



**PORTFOLIO**  
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Icknield Cottages, Ellesborough Road, Little Kimble HP17 0XJ



# Icknield Cottages, Ellesborough Road, Little Kimble HP17 0XJ

*This stunning four bedroom semi-detached cottage has been fully refurbished to a highest of standards throughout.*



## Entrance Hall

Entering the property you will instantly get a feel for what's to come. The light and bright entrance hall has doors to the lounge, kitchen/diner, cloakroom, storage cupboard. There is also stairs rising to the first floor, wood effect Karndean flooring and a radiator.

## Lounge

The spacious lounge has a large bay window to the front aspect over looking open fields to the front, wooden flooring, a gas fire with stone mantle and hearth, built in shelving and cupboards and a radiator.

## Kitchen / Diner / Family Room

This superb hub of the house is situated at the rear of the house. Offering a beautifully fitted kitchen which boasts an array of wall and floor units with granite work surfaces and up-stands above. Triple, high level ovens, a five ring gas hobs with an extractor fan above, three double glazed windows to the rear aspect over looking the patio and rear garden, LED down lighters, wooden flooring, space for a large American style double fridge freezer and a wine fridge. There is also space enough for a large eight seater dining table. The family room has triple bifold doors to the rear, wood effect Karndean flooring, LED down lighters and a radiator.



## Cloakroom

The cloakroom offers a low level W/C, wash hand basin, radiator and a window to the front aspect.

## First Floor Landing

Rising up from the ground floor the stairs lead you up to the bright landing which has a window to the front aspect and doors to all bedrooms and the family bathroom.

## Master Bedroom

The master bedroom has a window to the rear aspect with shutters, floor to ceiling fitted wardrobes to one side of the bedroom, carpeted flooring, exposed beams, a radiator and a door to the en-suite.

## En-suite to Master

The en-suite consists of a shower cubicle, low level W/C, a wash hand basin with vanity unit, part tiled walls and wood effect flooring, a window to the front aspect with shutters and a heated towel rail.

## Second Bedroom

The second bedroom has built in wardrobes, shelving, a window to the front aspect and wooden flooring.

## Bedroom Three

The third double bedroom has a window to the rear aspect over looking the garden, wood effect flooring and a radiator.

## Bedroom Four

With a window to the rear aspect, wood effect flooring, a radiator and exposed beams.

## Family Bathroom

The family bathroom has been beautifully remodeled. A bath with shower over and glazed shower door, part tiled walls, wood flooring, a low level W/C, wash hand basin and vanity unit, a window to the front aspect and a heated towel rail.

## Gym / Garden Room / Study

This multi-functional and versatile room can be used in a variety of ways. Currently being used as a gym it can also be used as an office or entertaining space. With wood effect flooring, glazed door to the front, window to both ends, power, lighting and a heater.





### Externally

Set back from the road you enter the property via the five bar gate. There is good frontage, with a large driveway and space enough for multiple cars. To the side there is a gate which leads to the rear gardens. Directly to the rear of the property is a large patio, with plenty of space enough for entertaining. Making your way towards the middle of the garden you will find the garden room, a selection of trees, shrubs and bushes as well as lawns and flower borders. There is a small fence and gate which separates the rear part of the garden which is perfectly place as a kids play area or vegetable garden. Beyond the garden you will find open fields and footpaths towards Little Kimble.

### Location

Little Kimble is a popular village at the foot of the Chiltern Hills and is situated close to areas of outstanding natural beauty. Within the village of Little Kimble there is a public house, a restaurant and a local village school, 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 at junction 6, giving access to the M4 and M25 motorways. There is easy access to the M40 motorway at junction 6, giving access to the M4 and M25 motorways. For the commuter there is a station at Little Kimble giving access to Princes Risborough which offers mainline services to London, Marylebone in approximately 35 minutes.

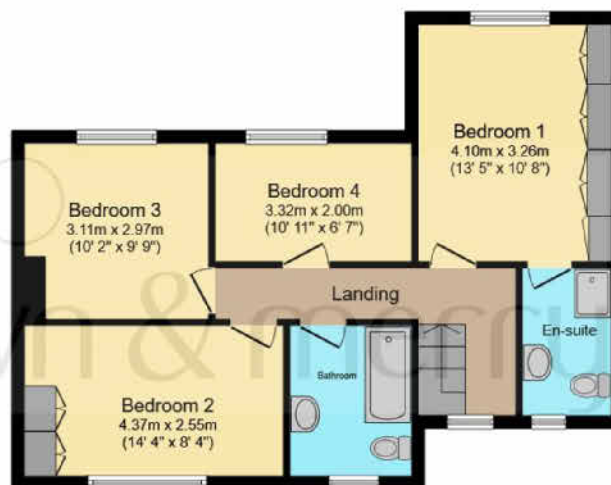
### Education

Buckinghamshire is renowned for its State and Private education with the nearby Ofsted rating of outstanding. Nearby schools include the CoE infant school (Great Kimble) and the private school Griffin House within the village - details of which can be gained from the local authority. You are also in the catchment for the highly sought after Grammar schools which can be reached via the local bus and train services.

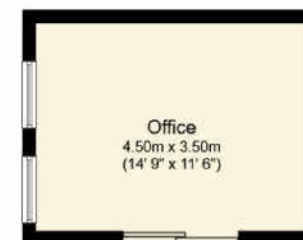




**Ground Floor**



**First Floor**



**Outbuilding**

Total floor area 142.3 m<sup>2</sup> (1,531 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)

# welcome to

Icknield Cottages, Ellesborough Road, Little Kimble HP17 0XJ

This beautifully extended & stylish four bedroom semi-detached period house, positioned within the highly sought after village of Little Kimble.

Guide Price

**£825,000**

- FOUR BEDROOMS
- TWO BATHROOMS
- TWO RECEPTION ROOMS
- GARDEN ROOM

Tenure: Freehold

EPC Rating: C

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To find out more information or to arrange a viewing call

**01296 624444**

or email [Wendover@brownandmerry.co.uk](mailto:Wendover@brownandmerry.co.uk)

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