



Thresher Road
Longwick

TIM RUSS
& COMPANY



Thresher Road
Longwick
Buckinghamshire
HP27 9FH

A high quality and beautifully presented modern detached four-bedroom family home, situated in the countryside village of Longwick.

OIEO £750,000



Description

Tucked away in the village of Longwick, we are pleased to present this immaculate home. The house is flooded with light and has a high-quality finish throughout. The open plan kitchen/diner/lounge offers a huge amount of space. The kitchen is fitted with high end appliances and a beautiful island. The downstairs of the property flows from room to room creating a spacious and light space. To the ground floor there is also a cloakroom and a gym/study. There is also a well appointed utility room just off the kitchen.

To the first floor there are four bedrooms, two of which have an en-suite. They all have an abundance of light and are all accessed off the large landing area. The main bathroom is well fitted as well as the two en-suites.

Outside

To the front of the house, you have a double detached garage and ample parking for multiple vehicles. At the rear you have a good-sized private garden mainly laid to lawn.

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.

Viewings Strictly by appointment only.

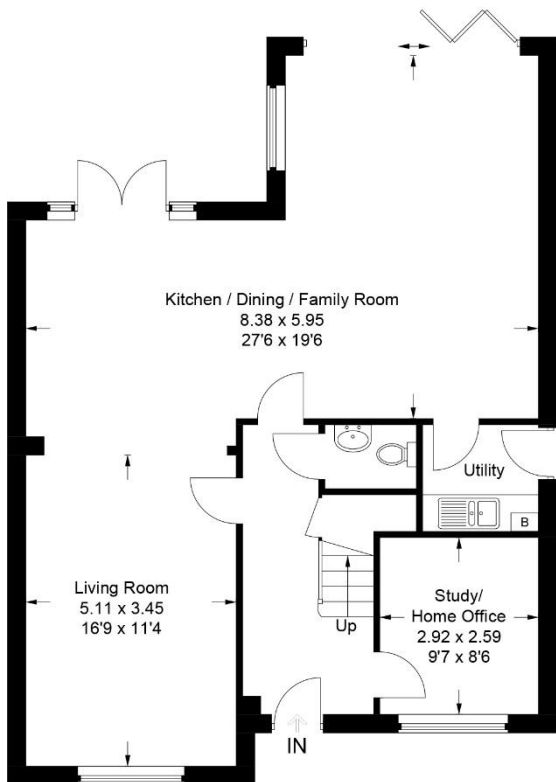
Tenure Freehold

Council Tax Band F

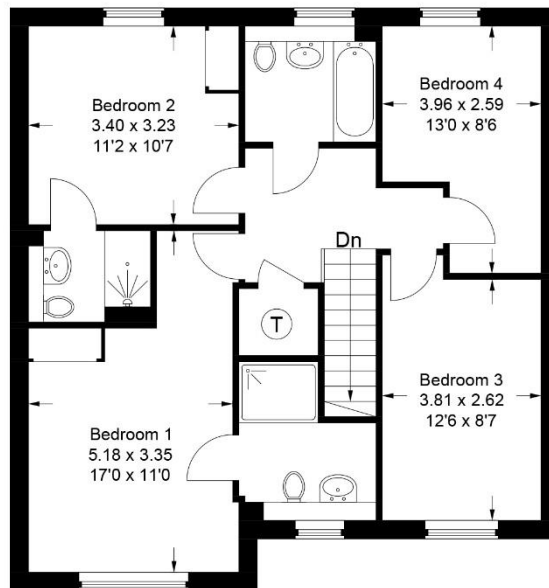
SERVICE CHARGE £188.00 per annum

Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

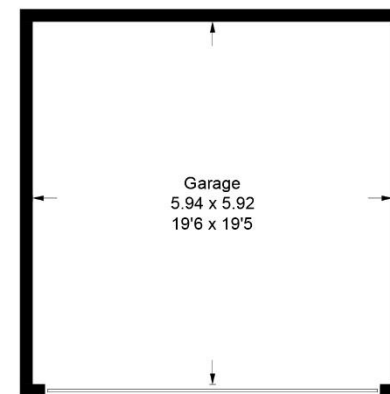




Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area
 Ground Floor = 83.2 sq m / 895 sq ft
 First Floor = 70.9 sq m / 763 sq ft
 Garage = 35.1 sq m / 378 sq ft
 Total = 189.2 sq m / 2036 sq 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.

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1 High Street, Princes Risborough, Bucks HP27 0AE

T: 01844 275522

E: p.risborough@timruss.co.uk

www.timruss.co.uk



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