



11 Ivy Close, Longwick - HP27 9XU
£475,000





- Three bedrooms
- Open plan living / dining room
- Beautiful garden
- Parking & Garage
- Well appointed kitchen
- Village location

Longwick is a well-regarded Buckinghamshire village, located a short distance from Princes Risborough. It offers a strong community atmosphere with a village pub, local store with post office, and a well-used playing field, alongside access to scenic rural footpaths and bridleways through the surrounding farmland and Chiltern landscape. More comprehensive shopping and rail services are available in nearby Princes Risborough. The property is approximately 0.7 miles walking distance from Longwick Primary School, making it an appealing choice for families seeking village life with everyday conveniences close by.



Located in the sought-after village of Longwick, this beautifully maintained three-bedroom semi-detached home offers spacious, modern living in excellent condition throughout.

The ground floor features a bright open-plan living and dining room, ideal for both relaxing and entertaining, alongside a well-appointed kitchen with ample storage and workspace. To the rear, a lovely orangery provides additional versatile living space and enjoys attractive views over the garden. A convenient downstairs cloakroom completes the layout.

Upstairs are three well-proportioned bedrooms and a contemporary family bathroom.

Outside, the property boasts a beautiful garden, as well as a garage and private parking. Ideally positioned close to local amenities and within easy reach of a mainline railway station, this home combines village charm with excellent commuter links.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Approximate Gross Internal Area
 Ground Floor = 48.4 sq m / 521 sq ft
 First Floor = 38 sq m / 409 sq ft
 Garage = 13.4 sq m / 144 sq ft
 Total = 99.8 sq m / 1,074 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

Tim Russ Ltd, 1 High Street - HP27 0AE

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

By law we must verify every seller and buyer for anti-money laundering purposes.

Checks are carried out by our partners at Lifetime Legal for a non-refundable £65 (incl. VAT) fee, paid directly to them.

For more information please visit our website.



Particulars described on our website and in marketing materials are for indicative purposes only; their complete accuracy cannot be guaranteed. Details such as boundary lines, rights of way, or property condition should not be treated as fact. Interested parties are advised to consult their own surveyor, solicitor, or other professional before committing to any expenditure or legal obligations.