

# MARLSWOOD

LITTLE KIMBLE - BUCKINGHAMSHIRE



TIM RUSS  
*prime*









**MARLSWOOD  
ELLESBOROUGH ROAD  
LITTLE KIMBLE  
BUCKINGHAMSHIRE**

Wendover c2.5 miles, Princes Risborough c2.5 miles,  
High Wycombe c11 miles, Aylesbury c6 miles

**A truly exceptional newly built family  
home in a simply stunning  
New England style set in glorious  
grounds of just under an acre**

Reception Hall I Cloakroom I Study  
Kitchen/Dining/Sitting Room  
Family Room I Utility Room

Principal Bedroom with Ensuite Bathroom  
Three Further Double Bedrooms  
Family Bathroom

Bedrooms Five and Six (Both Ensuite)

Double Carport I Landscaped Gardens

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*prime*

6 Burkes Court, Beaconsfield, HP9 1NZ  
**T** 01494 674321 **E** prime@timruss.co.uk

4 Chiltern Court, Wendover, HP22 6EP  
**T** 01296 621177 **E** wendover@timruss.co.uk

**timruss.co.uk**





## LOCATION

Situated between Wendover and Princes Risborough, the village of Little Kimble has its own Railway Station which is just a short walk away. The pretty village of Wendover sitting at the foot of the Chilterns, with its eclectic mix of shops, pubs and restaurants, together with the Chiltern Line to London Marylebone. The market town of Princes Risborough has a Tesco and M&S Food and Station on the Chiltern Line.

## THE PROPERTY

This beautifully crafted 'New England' design is simply fabulous, with the stylish elevations giving way to the effortlessly free flowing accommodation, where the attention to detail is quite exceptional throughout. The kitchen/dining/living room is breathtaking and takes in the immersive beauty of the gardens. The presentation is on point and exudes a wonderfully calm ambience. The house has been future-proofed with a Midea Air Source heat pump with underfloor heating throughout.

The front door opens into the reception hall with an elegant staircase to the first floor and a lovely Kahrs wide plank engineered oak floor which extends through to the study. The impact of the full height gable window is quite breathtaking as you enter the kitchen/dining room, which draws in and connects sublimely with the garden. This stunning room is beautifully fitted in a timeless shaker style with Consentino Dekton suede finish surfaces, incorporating an impressive central island. All integrated appliances are either Fisher Paykel, Stoves or AEG. The sitting area is sumptuous, incorporating bespoke backlit fitted cabinetry and glazed doors to the garden. The utility room is a proper size and fitted in the same vein as the





kitchen, incorporating freezer, washer and dryer. The large family room has a full range of built in storage cupboards and a glass contemporary electric fire.

On the first floor there is a double aspect principal bedroom suite with en suite shower room. Three further double bedrooms and a family bathroom. All the bedrooms are fitted with quality fitted bedroom furniture and Karndean flooring. On the second floor there are two further bedrooms suites.

### **OUTSIDE**

The grounds are an absolute delight and a testament to the owners' passion. They have been beautifully landscaped with a myriad of trees bushes and plants providing all year round colour and an exceptionally picturesque backdrop. Beyond the garden is open farmland and The Chequers Estate lies to the front. There is concealed lighting in the garden borders, with power and water to the very end of the garden.

### **SERVICES**

Mains water, electricity and drainage. Air source heat pump heating. Graff 7500L rainwater harvesting tank underground in the back garden that serves for watering the garden.

### **ENERGY RATING B**

### **COUNCIL TAX BAND G**

### **POST CODE**

HP17 0XH

### **VIEWING**

Strictly by appointment through the agents.









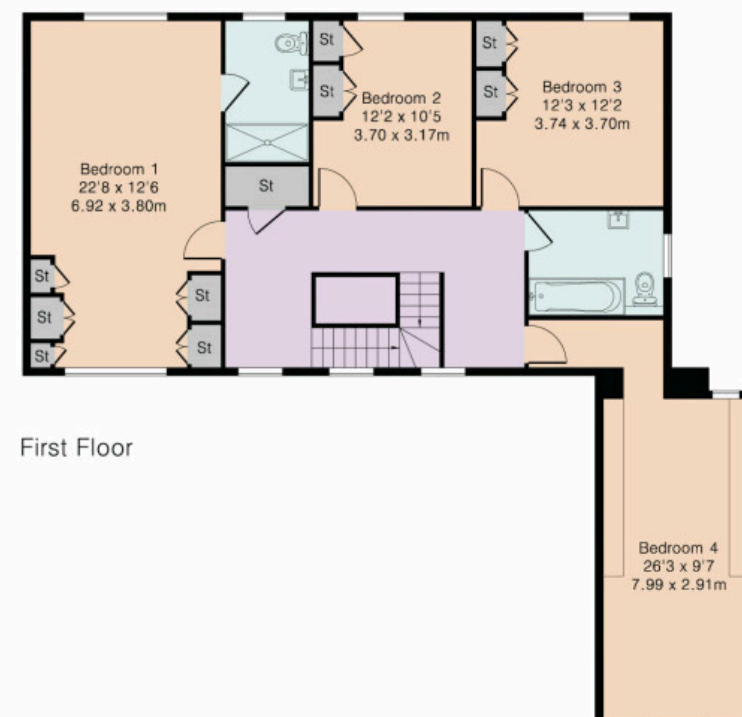
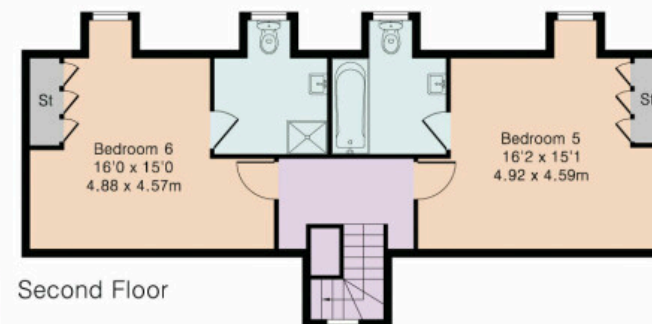
Approximate Gross Internal Area 3455 sq ft – 321 sq m

Ground Floor Area 1667 sq ft – 155 sq m

First Floor Area 1148 sq ft – 107 sq m

Second Floor Area 569 sq ft – 53 sq m

Outbuilding Area 67 sq ft – 6 sq m



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