

Loosley Cottage

4 Longwick Mill | Lower Icknield Way | Longwick | HP27 9BB



Price £615,000

ACCOMMODATION

A beautifully presented 3 bedroom cottage
Hallway with staircase and cloakroom
Refitted open plan kitchen / dining room
Spacious sitting room and doors to garden
Separate dining / family room
Main bedroom with en suite shower room
Two further bedrooms & family bathroom
Charming gardens to both front and rear
Garage within a block and visitors parking



A stunning 3 bedroom end of terraced cottage built to a high specification in 2002. The property has been meticulously maintained by the current owner and is immaculately presented throughout. It is situated in a delightful and tranquil setting and approached by a private tree lined driveway. The cottage has recently had a bespoke kitchen fitted with an extensive range of storage units and integrated appliances. There is traditional flag stone flooring within the reception hallway and kitchen/dining room. The



sitting room enjoys delightful views over the pretty rear garden with mill stream running through. There is a feature gas fire with surround and a separate dining room over looking the garden as well as a downstairs cloakroom. On the first floor the main bedroom has a range of built in wardrobes to either side of the room as well as an en suite shower room. There are two further bedrooms and a family bathroom. Externally the property has a well tended cottage style front garden with ornate wrought iron fencing and path leading to the front door. To the rear the garden is fully enclosed and mainly laid to lawn with a patio area to relax and enjoy the scenery. There is a garage in a block to the side and additional visitors parking.

KEY FEATURES

- A rarely available three bedroom cottage on an exclusive development
- Situated in the grounds of Longwick Mill with tree lined driveway
- Within a short drive to Princes Risborough mainline train station
- Princes Risborough town centre and local amenities being close by
- Easy access to the M40 in Lewknor giving access to London & Birmingham
- Delightful countryside location on the edge of the Chiltern Hills
- Please call Colombs on 01844 214421 to arrange a suitable time to view



Location

Longwick is a small village just 1.5 miles north of Princes Risborough close to open countryside and the Chiltern Hills. There is a range of modern and period housing along with a general store/post office, a garage with useful mini-Waitrose, public house and a well-regarded primary school. Princes Risborough is a short distance away with a good range of independent shops as well as a popular Tesco's and Marks & Spences Food Hall. There is a busy leisure centre with indoor swimming pool and gym as well a doctor's surgery. Princes Risborough station provides a main line rail service to London Marylebone (35 minutes) . The M40 is close by allowing easy access to London, Birmingham and Oxford.

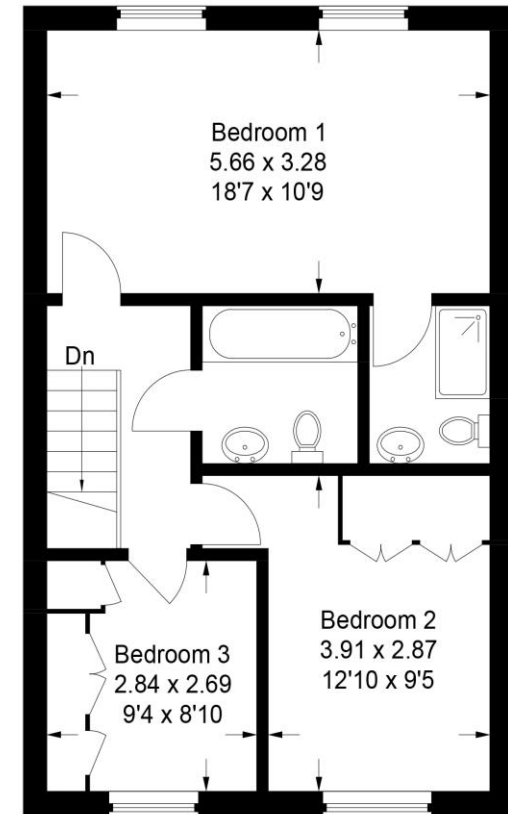
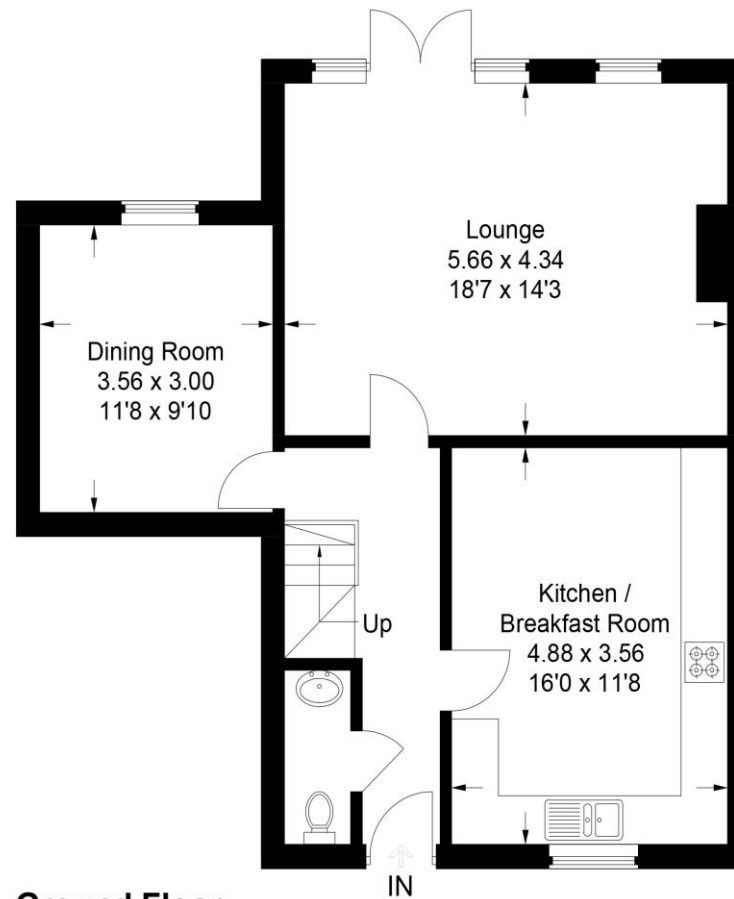
Local Authority – Wycombe Council

Council Tax - E

EPC - C

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Approximate Gross Internal Area
Ground Floor = 66.0 sq m / 710 sq ft
First Floor = 55.0 sq m / 592 sq ft
Total = 121.0 sq m / 1,302 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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