



bonners & babingtons

Crown Way  
Longwick



# Crown Way Longwick Buckinghamshire HP17 8GA

Offers in Excess of - £600,000

Nestled within Longwick, Buckinghamshire this exquisite 4-bedroom detached home exudes contemporary charm and convenience. Situated in close proximity to the village hall, post office and is within a 25-minute stroll to the market town of Princes Risborough. This home is surrounded by wildlife and is incredibly tasteful.

Step inside this beautifully presented property to enjoy a harmonious fusion of style and practicality. The entrance hallway allows access to the downstairs living accommodation which briefly comprises of a comfortable and cozy lounge, a WC, a large storage cupboard, utility room and open-plan kitchen/diner. This property is presented to a very high standard. Currently, the owners have a play-area nook within the kitchen, which works extremely well for those with children.

French doors lead from the kitchen out into the sunny, private, South-facing garden which is mainly laid-to-lawn and benefits from a large porcelain patio area ideal when enjoying those warm summer days, access to the rear via a gate and entry to the garage.

The living spaces are thoughtfully designed for modern living by Miller Homes, with practicality and quality in mind. Chic neutral tones of the downstairs space flow effortlessly throughout the entire house. This home has been well-maintained by the current owners.

Upstairs you will find three generously-sized double bedrooms and a cozy single which are all complemented by a traditional family bathroom, complete with a bathtub. The main bedroom features an en-suite shower room, providing a touch of luxury and overlooks a tranquil green space with pond.

There is a driveway to the front of the property for multiple vehicles and garage. Other notable features include, gas central heating, solar panels, EV charging point, double glazing and has been re-decorated throughout by the current owners.







## Longwick

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 surrounding Chiltern Hills provide countless walking, cycling, and hiking trails, allowing you to explore the natural beauty of the area. The nearby Phoenix Trail is a popular route for cyclists and walkers alike, running between Thame and Princes Risborough. It is a great way to experience the stunning countryside and soak in the rural tranquillity that defines the region.

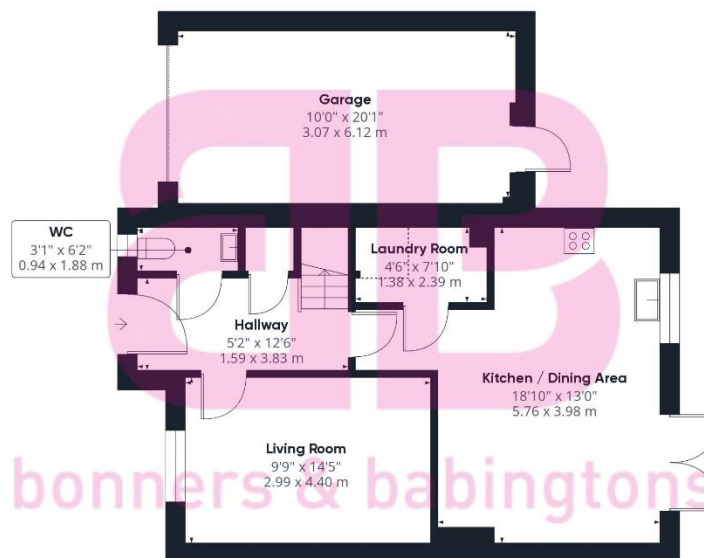
Longwick itself has a close-knit community with a village hall and local primary school, making it an ideal location for families.

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. For those who prefer cooking at home, there is a local farm shop where you can purchase fresh, locally sourced produce.

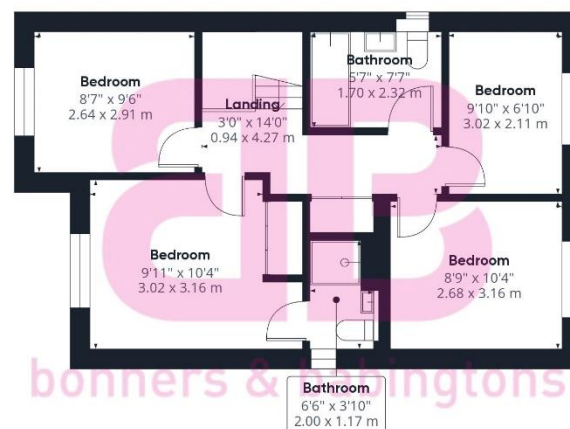
EPC RATING – B

COUNCIL TAX BAND - F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>		90	90
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(44-54) <b>E</b>			
(35-43) <b>F</b>			
(2-34) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor



Floor 1

**Approximate total area<sup>18</sup>**

1241.08 ft<sup>2</sup>  
115.3 m<sup>2</sup>

**Reduced headroom**

8.4 ft<sup>2</sup>  
0.78 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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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