



bonners & babingtons

Wickfields
Longwick

Wickfields
Longwick
Buckinghamshire
HP27 9FJ

Guide Price - £450,000

A beautifully presented, modern three bedroom semi-detached home constructed recently in 2021 with stylish contemporary interior. The property is located within the highly regarded village of Longwick and is also within a short drive of Princes Risborough town with excellent amenities, transport links and schools.

The property accommodation briefly comprises of an entrance hallway with downstairs cloakroom, living/dining room with bi-fold doors opening onto the rear entertaining terrace, modern fitted kitchen with integrated appliances and open aspect to the front. On the first floor there are three well-proportioned bedrooms, a luxury bathroom and landing with access to the loft space.

Outside there is there is a small front garden, a generous block paved driveway offering off road parking for 2+vehicles which lead to a garage with power, lighting and pitcher roof storage. The rear garden has been landscaped with a sunny aspect and good degree of privacy, the paved patio area is ideal for Alfresco dining.





Longwick Village

Longwick is a small village, positioned 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, public house and a well respected primary school. Approximately one mile away is Princes Risborough offering more comprehensive shopping and leisure facilities. There are excellent primary and secondary schools nearby in both the state and private sectors including grammar schools in Aylesbury and High Wycombe. The M40 motorway is within easy reach (via either J4 or J6) providing links to London, Oxford and The Midlands. Chiltern Railways fast train services run from Princes Risborough very regularly and reaches London Marylebone in approximately 35 minutes. A beautifully presented, modern three bedroom semi-detached home constructed recently in 2021 with stylish contemporary interior. The property is located within the highly regarded village of Longwick and is also within a short drive of Princes Risborough town with excellent amenities, transport links and schools.

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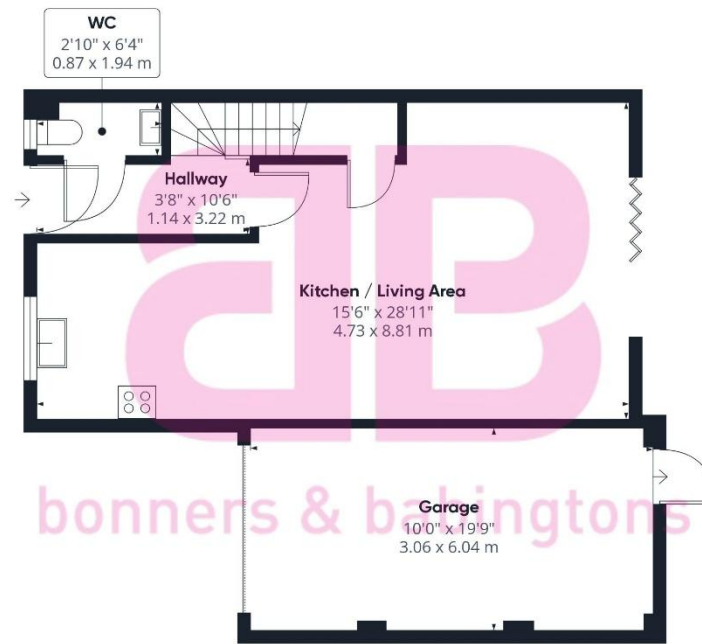
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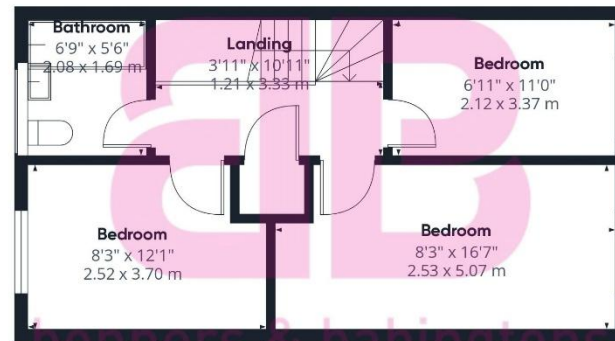
EPC RATING – B

COUNCIL TAX BAND - E

Energy Efficiency Rating		Current	Potential
<small>Only energy efficient - lower running costs</small>			
A	92-100	90	90
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	13-38		
G	1-12		
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	



Ground Floor



Floor 1

Approximate total area⁽¹⁾
1132 ft²
105 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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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