wall and base units with granite work surfaces, splashbacks, butlers sink, space for Range cooker, American style fridge freezer and space and plumbing for washer/dryer. Windows to front and side aspects.

## Landing

The landing has door to all the bedrooms and the main family bathroom.

## Master Bedroom

This spacious double bedroom with windows to both front and side aspects, carpeted flooring and a radiator.



### **En-suite to Master**

Newly re-fitted with shower, wash hand basin and wc, window to rear aspect.

### **Bedroom Two**

Another spacious double bedroom with window to front aspect and carpeted flooring.

### **Bedroom Three**

A lovely double aspect room with windows to front and rear aspects.

### **Bedroom Four**

A cosy double with window to rear aspect, overlooking the garden and views beyond.

### **Family Bathroom**

Recently refitted with a new white suite comprising of bath, wash hand basin and wc.

### **Outside**

The rear garden is a real feature of this stunning cottage, well stocked borders and a large area of lawn, separate terraces provide lovely areas to enjoy the garden and the wonderful views beyond. To the front a wide path leads to the front door with gravel to either side, the driveway provides parking for several vehicles and leads to a gated entrance and the detached timber 14'9 x 11'10 Garage beyond.

### **Location**

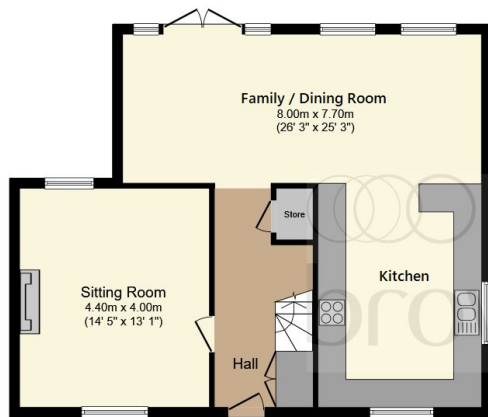
Great Kimble is a village at the foot of the Chiltern Hills and situated close to areas of outstanding natural beauty.

Within the village there is a public house, a primary school and train station. The market town of Princes Risborough is within 3 miles and Aylesbury 5 miles. There are numerous countryside walks and bridleways in the area. There is easy access to the M40 motorway (Junctions 4 or 6) and for the commuter a halt at Little Kimble gives access to Princes Risborough station which provides a mainline service to London, Marylebone in approximately 36 minutes.

### **Education**

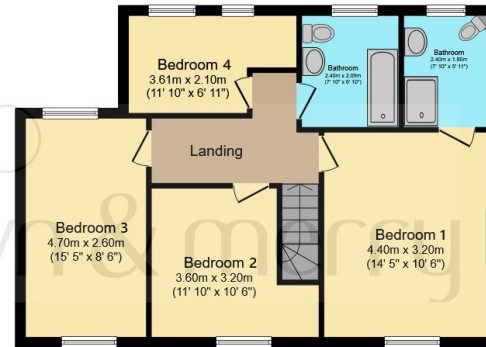
a Church of England primary school (Ofsted rated outstanding) and Griffin House preparatory school. The property is also in catchment for grammar schools in Aylesbury and Princes Risborough Schools.





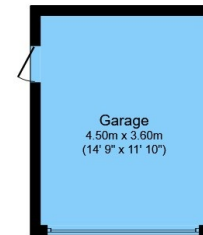
### Ground Floor

Floor area 72.0 m<sup>2</sup> (775 sq.ft.) approx



### First Floor

Floor area 63.5 m<sup>2</sup> (684 sq.ft.) approx



### Garage

Floor area 16.2 m<sup>2</sup>  
(174 sq.ft.) approx



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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