



Arden Grove Lane, Great Kimble - HP17 9TR
£550,000



- Two bedrooms across two floors
- Sitting room, modern kitchen, cloakroom, utility room
- Principal bedroom with vaulted ceiling and wardrobes
- 0.15 acre plot with front and rear countryside views
- Modern, one bedroom annexe
- Double garage and driveway parking
- Semi rural village location close to pub, railway station and bus stops
- Rear garden with decked terrace overlooking open field

Great Kimble is a well-regarded village located at the foot of the Chiltern Hills, offering a semi-rural setting within the Chilterns Area of Outstanding Natural Beauty. The village benefits from local amenities including the Swan public house, village hall and church, and is surrounded by open countryside with a network of footpaths and rural walks. There are bus stops within the village providing connections to nearby towns, while Great Kimble railway station offers regular services to London Marylebone via Princes Risborough. The village combines a rural environment with convenient access to transport links and everyday amenities.



Located in a village at the foot of the Chilterns, this well-presented and versatile home enjoys open field views to both the front and rear, with a footpath providing direct access into open countryside. The property also sits adjacent to a designated green open space within a newer development, contributing to its open outlook and attractive setting. A network of rural footpaths is easily accessible from the house, making it well suited to those who enjoy walking and outdoor pursuits.

The house has been refurbished by the current owner and is bright and well arranged throughout, offering flexible accommodation to suit a range of needs. The layout includes an open-plan kitchen/living room, a separate utility room, cloakroom, and a ground-floor bedroom or study. On the first floor, the principal bedroom features a vaulted ceiling with exposed beams and enjoys views to both the front and rear across open fields. The bathroom is modern in style and fitted with both a separate bath and shower.

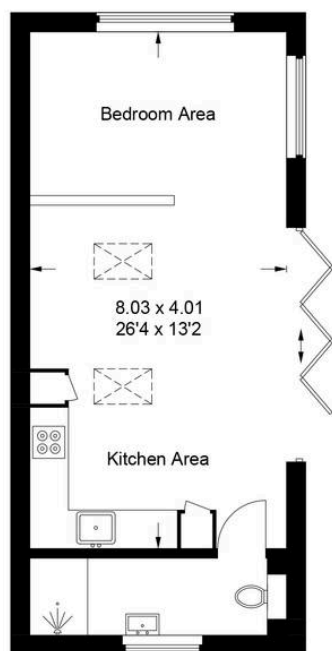
A key feature of the property is the detached annexe, finished to a high standard and benefitting from underfloor heating. The open-plan layout lends itself to a variety of uses, with bi-folding doors allowing ample natural light and a rear window overlooking the fields. A well-appointed wet room completes the space. The annexe offers potential for guest accommodation, home working, or the opportunity to generate additional income through rental or short-term letting, if required.

Outside, there is a detached double garage measuring in excess of 300 sq ft, along with parking for several vehicles to the front. The rear garden backs directly onto open fields, providing a pleasant outlook and immediate access to countryside walks.

The property is within walking distance of The Swan public house, Little Kimble railway station, and bus stops on Aylesbury Road providing services to Aylesbury and High Wycombe via Princes Risborough.

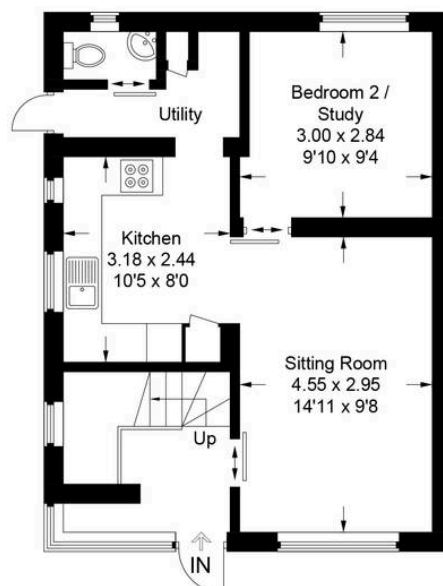
EPC Energy Efficiency Rating: C



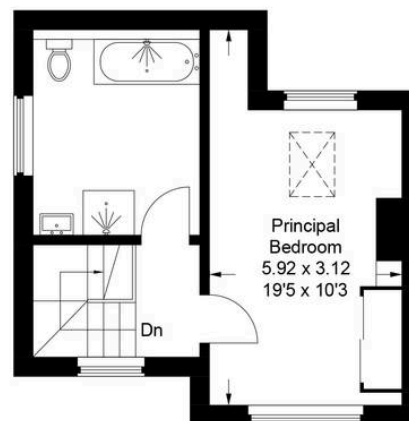


Annexe

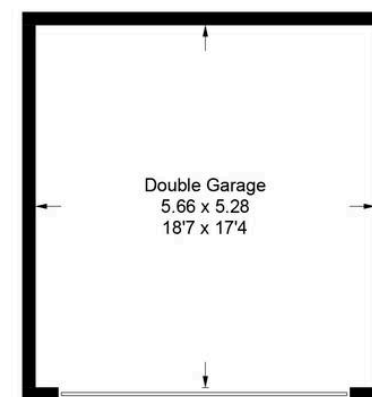
(Not Shown In Actual
Location / Orientation)



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

Approximate Gross Internal Area = 70.5 sq m / 759 sq ft
 Double Garage = 30.1 sq m / 324 sq ft
 Annexe = 37.7 sq m / 406 sq ft
 Total = 138.3 sq m / 1,489 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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 Checks are carried out by our partners at Lifetime Legal for a non-refundable £60 (incl. VAT) fee, paid directly to them.
 For more information please visit our website.



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