



Barley Close
Longwick

TIM RUSS
& COMPANY



Barley Close
Longwick
Buckinghamshire
HP27 9ET

A beautifully presented family home situated in the countryside village of Longwick in a quiet cul-de-sac.

£735,000



DESCRIPTION

A hugely impressive four double bedroom home which offers impeccably presented and spacious accommodation and is positioned at the end of a small cul de sac. This home was built in 2021 and has been the subject of much improvement by the current owners.

The large hallway leads to the cloakroom, study, good sized double aspect living room with french doors onto the garden. The kitchen/diner is a family friendly space with room for a large sofa, dining table and a range of quality units and appliances.

To the first floor can be found the four double bedrooms, two with well-appointed en suites and a bright family bathroom. The principal bedroom features a dressing room with fitted wardrobes.

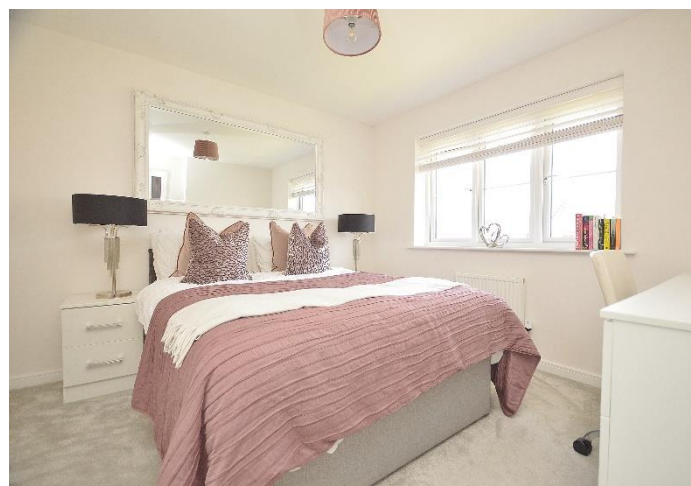
There is a large lawned area at the front and parking leading to the detached double garage. The stunning south facing rear garden has been thoughtfully and extensively landscaped with a large patio, decking and seating area.



LOCATION

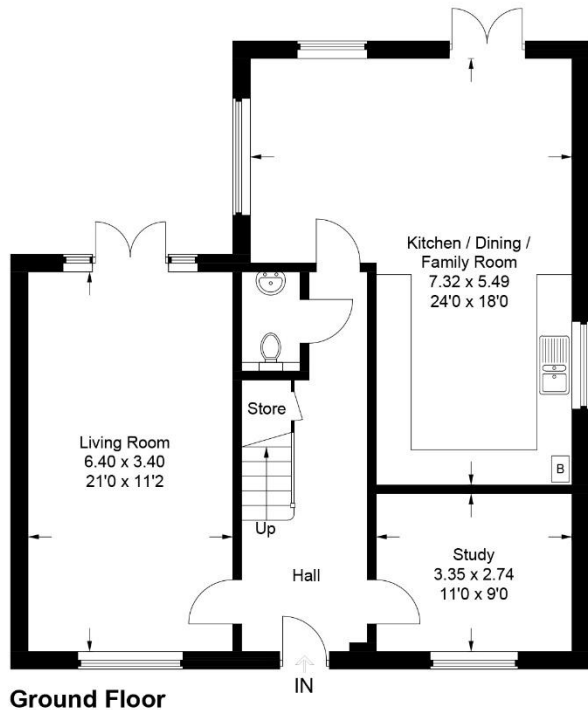
Longwick is a popular Buckinghamshire village surrounded by open countryside with views over the Chiltern Hills. Amenities in the village include a local shop/post office, a playgroup and a Church of England combined school rated 'Outstanding' by Ofsted. The nearby market town of Princes Risborough is 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 G
Maintenance £80.55 per quarter

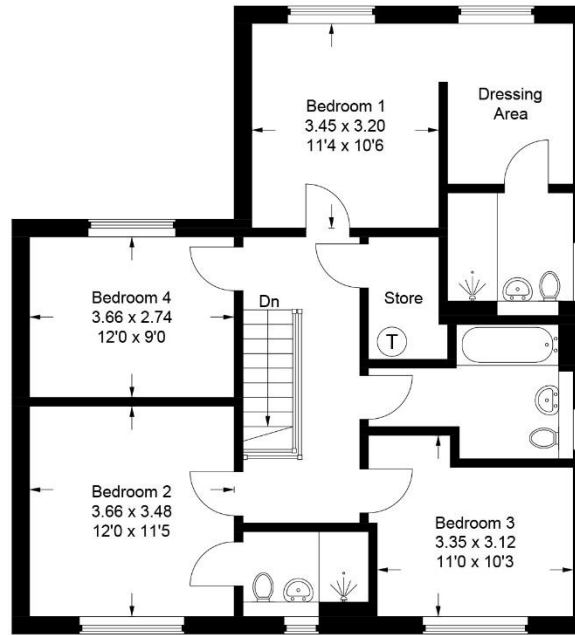


Score	Energy rating	Current	Potential
92+	A		
81-91	B	89 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

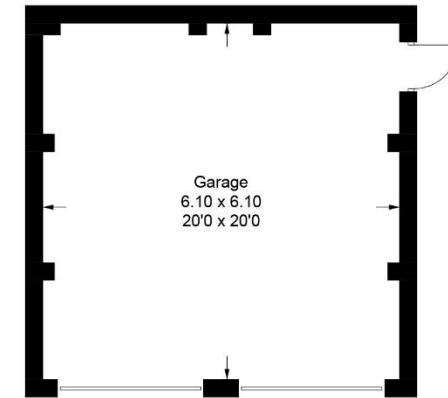




Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area
 Ground Floor = 81.0 sq m / 872 sq ft
 First Floor = 80.5 sq m / 866 sq ft
 Garage = 37.3 sq m / 401 sq ft
 Total = 198.8 sq m / 2,139 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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