



Bell Crescent  
Longwick

**TIM RUSS**  
& COMPANY

0.



Bell Crescent  
Longwick  
Buckinghamshire HP27 9SE

A substantial five bedroom detached family home in a highly desirable location

**£775,000**



## The Property

A substantial five bedroom detached family home in a delightful village position with versatile accommodation and a mature garden. This spacious property features well balanced accommodation which comprises a large and welcoming entrance hall, cloakroom, family room/bedroom 6 which benefits from a modern shower room and plantation shutter.

The sitting room features generous proportions with a large window to the front and part glazed french doors to the dining room. The dining room has a door to the garden and access to the 23ft kitchen which then leads onto the useful utility room with plumbing for washing machine, sink and door to the side. To the first floor can be found the large main bedroom, four further bedrooms and two separate shower rooms, perfect for family living.

## Outside

There is ample driveway parking at the front with an area of lawn and mature hedging. The attractive rear garden is a lovely feature with mature hedging and is laid mainly to lawn.

## Viewings

Strictly by appointment only.

## Mortgage

Contact your local Tim Russ & Company office who can introduce you to their professional financial advisor.

**Tenure** Freehold  
**Council Tax Band** G

## Location

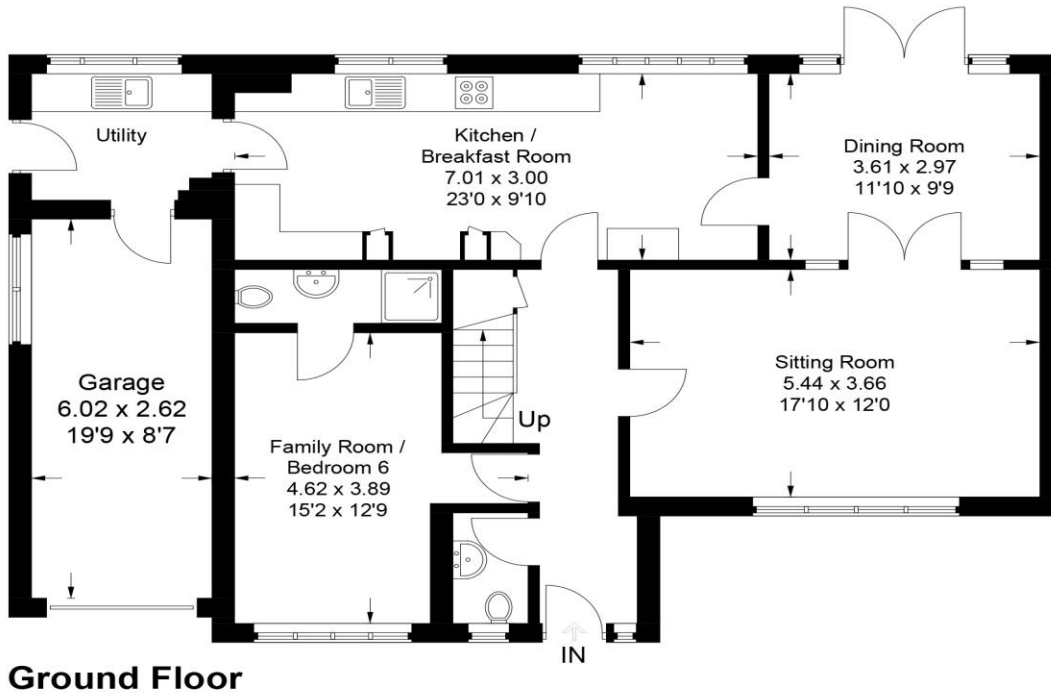
Longwick is a popular Buckinghamshire village surrounded by open countryside with views over the Chiltern Hills. Amenities in the village include a local shop/post office, a playgroup and a Church of England combined school rated 'Outstanding' by Ofsted.

The nearby market town of Princes Risborough is approx 1.5 miles distance and caters for all day to day needs.

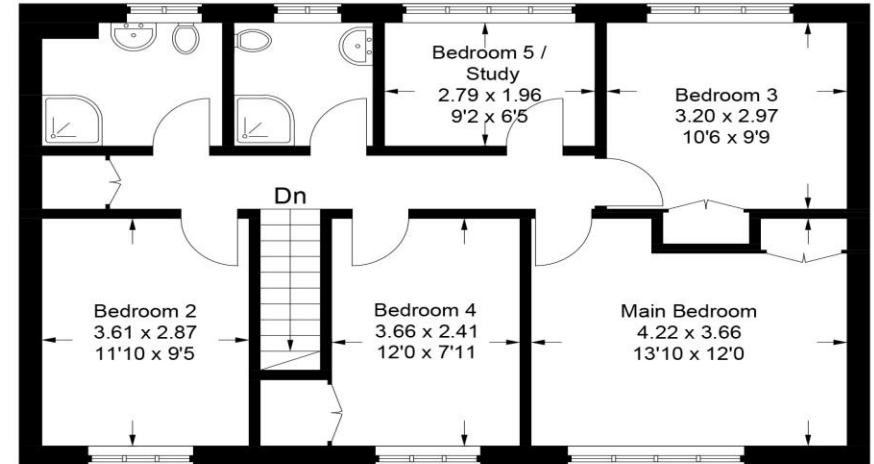
There is a leisure complex, library, dental surgery and veterinary surgeon. A mainline railway station at Princes Risborough provides direct access to London, Marylebone, and the M40 motorway provides fast access to the M25 and national motorway networks. Sporting facilities in the area include golf clubs, many pleasant walks and bridleways are within a short distance of the property and the picturesque Chiltern Hills within a short drive.

There are excellent schools in the general area in both the public (grammar schools) and private sector for children of all ages.





**Ground Floor**



**First Floor**

Approximate Gross Internal Area = 162.3 sq m / 1748 sq ft  
 Garage = 14.4 sq m / 156 sq ft  
 Total = 176.7 sq m / 1904sq 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.

© CJ Property Marketing Ltd Produced for Tim Russ & Company

1 High Street, Princes Risborough, Bucks HP27 0AE  
 T: 01844 275522  
 E: [p.risborough@timruss.co.uk](mailto:p.risborough@timruss.co.uk)  
[www.timruss.co.uk](http://www.timruss.co.uk)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Tim Russ & Company for themselves and for the Vendors or Lessors of this property whose agents they are give notice that: (1) The particulars and floor plans are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. (2) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employment of Tim Russ & Company has any authority to make or give any representation or warranty whatever in relation to this property. (4) They do not hold themselves responsible for any expense incurred in viewing the same or any liability in respect of abortive journeys. Terms quoted are subject to contract. Floor Plan copyright of Tim Russ & Company.