



Bar Lane, Longwick - HP27 9SQ

Guide Price £575,000

**TR** TIM RUSS  
& Company





## Bar Lane

### Longwick

- Three Bedroom Semi Detached
- Tastefully Presented
- Substantial Ground Floor Accommodation
- Quality Fixtures and Fittings
- Impressive Garden Room
- Large Living Room
- Kitchen & Utility Room
- Ground & First Floor Shower Rooms
- 25ft Study
- Generous Driveway Parking & Attractive Rear Garden

Ideally positioned in a lovely village setting is this extended semi detached home with substantial ground floor accommodation presented to an exceptional standard.

This stylish home features accommodation which flows particularly well and boasts light and airy living spaces, impeccably presented with premium fixtures and fittings.





# Bar Lane

Longwick

A fabulous feature is the garden room with its full height windows, french doors and three large velux windows above, flooding the area with natural light whilst enjoying a pleasant outlook over the garden. This is open through to the spacious living room with the fireplace and log burner being the centrepiece. The kitchen is well equipped and feels connected to the living space. On entering through the large entrance porch there is a 25ft study which offers a versatile space as either a work from home studio, therapy room, games room or annexe. Additionally there is a useful ground floor shower room and large utility room. To the first floor can be found the three bedrooms and the family bathroom.

Outside the property features a generous driveway and an attractive rear garden that is laid mainly to lawn with a patio area towards the rear. There is also a large brick built shed.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Approximate Gross Internal Area  
 Ground Floor = 99.7 sq m / 1,073 sq ft  
 First Floor = 38.1 sq m / 410 sq ft  
 Shed = 8.9 sq m / 96 sq ft  
 Total = 146.7 sq m / 1,579 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.

© CJ Property Marketing Ltd Produced for Tim Russ & Company



# Tim Russ and Company

1 High Street, Princes Risborough - HP27 0AE

01844 275522 • p.risborough@timruss.co.uk • timruss.co.uk

