



Mount Pleasant,
Great Kimble, Buckinghamshire ,
HP17 9TR

Guide Price £595,000

RB REASTON BROWN

A Stunning Three Bedroom House, With Designer Interiors, Having Been Extended & Fully Renovated To Show House Standard, With Generous Rear Gardens, Off Road Parking & Open Countryside Views, Situated In A Sought After Village Location.

Mount Pleasant is a charming Victorian cottage that exudes character and warmth, The whole property having a sense of timeless elegance. Offering three bedrooms, a bathroom, and a country-style kitchen. Recently renovated, the house boasts new flooring and completely new decor throughout, enhancing its original charm with modern comfort.

The sitting room features a double-glazed sash bay window, creating a cozy atmosphere which is centred around an exquisite original Victorian fireplace. Moving through the hallway you find the inviting country kitchen, adorned with bespoke solid wood cabinets and a range cooker. Continuing through, the kitchen seamlessly flows into a utility room featuring a larder cupboard and solid wooden worktops, marrying practicality with timeless style. Adjacent to the kitchen, the dining room offers another bay window with a cozy log burner, perfect for intimate gatherings.

The study, features built-in shelving and a fireplace, offering a tranquil space with views of the back garden, ideal for working from home. Completing the ground floor is a convenient downstairs cloakroom.

As you ascend the stairs, you will find three generously sized bedrooms, with restored original Victorian fireplaces. The family bathroom has bespoke units, double sink, bath, and shower, combining both elegance and practicality seamlessly.

Outside, the cottage garden boasts a sun terrace surrounded by lush shrubs and vines, perfectly complemented by a covered sitting area. The garage, fully insulated and featuring double-glazed windows, has been converted into a charming bar, offering versatile usage as a potential office space. Moreover, the converted carport provides ample storage, while a summer house equipped with electricity offers yet another possibility for an office setup.

The meticulously maintained front garden features old English roses and box hedging, adding to the property's undeniable curb appeal. A gravelled driveway has off road parking for multiple cars. A quaint iron railing rolling gate completes the picture. Heated by gas to radiators throughout EPC: E Council Tax: D

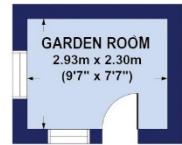
Situation

Great Kimble is set in rolling countryside at the foot of the Chiltern Hills, which provides great walks in ancient woodlands on your doorstep. There is an Outstanding Ofsted village primary school which has been in the village for over 150 years, also Griffin House preparatory school is within walking distance. The village has a church and a friendly country pub that is the heart of village life. Princes Risborough and Wendover are your local towns, with secondary schools and many shops, with bus links to both. The Grammar schools in Aylesbury are also on bus and train links. The Train Station in the village feeds to Marylebone in 45 minutes. The village is particularly sought after with the M40 20 minutes away, but within a peaceful, rural setting surrounded by fields and woodland. The village has many country traditions such as Maypole dancing on the green for the school children and point to point racing.

The property comprises the following with all dimensions being approximate only. Please note that Reaston Brown has not tested appliances or systems and no warranty as to condition or suitability is confirmed or implied. Any prospective purchaser is advised to obtain verification from their Surveyor or Solicitor.

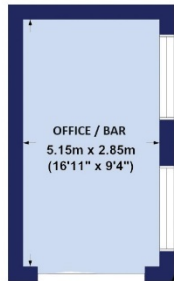




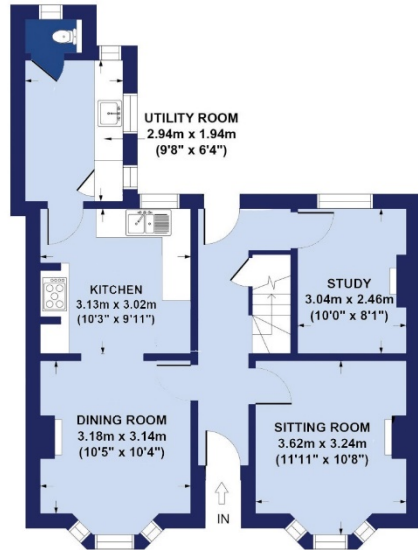


GARDEN ROOM
2.93m x 2.30m
(9'7" x 7'7")

**OUTBUILDING
GROSS INTERNAL
FLOOR AREA 7 SQ M 72 SQ FT**



OFFICE / BAR
5.15m x 2.85m
(16'11" x 9'4")



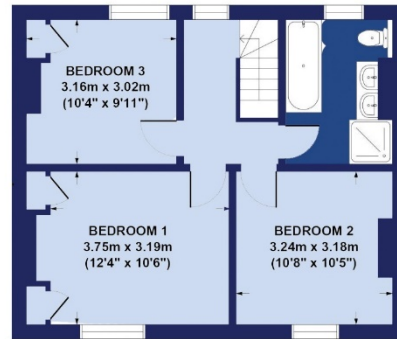
UTILITY ROOM
2.94m x 1.94m
(9'8" x 6'4")

KITCHEN
3.13m x 3.02m
(10'3" x 9'11")

DINING ROOM
3.18m x 3.14m
(10'5" x 10'4")

SITTING ROOM
3.62m x 3.24m
(11'11" x 10'8")

STUDY
3.04m x 2.46m
(10'0" x 8'1")



BEDROOM 3
3.16m x 3.02m
(10'4" x 9'11")

BEDROOM 1
3.75m x 3.19m
(12'4" x 10'6")

BEDROOM 2
3.24m x 3.18m
(10'8" x 10'5")

Approx. Gross Internal Floor Area 1192 Sq Ft / 111Sq M (Inc Outbuildings)

Mount Pleasant, Grove Lane, Great Kimble, Buckinghamshire, HP17 9TR

All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.



Viewing is Strictly by Appointment through Reaston Brown.

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