

DAWN COTTAGE

BRIDGE STREET, GREAT KIMBLE, BUCKINGHAMSHIRE, HP17 9TW



HAMNETT
HAYWARD

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BUCKINGHAMSHIRE, HP17 9TW

A fabulous period home enjoying a beautiful setting close to The Chequers Estate, within glorious formal gardens and grounds extending to two acres.

Dating back originally to the 18th century, Dawn Cottage has been considerably extended over the last century and lovingly restored by the current family over the last forty years. Nestled at the foot of the Chiltern escarpment the property enjoys the most idyllic setting with fabulous views of adjoining countryside and the impressive grounds. Great Kimble is the most delightful village and Dawn Cottage is perfectly placed within a short walk of the reputable Church of England school and close to Little Kimble station connecting to Princes Risborough station for a comprehensive service into London Marylebone (under 40 minutes).

The first impression of this wonderful home is through the electric gates and into a substantial area of off street parking, extending beyond to the beautiful formal gardens. Access is gained via a reception hall into the property with further access to the snug, sitting room and kitchen/breakfast room. The sitting room is a pretty, dual aspect room with a cosy open fireplace and colour washed beams. The snug enjoys a wood burning stove and views to the front aspect. The kitchen/breakfast room has been recently updated with a range of shaker style cupboard and drawer units, with black granite work surfaces. A connecting hallway provides further external access to the front and rear and opens to the generous utility room which in turn provides a link to the double garage. To the first floor of the main house are four double bedrooms, the master bedroom has a range of fitted wardrobes and the adjoining bathroom provides a modern suite with a bath and twin wash basins concealed within a vanity unit. Three further double bedrooms are served by a recently updated shower room.

Externally a swimming pool is located directly to the front of the house, enclosed with wrought iron fencing. A large central courtyard provides the perfect position for entertaining and opens to the large formal garden. A detached timber framed barn extends to 686 sq.ft and has an internal store with a potential stable, separate power and lighting is connected to the barn. Two separate grass paddocks extend from the formal garden and are enclosed with post and rail fencing, a footpath also extends to provide connections to stunning rural walks.

"A STUNNING FOUR/FIVE BEDROOM PERIOD HOME WITH ANNEXE, LOCATED AT THE FOOT OF THE CHILTERN HILLS CLOSE TO THE CHEQUERS ESTATE WITH FABULOUS VIEWS AND GLORIOUS GROUNDS APPROACHING TWO ACRES"



AT A GLANCE

- An outstanding period home with annexe and barn, enjoying a stunning location
- Substantial and beautifully presented accommodation extending to 3,643 sq.ft in total
- Five bedrooms in total, three reception rooms and a delightful kitchen/breakfast room
- Substantial area of off street parking, swimming pool and double garage with store, detached barn
- Stunning formal gardens and paddocks approaching two acres
- Located within easy reach of Little Kimble station for access into London Marylebone



ACCOMMODATION

- Reception hall with cloakroom
- 21' Sitting room with open fireplace
- Formal dining room
- Separate snug with wood burning stove
- 18' kitchen/breakfast room with recently upgraded shaker style kitchen with granite work surfaces
- Inner lobby extending to 17' utility room
- Guest bedroom 5/annexe with en-suite bathroom and kitchen area
- Attractive master bedroom with adjoining bathroom
- Three further double bedrooms
- Modern family shower room
- Electric gates opening to a substantial area of off street parking. 28' Swimming pool with air sourced heating
- 17' double garage with electrically operated doors
- 686 sq.ft timber outbuilding with workshop and stable
- Beautifully manicured formal gardens with vegetable garden, adjoining open countryside
- Two fenced paddocks with footpath opening directly to stunning rural walks at the foot of The Chilterns
- Stunning rural location with outstanding panoramic views of The Chilterns
- Gardens and paddocks extending to almost 2 acres
- Ideally positioned within walking distance of Little Kimble station, offering a comprehensive service to London Marylebone (via Princes Risborough) in just 37 minutes

