



The Cottages  
Longwick

**TIM RUSS**  
& COMPANY



The Cottages  
Longwick Mill  
Longwick  
Bucks, HP27 9BB

Offered with no onward chain is this cottage style end of terrace home in a private and picturesque setting with garage and parking.

**£600,000**



**The Property** A charming three bedroom end of terrace cottage, situated in the picturesque grounds of Longwick Mill that were built in 2002 by an award winning developer. The cottage benefits a garage, parking and is available with no onward chain.

Access to the house is via an open canopied porch to a hallway with understairs storage, cloakroom and spacious well fitted kitchen/dining room with integrated appliances, all with flag stone flooring. The living room is spacious offering a feature fireplace with inset gas fire, double doors lead into the substantial conservatory with heating, tiled floor and double doors to the garden

To the first floor landing there is access to the loft which is partially boarded with light and ladder, access to the bathroom fitted in a Heritage white suite with bath and shower over, tiled walls and floor. The main bedroom has two windows overlooking fields to the rear, fitted wardrobe and ensuite shower room. There are two further bedrooms with bedroom three having a built in cupboard.

**Outside** To the front of the cottage is a lawned garden with central gravel path enclosed with wrought iron fencing and gated access to the rear garden, the lawn in front of this is also owned up to the bin store area.

To the southerly facing rear garden which is a lovely peaceful space backing onto fields, offering a paved patio leading to a wide area of lawn adjoining a small stream at the rear with bridge.

There is visitor parking to the front of the cottage, the garage is located in a block nearby and benefits power, light and water with parking in front.

**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.

**What 3 words:** subway.full.agent



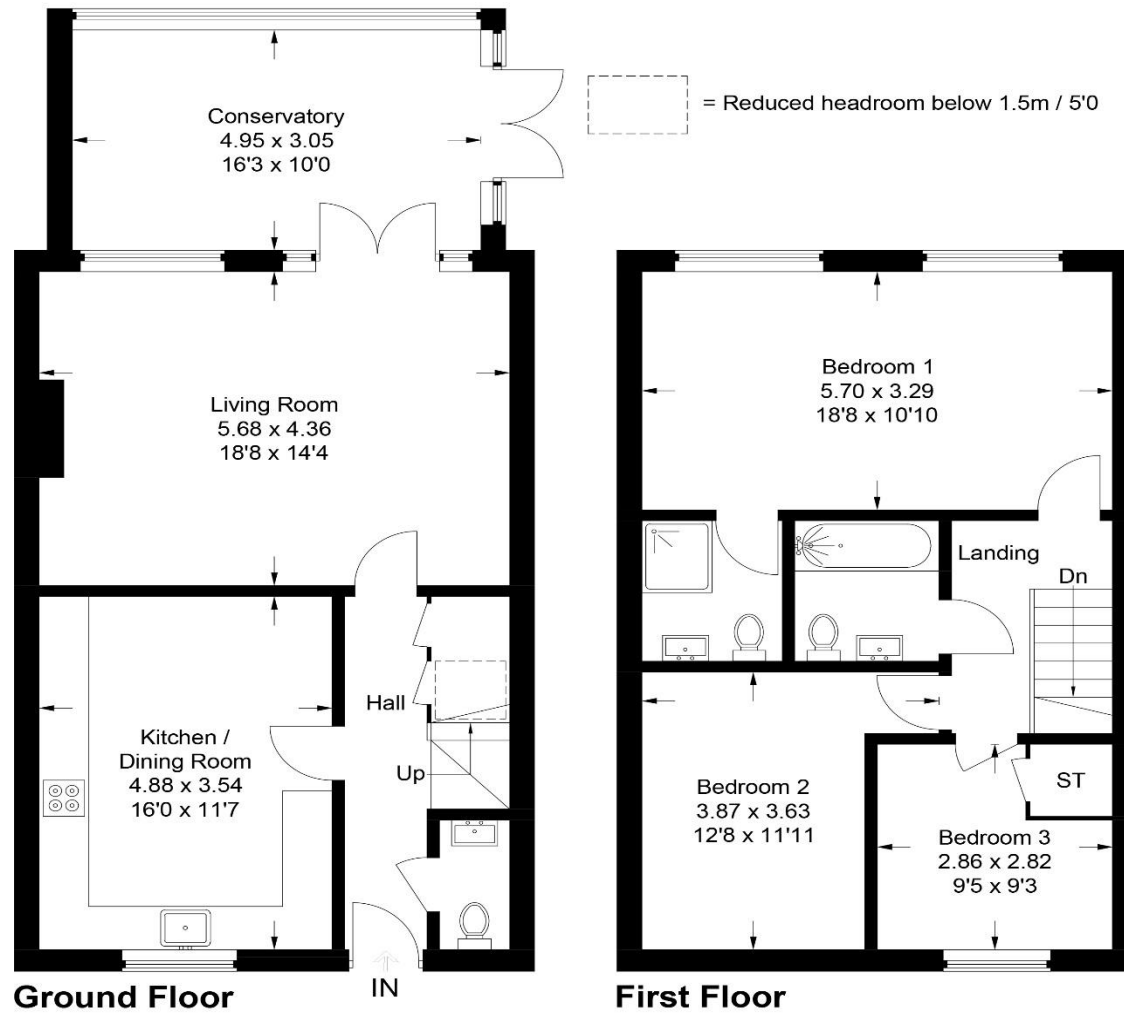
**Tenure Freehold**  
**Council Tax Band E**

**Maintenance charge** for communal areas and shared drainage of £70 per month

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approximate Gross Internal Area  
 Ground Floor = 70.5 sq m / 759 sq ft  
 First Floor = 53.6 sq m / 577 sq ft  
 Total = 124.1 sq m / 1,336 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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