



9 Cornflower Close, Little Kimble,
Buckinghamshire, HP17 0BX

TIM RUSS
& COMPANY



Cornflower Close Little Kimble HP17 0BX

A superbly presented property situated in a quiet position on this select development of quality properties, in the lovely village of Little Kimble.

£775,000 Freehold



The Property

This beautifully presented property is in show-house condition and really must be viewed to be appreciated. Built to an exceptionally high standard and benefitting from a 10-year NHBC certificate, the property is situated on a select development of quality properties.

The accommodation comprises: entrance hall, well-appointed cloakroom and a spacious sitting room with feature bay window. The kitchen/dining/family room runs the full length of the property and is superbly fitted with quality units, Silestone worktops with a full height splash back to the hob area and up stands to compliment the worktops, hot water boiling tap, integrated Siemens appliances including two ovens, steam oven, microwave oven, induction hob, fridge freezer and dishwasher. The useful utility area has a door to outside and space and plumbing for a washing machine & a tumble drier with cupboards above. The kitchen is open to the light and airy dining area which enjoys a double aspect with bi-fold-doors leading out to the garden. To the first floor the master bedroom has a dressing room and an en-suite shower room. There are two further double bedrooms, one of which has increased sound reducing insulation to make an excellent home office, and then there is a well-appointed family bathroom.

The property benefits from Karndean flooring to the ground floor with underfloor heating powered by an energy efficient air source heat pump. There are Sonas speakers fitted in the sitting room, kitchen and principal bedroom and a hard wired alarm system. OFNL fibre provision with up to 360Mbps download speeds.

Outside

The walled garden to the rear of the property enjoys a sunny southerly aspect and has been attractively landscaped with a good area of lawn, a paved patio and a pathway leading to the garage/office.



Garage / Home Office

The detached garage has been partly converted to provide an office or workspace with a boarded loft, power and lighting. There is a good-sized driveway providing off street parking and a Smart electric vehicle fast-charging point.

Additional Information

Council Tax Band: F / EPC Rating: B

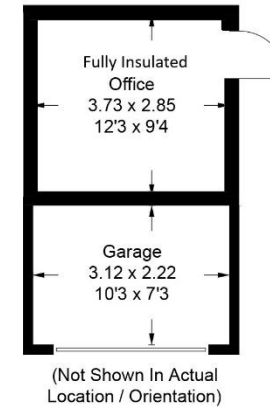
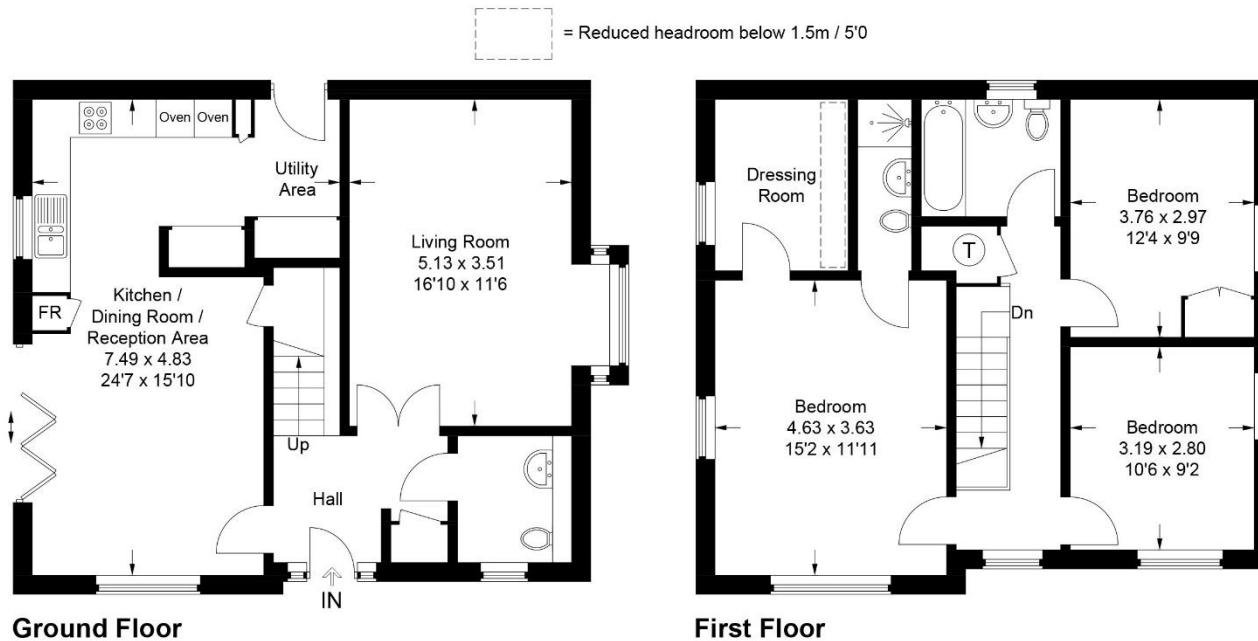
There is a maintenance charge of approximately £300 per annum (exact figure to be confirmed)

Location

Situated within approx. 2.5 miles of both Wendover and Princes Risborough, the village of Little Kimble has its own Railway Station which is just a short walk away. The pretty village of Wendover sitting at the foot of the Chilterns, has an eclectic mix of shops, pubs and restaurants, together with the Chiltern Line to London Marylebone. The market town of Princes Risborough has a Tesco and M&S Foodhall and Station on the Chiltern Line. There are many opportunities for recreation close to the village including golf, tennis, bowling, swimming, Wendover Woods, Weston Turville Reservoir and Coombe Hill and most sports are available in the Aylesbury Vale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		97
(81-91) B	87	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		



Cornflower Close

Approximate Gross Internal Area
 Ground Floor = 64.4 sq m / 693 sq ft
 First Floor = 61.8 sq m / 665 sq ft
 Outbuilding = 18.0 sq m / 194 sq ft
 Total = 144.2 sq m / 1,552 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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