



Leys House Bridge Street, Great Kimble

Guide Price £900,000

 **TIM RUSS**
& Company



Occupying a plot of approximately 0.25 acres, this five-bedroom detached home offers around 2,200 sq. ft. of versatile accommodation and enjoys far-reaching countryside views to the rear, backing directly onto paddock and open fields.

The property has been well maintained, with modernisation carried out in parts. The ground floor comprises an inviting entrance hall, cloakroom, bay-fronted sitting room with a log burner, a dining room, a garden room, a study and an open plan kitchen/breakfast room with an adjoining utility room.

Upstairs, the principal bedroom benefits from fitted wardrobes and a three-piece en suite shower room. There are four further bedrooms, served by a family bathroom and an additional first-floor W/C.

Externally, the property features a double garage with an electronically operated roller door and a block-paved driveway providing ample off-road parking. The south-westerly facing rear garden is well established, with a full-width limestone patio, an extensive lawn, fruit trees, two sheds and a store, all enclosed by fencing and hedging.

Additional benefits include a water softener and fibre broadband connectivity.

Ideally positioned within walking distance of a village pub and a well-regarded village primary school, the property enjoys a highly desirable setting, combining a rural outlook with everyday convenience.



Great Kimble is a charming village at the foot of the Chiltern Hills, near Princes Risborough, surrounded by scenic countryside and a network of rural footpaths. The village has a well-regarded primary school, nearby Griffin House School for independent education, and the popular Swan pub. It benefits from easy access to Little Kimble railway station, regular bus links, and London Marylebone within reach, while Princes Risborough provides further shopping and amenities.

Council Tax band: G

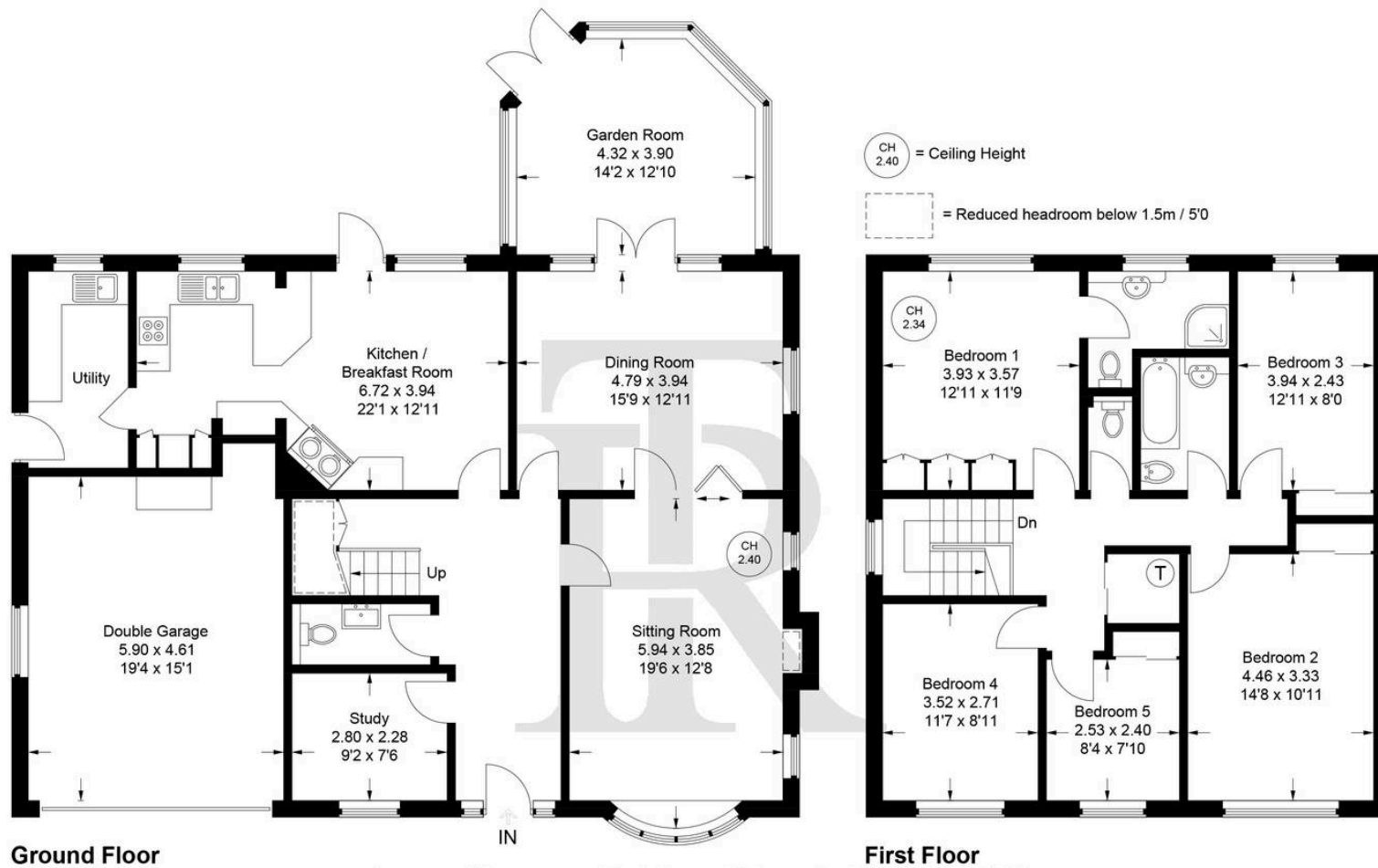
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Five-bedroom detached home with circa 2,200 sq. ft. of accommodation
- Plot of approximately 0.25 acres backing onto paddock and open fields
- Remodelled kitchen/breakfast room with separate utility
- Two reception rooms plus study and garden room
- Principal bedroom with fitted wardrobes and en suite shower room
- South-westerly facing, well-established rear garden with limestone patio
- Double garage and block-paved driveway providing ample parking
- Far-reaching countryside views to the rear





Ground Floor

First Floor

Leys House, Bridge Street, HP17 9TW

Approximate Gross Internal Area

Ground Floor = 117.9 sq m / 1269 sq ft

First Floor = 84.5 sq m / 909 sq ft

Double Garage = 27.4 sq m / 295 sq ft

Total = 229.8 sq m / 2473 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy 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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