



**PORTFOLIO**  
from



**brown & merry**

**Field View, Bridge Street, Great Kimble**

# Bridge Street, Great Kimble HP17 9TN

*Field View is an extended semi-detached house, offered in excellent condition throughout and with scope to extend further (subject to planning). Lovely gardens and far reaching views to the Chiltern Hills, located on a desirable quiet road in Great Kimble.*



## Entrance Porch

The front door opens to the entrance porch, door to the entrance hall.

## Entrance Hall

Stairs to the first floor, glazed doors to reception rooms.

## Lounge / Dining Room

*24'5 x 13'9 Max*

A bright and spacious reception room with a large picture window overlooking the front garden, feature fireplace, the dining room leads from the sitting room and is perfect for entertaining. Timber folding doors to the second reception room. Full-fibre broadband connection point, under stairs storage cupboard, housing water meter.

## Family Room / Bedroom Four

*13'1 x 9'5 Max*

An extremely versatile room with window and patio doors to the rear garden, door to the kitchen and door to wc and en-suite, when used as a guest bedroom.

## En-suite

The en-suite comprises of a low level wc, a further door opens to a shower room with a fully tiled shower cubical and tiled floor, window to the side.



## Kitchen / Utility / Breakfast Room

*10'4 x 8'4 Max*

Recently re-fitted with an extensive range of wall and base units and complementary worksurfaces over with integrated induction hob, extractor hood and one and a half stainless steel sink and drainer, eye level integrated Neff oven and integrated combi microwave and grill, integrated Bosch dishwasher and washing machine, integrated fridge freezer, wine cooler, and a useful additional sink is located in the utility area alongside the breakfast bar.

## First Floor Landing

Doors to three bedrooms and family bathroom, access to loft space, airing cupboard.

## Master Bedroom

*13'3 x 10'0 Max*

A generous double bedroom, built in wardrobe and window to the front aspect.

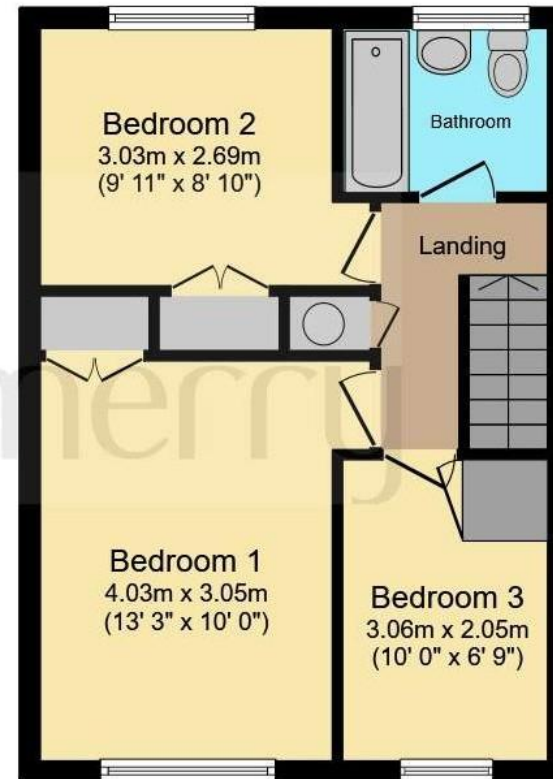
## Bedroom Two

*9'11 x 8'10 Max*

A bright double bedroom, built in cupboard, window to rear aspect with wonderful views up to the Chiltern Hills.



**Ground Floor**



**First Floor**

Total floor area 113.8 m<sup>2</sup> (1,225 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](http://www.focalagent.com)

### Bedroom Three

10'0 x 6'9 Max

Single bedroom which is currently being used as a home office, large storage cupboard.

### Bathroom

A white suite comprising of a bath, low level wc and wash hand basin, window to the rear aspect.

### Outside

The rear garden is a lovely feature of this property, fully enclosed with panelled fencing and mature shrub and flower borders, a large patio perfect for al fresco dining, the remainder of the garden is laid to lawn with a pond and fruit trees, gated access to the front. Shed (8'x6') and outside water tap

To the front of the property is an enclosed area of lawn brick wall and mature hedging, the driveway provides parking for several vehicles and leads to the single garage.

### Garage

19'2 x 8'2 Max

Up and over door, power and light, boarded eaves storage and light.

### 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.





# welcome to Field View, Bridge Street, Great Kimble

Field View is a lovely family home which has been extended to the rear, providing a spacious kitchen / utility, a versatile reception room which can be used as a family room or an additional bedroom with an en-suite shower room. Also on the ground floor is a spacious sitting / dining room. On the first floor are two double bedrooms and a good sized single, which is currently used as an office and a family bathroom. Gardens to the front and rear, driveway parking and garage. Potential to extend further (subject to planning). Viewing essential to appreciate the peaceful location and views.

Guide Price

## £575,000

- Extended Semi-detached house
- Three / four bedrooms
- Two bathrooms
- Lovely gardens and views to the Chiltern Hills

Tenure: Freehold

EPC Rating:

TBC



To find out more information or to arrange a viewing call

## 01296 624444

or email [Wendover@brownandmerry.co.uk](mailto:Wendover@brownandmerry.co.uk)  
Woollerton House, 7 High Street, Wendover, Aylesbury,  
Buckinghamshire HP22 6DU  
[brownandmerry.co.uk](http://brownandmerry.co.uk)

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

