



## Marsh House Marsh Road, Little Kimble - HP22 5XS

Guide Price £975,000

**TIM RUSS**  
& Company





- Five Double Bedrooms
- Short Walk To Station, village store and pub
- Substantial Plot
- Wonderful Country Walks on the Doorstep
- Impressive Kitchen/Family Room
- Sitting room with multi fuel stove
- Two Further Reception Rooms
- Utility Room & Cloakroom
- Two Family Bathrooms & En Suite
- Garden Cabin - Insulated and Powered

Marsh House is situated on a quiet rural lane, surrounded by a network of scenic footpaths, yet within walking distance of local amenities. These include a Budgens store, a traditional pub, Little Kimble railway station, and bus stops providing connections to Aylesbury, High Wycombe, and Prince Risborough.





Marsh House combines the best of village living into one generous setting, surrounded by beautiful Chilterns countryside. Just a short walk from the gate takes you to Little Kimble station with trains to London Marylebone and the nearby market towns of Princes Risborough and Wendover are just minutes away. It's a substantial family home on a wide, private plot, with a standout rear garden and a sociable kitchen/dining room at its heart, the kind of space that naturally becomes the centre of daily life. Upstairs, five generously sized double bedrooms offer room for everyone to spread out. Surrounded by greenery, with excellent connections and a layout that works effortlessly for modern family life, this is a home that delivers on all fronts. Inside, the sense of space is immediate, with a layout that draws you in and flows effortlessly from room to room. The ground floor offers a welcoming living room, a peaceful snug or second sitting room, and a bright sun room at the rear that connects beautifully to the garden. At the centre of it all is the standout kitchen/dining room, a true family space, designed for both everyday life and easy entertaining, supported by a separate utility room and a convenient cloakroom. Upstairs, a generous landing leads to five well-proportioned double bedrooms. The principal bedroom benefits from its own en-suite, while two further bathrooms comfortably serve the rest of the household. The front garden includes a large driveway with access to the garage. To the rear the substantial lawn is ring-fenced by mature hedging and softened by deep borders and vegetable beds. An insulated, powered cabin could be converted to ancillary accommodation, additionally there is a shed with power, greenhouse and secluded summer house. Just across the road, you'll find local allotments, giving the opportunity for home grown produce and to complete the package is the highly regarded local schooling. Marsh House is situated on a quiet rural lane, surrounded by a network of scenic footpaths, yet within walking distance of local amenities. These include a Budgens store, a traditional pub, Little Kimble railway station, and bus stops providing connections to Aylesbury, High Wycombe, and Prince Risborough.

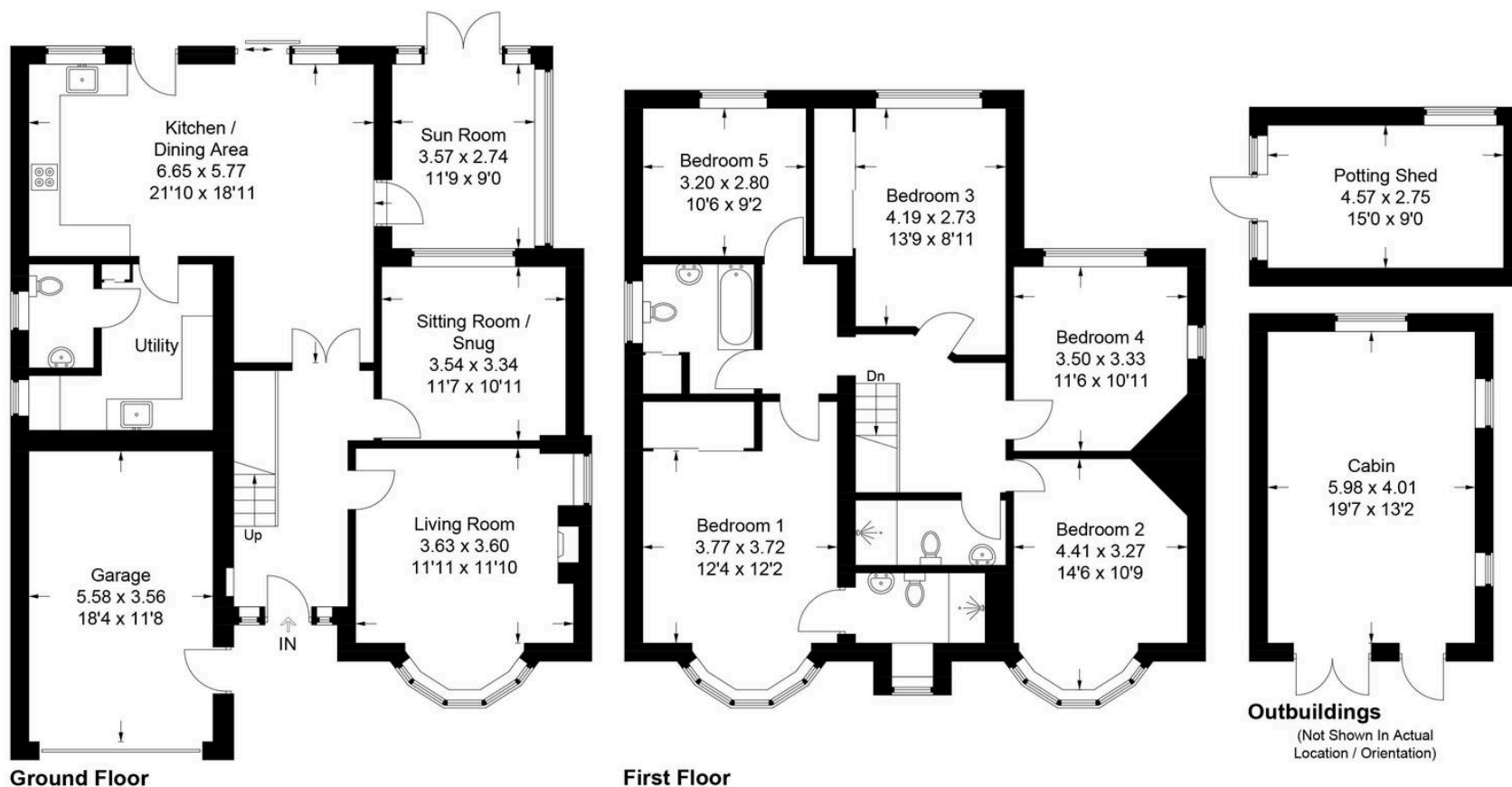
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C







Approximate Gross Internal Area  
 Ground Floor = 98.2 sq m / 1,057 sq ft  
 First Floor = 100.6 sq m / 1,083 sq ft  
 Outbuildings = 57.3 sq m / 617 sq ft  
 Total = 256.1 sq m / 2,757 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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# Tim Russ and Company

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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.  
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