



Thame Road, Longwick - HP27 9SW  
£1,100,000

 **TIM RUSS**  
& Company





## Thame Road

### Longwick

This charming barn conversion positioned on the edge of Longwick village has four bedrooms and a detached three car garage. It was originally a livestock barn we believe dates back to the 1800's which has been beautifully converted about thirty years ago. This property embodies the quintessential charm of the Chilterns, with its black-painted timber cladding, exposed brick walls, and slate-tile roofing, all complemented by hardwood double-glazed windows and external doors. Inside, you'll be greeted by characterful features like exposed beams, impressive vaulted ceilings, full-height windows, and a classic inglenook fireplace. The kitchen is a great size and leads into the breakfast area which has bi-fold doors to a sheltered patio in the garden. There's also a cloakroom and a utility room. The sitting room is a wonderful space, as is the fabulous garden room. Additionally there is a dining room and study. The principal bedroom is a hugely impressive vaulted room with a beamed ceiling, views of the rear garden, and an en suite shower room. There are three further bedrooms, again bursting with features and a family bathroom. Outside there is an attractive rear garden bordered by open fields and a sweeping gravel drive to the front leading to the triple garage with electric doors. There's also an attached room that's perfect for an office or games room.





## Thame Road

Longwick

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Individual Barn Conversion
- Believed to Date to 1800s - Not Listed.
- Vaulted Ceilings, Exposed Beams, Full Height Windows, Inglenook
- Four Reception Rooms
- Four Bedrooms
- Large Kitchen/Breakfast Room
- Cloakroom, En-Suite & Bathroom
- Extensive Wraparound Gardens
- Triple Garage and Office
- Attractive Outlook Over Fields











## Tim Russ and Company

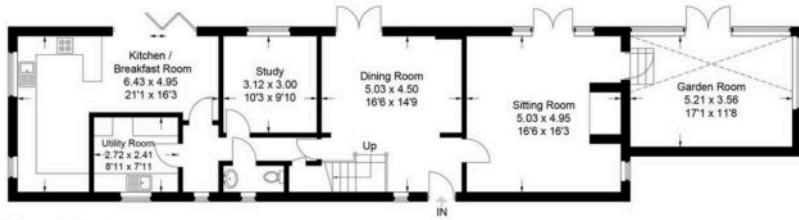
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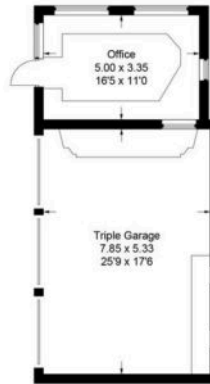




First Floor



Ground Floor



(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area = 217.7 sq m / 2,344 sq ft

Outbuilding = 16.8 sq m / 181 sq ft

Garage = 42.1 sq m / 454 sq ft

Total = 276.7 sq m / 2,979 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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