



bonners & babingtons

Snowdrop Close  
Longwick

# Snowdrop Close Longwick Buckinghamshire HP27 9TQ

**Offers Over - £535,000**

Situated on a highly sought-after small development in the charming village of Longwick, this lovely modern three-bedroom home offers stylish and well-balanced accommodation arranged over two floors.

The property boasts an attractive contemporary façade, enhanced by anthracite grey style UPVC windows. To the front, the gardens have been thoughtfully improved by the current owners with established shrubs and subtle lighting, creating excellent curb appeal.

Upon entering, the welcoming hallway leads through to a light and airy living room featuring a bay window with pleasant views across nearby ponds, often home to ducklings. The home is finished to a modern standard throughout, creating a calm and serene atmosphere.

The heart of the property is the impressive open-plan kitchen/dining room, beautifully finished with inky blue cabinetry and oak-style worktops. There is ample space for a large dining table, making this an ideal area for both everyday living and entertaining. The kitchen also benefits from a separate utility room with side access.

French doors open directly onto a patio area and the rear garden, which is mainly laid to lawn and offers a peaceful outdoor retreat. A powered garden shed, currently used as an art studio, provides excellent additional versatility.

To the first floor, the property offers three well-proportioned bedrooms. The third bedroom overlooks the front, while the main bedroom suite enjoys a dual aspect to the front and side. The second bedroom overlooks the side, with a pleasant outlook over mature trees providing a good degree of privacy. The main bedroom benefits from fitted wardrobes and a modern en-suite shower room with walk-in shower. A contemporary family bathroom completes the accommodation, featuring a modern bathtub.

This attractive home would make an ideal purchase for families or professionals seeking a modern property in a desirable village location.

NHBC WARRANTY!





## Longwick Village

Longwick, Buckinghamshire, is a picturesque village located at the foot of the Chiltern Hills, an Area of Outstanding Natural Beauty. The village offers a perfect blend of countryside charm with modern conveniences, making it a highly desirable location for families and individuals alike. Despite its peaceful setting, Longwick is conveniently located near the bustling market towns of Princes Risborough and Thame, where you will find a variety of shops, restaurants, and amenities.

For those who enjoy outdoor activities, Longwick offers endless opportunities. The village is also home to a well-regarded local pub, The Red Lion, which is the perfect spot to enjoy a relaxed meal or a drink with friends.

Transport links from Longwick are excellent, with regular bus services to nearby towns and easy access to the M40 motorway, which connects you to Oxford, London, and Birmingham. For those travelling by train, Princes Risborough station provides frequent services to London, making it an ideal location for those who work in the city but wish to return home to a



Tenure: Freehold  
Council Tax Band: E

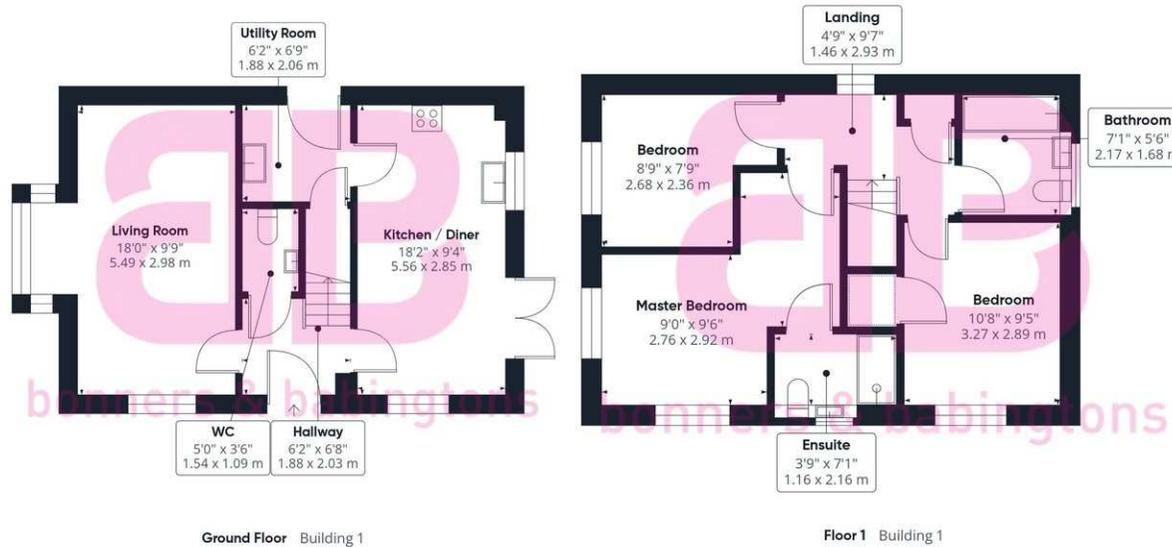
Energy Efficiency Rating		Current	Potential
105-155 kWh/m <sup>2</sup> (A*)	A	95	100
81-104 kWh/m <sup>2</sup> (B)	B	90	95
66-80 kWh/m <sup>2</sup> (C)	C	85	90
51-65 kWh/m <sup>2</sup> (D)	D	80	85
36-50 kWh/m <sup>2</sup> (E)	E	75	80
21-35 kWh/m <sup>2</sup> (F)	F	70	75
6-20 kWh/m <sup>2</sup> (G)	G	65	70

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
105-155 g/m <sup>2</sup> (A*)	A	95	100
81-104 g/m <sup>2</sup> (B)	B	90	95
66-80 g/m <sup>2</sup> (C)	C	85	90
51-65 g/m <sup>2</sup> (D)	D	80	85
36-50 g/m <sup>2</sup> (E)	E	75	80
21-35 g/m <sup>2</sup> (F)	F	70	75
6-20 g/m <sup>2</sup> (G)	G	65	70

Not energy efficient - higher running costs

Not environmentally friendly - higher CO<sub>2</sub> emissions



Approximate total area<sup>m</sup>  
1097 sqft  
101.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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**Disclaimer**

We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170

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