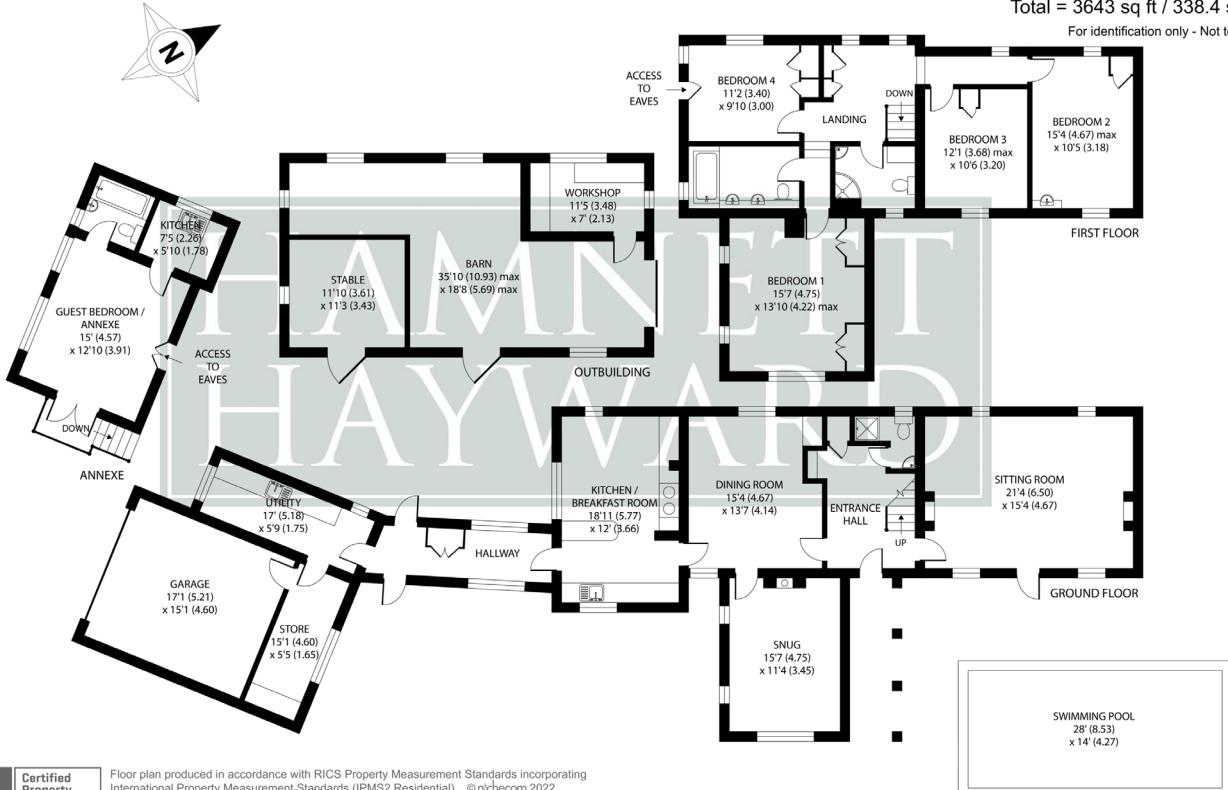
Dawn Cottage, Bridge Street, Great Kimble, Aylesbury, HP17

Approximate Area = 2957 sq ft / 274.7 sq m (Includes Garage / Annexe)

Outbuilding = 686 sq ft / 63.7 sq m

Total = 3643 sq ft / 338.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2022.
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LOCATION

Great Kimble is a little village in Buckinghamshire found at the foot of the Chiltern escarpment five and a half miles south of the county town, Aylesbury, and two and a half miles from Princes Risborough. To the north is Little Kimble and further out the hamlets of Kimblewick and Marsh, with all of which Great Kimble shares a civil parish ('Great and Little Kimble cum Marsh'). The immediate area boasts arguably some of the prettiest Green Belt countryside in the county, designated in its entirety as being within the Chilterns Area Of Outstanding Natural Beauty. Schooling in the area is highly regarded and the house is ideally located within a short walk of Great Kimble Church of England school (Ofsted Outstanding), Grammar Schools and a number of prestigious Independent schools, such as Griffin House, Pipers Corner and The Gateway are also close by. The commuter is also well catered for, mainline trains to London Marylebone and Birmingham can be found in Little Kimble, Princes Risborough, High Wycombe and Aylesbury. The M40 is easily accessed at either Junction 4 High Wycombe, or Junction 5 Stokenchurch both are just over 11 miles away.

ADDITIONAL INFORMATION

Services: Mains water, electricity and Gas and mains drainage

Heating: Gas fired central heating, solar panels providing electricity contribution of approximately £1000 PA

Energy Efficiency rating: Currently E - 50, potentially C - 71

Local Authority: Buckinghamshire Council, Wycombe area

Broadband: BT fibre currently providing 500 MBPS

Postcode: HP17 9TW

Council Tax: Band G