



Old Red Lion
Chestnut Way, Longwick
HP27 9SD

£1650 PCM

RB REASTON BROWN

A Two Bedroomed, Period Cottage, Set Back From The Road, Large Kitchen Breakfast Room, Detached Garage With Driveway Parking and Large Gardens. Gardener Included In The Rent

This pretty period two-bedroom beamed cottage is set back from the road on a private driveway allowing for a lot of privacy. Entry is into the lovely beamed sitting room complete with a feature fireplace, a warm and inviting room, a solid wooden door gives access to the kitchen/breakfast room, a large nicely proportioned room giving ample space for family meals. The kitchen is fitted with a gas hob, oven, fridge, dishwasher and washing machine. The kitchen door leads out to the rear patio. Upstairs are two good sized double bedrooms with built in wardrobes, and a family bathroom with separate bath and shower. Outside driveway parking and a single detached garage are accessed through double gates. A large garden laid mainly to lawn with borders and trees. The property has been decorated to a high standard and comes unfurnished.

EPC Rating D = 59

Council Tax Band = D

Location

The village of Longwick is situated close to the thriving market town of Princes Risborough with a range of facilities including a Tesco supermarket, Marks & Spencer's food hall and many independent shops & restaurants. Longwick itself offers a primary school, village store with post office and a public house. Also close by is Risborough Springs leisure centre and it is only a short drive to the train station providing access to London Marylebone, Birmingham and Aylesbury. The village is surrounded by open countryside with access to picturesque walking routes.

The property comprises the following with all dimensions being approximate only.







APPROX. GROSS INTERNAL FLOOR AREA 978 SQ FT / 91 SQ M
OLD RED LION COTTAGE, CHESTNUT WAY LONGWICK

All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.



Costs:- Holding Deposit 1 week's rent (calculated as monthly rent x 12 ÷ 52)

Rent in advance = One Months Rent

Deposit 5 week's rent (calculated as monthly rent x 12 ÷ 52 x 5)

If you provide misleading information on you pre application form or withhold/ delay the referencing process you may forfeit your holding deposit



Viewing is Strictly by Appointment through Reaston Brown

DIRECTIONS: From our offices in Thame, turn left along High Street, over the next mini roundabout, left at the next roundabout, straight over the next two roundabouts and follow the road to Longwick, turn left by the Red lion pub, the property is off a private driveway on the left hand side just in front of the road narrowing signs.

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