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Temptation comes in many forms...



Longwick
OFFERS IN EXCESS OF £900,000

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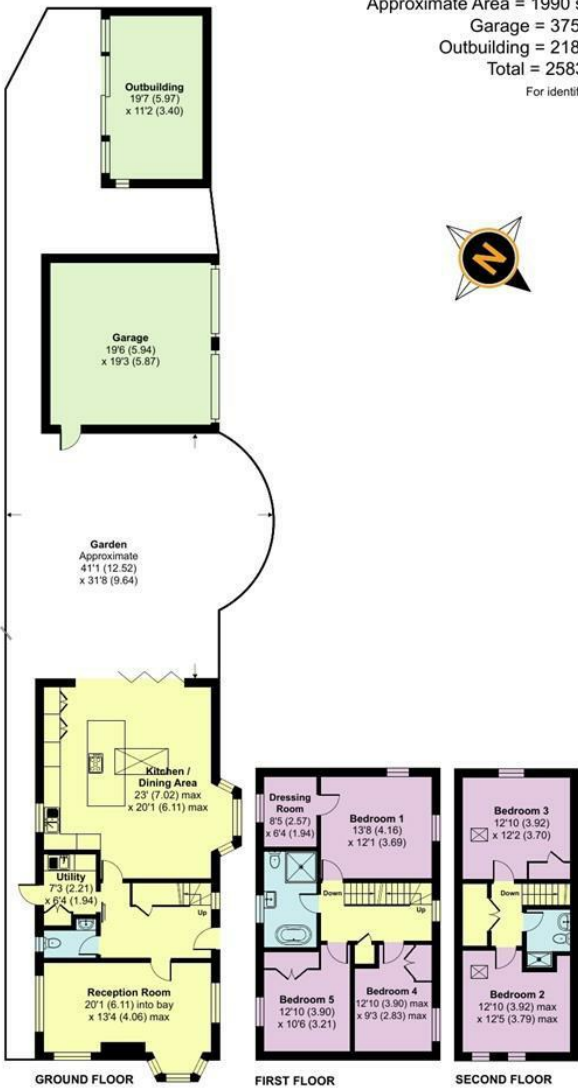
Measuring in excess of 2,500 sq ft in total the main house comprises of 5 double bedrooms, 2 bathrooms along with a stunning open plan kitchen/dining/ family room with bi-folding doors to the garden and separate main reception room, detached double garage and a wonderful garden cabin. Available to the market for the first time since first built in 2008. Early enquiries highly recommended.



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Longwick, Princes Risborough, HP27

Approximate Area = 1990 sq ft / 184.9 sq m
Garage = 375 sq ft / 34.8 sq m
Outbuilding = 218 sq ft / 20.3 sq m
Total = 2583 sq ft / 240 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richrecom 2026. Produced for Sterling Homes. REF: 1395568.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	





A wonderful brick and flint detached family home in a select cul-de-sac in the heart of the village.



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Ground Floor
The front door opens to a spacious entrance hall where stairs rise to the first floor and directly ahead of you doors open to both a ground floor cloakroom and to a utility room which has a courtesy door opening to the side. To the left hand side of the entrance hall is the formal reception room which boast a triple aspect to include windows to the front and rear and bay window to the side making an excellent home office recess. The reception room also has the advantage of a wood burning effect stove. Moving through the ground floor the whole rear section is dominated by a stunning open plan kitchen/dining/family room with bi-folding doors opening to the rear garden, bay window to the side and roof lantern allowing natural light to flood this space. The kitchen area is fitted with a bespoke range of base and eye level units with a number of integrated appliances, including Siemens, Fisher & Paykel plumbed fridge / freezer, water softener, hot water tap and a central island breakfast bar with induction hob and integrated extractor. There is space for a full size dining room table and chairs and a large family sofa, making this room the heart of this family home!

First Floor
The first floor landing area has stairs rising to the second floor, a window to the front and doors opening to all first floor accommodation. Positioned at the rear of the property is the main bedroom which benefits from a walk in dressing room and elevated views over the garden. There are two further bedrooms on this level both of which boast fitted wardrobes. At first floor level is a luxuriously appointed family bathroom suite which is fitted with both a free standing bath unit and shower cubicle.

Second Floor
The second floor landing has a door opening to a refitted shower room which serves bedrooms four and five which are both dual aspect with windows to the front and rear and Velux windows in the roof.

Driveway, Detached Double Garage & Garden Cabin
The driveway space is positioned directly to the front of the detached double garage which has two garage doors and a pedestrian door opening to the rear garden. The garage also has the advantage of power and light and storage into the roof eaves. Behind the garage and disguised from view of the main house is the garden cabin which is fully insulated with power and light and currently set up as a flexible home office and gym but could be used as a treatment room or work pod or a teenagers hang out!

The Gardens
A low level picket fence encloses a small garden area directly to the front of the house with a pathway leading down the side of the house giving access to the pedestrian door of the utility room. Directly to the rear of the house is a good size flagstone patio area which extends to a pathway leading to the courtesy door to the double garage and a pedestrian gate providing direct access to the driveway parking. The flagstone pathway also extends to the rear of the garage to the area where the garden cabin is positioned.

The Location
There is a village shop & post office in Longwick alongside a pub, petrol station with a local Waitrose. Of particular note is a well-regarded village school, Longwick Church of England Combined School. Longwick is conveniently situated between the market towns of Thame and Princes Risborough, with both offering a comprehensive range of shops and restaurants. Princes Risborough, just over two miles away benefits from a mainline station with trains to London Marylebone, Oxford and Birmingham.

Education In The Area
Buckinghamshire is renowned for its choice and standard of schooling, both state and private, as the county is one of the last to maintain the traditional grammar school system. Grammar schools in High Wycombe include John Hampden and Royal Grammar School (for boys) and Wycombe High School (for girls). Lord Williams school in Thame is an academy status senior school. The village also benefits from a well-maintained local park, managed by the Longwick cum Ilmer Parish Council, while the village hall accommodates the Longwick Village Pre-School.

Geographical Position
Princes Risborough 2.2 miles, Thame 4.6 miles, High Wycombe 11 miles, M40 (J4) 11.5 miles, Heathrow (T5) 35 miles, Oxford 22 miles, central London (Baker Street) 40 miles. All distances are approximate.

Agents Information For Buyers
Thank you for showing an interest in a property marketed by Sterling Estate Agents.
Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principal.
 2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances..
 3. Passport photo ID for ALL connected purchasers and a utility bill. We are duty bound to complete anti money laundering (AML) checks on all connected purchasers. The charge for this is £75 plus VAT per person.
- Unfortunately we will not be able to progress negotiating any offer unless we have ID, completed AML checks and proof of funds.



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