



horners & babingtons

Williams Way
Longwick

Williams Way Longwick Buckinghamshire HP27 9RP

Offers In Excess Of -
£600,000

A well-presented, four-bedroom detached home with a neo-Georgian façade, ideally positioned on the sought-after residential Williams Way, Longwick. This much-loved property has been cherished by the current owners for over 20 years. Offering generous living space, classic proportions and a welcoming atmosphere, it's a wonderful family home in a sought-after village setting.

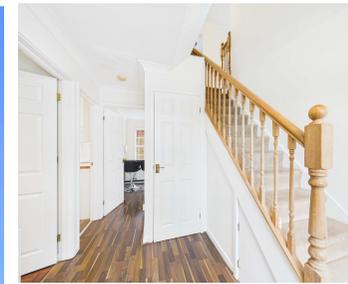
The ground floor offers versatile and spacious accommodation, ideal for modern family living. At its heart is a large open-plan lounge which flows seamlessly into the dining area and extends into a substantial sunroom at the rear, creating an ideal space for both everyday living and entertaining. The separate kitchen is stylishly appointed with sleek handleless cabinetry, beech worktops, spot lighting and an inset stainless steel sink, with a front-facing window overlooking the lawned front garden and allowing plenty of natural light.

Also located on the ground floor is a gym room, currently used as a studio and a study. The studio space offers excellent potential and could be converted into a guest bedroom with en-suite facilities to create an annexe, subject to the necessary planning permissions. Additional part-garage storage adds further practicality.

To the first floor are four well-proportioned bedrooms, all served by a modern family bathroom. The main bedroom, along with bedroom four, enjoys views over the rear garden, with the main bedroom further benefiting from its own en-suite bathroom complete with a bathtub and built-in wardrobes.

Externally, the front garden is mainly laid to lawn and bordered by mature trees and shrubs, providing a good degree of privacy. The driveway offers parking for up to three vehicles and leads to a garage/store. The South-West facing rear garden is predominantly laid to lawn and features a paved patio, along with a circular paved seating area that creates a lovely suntrap. Fence panels to the rear and right-hand boundaries have been replaced within the last year.





Longwick Village

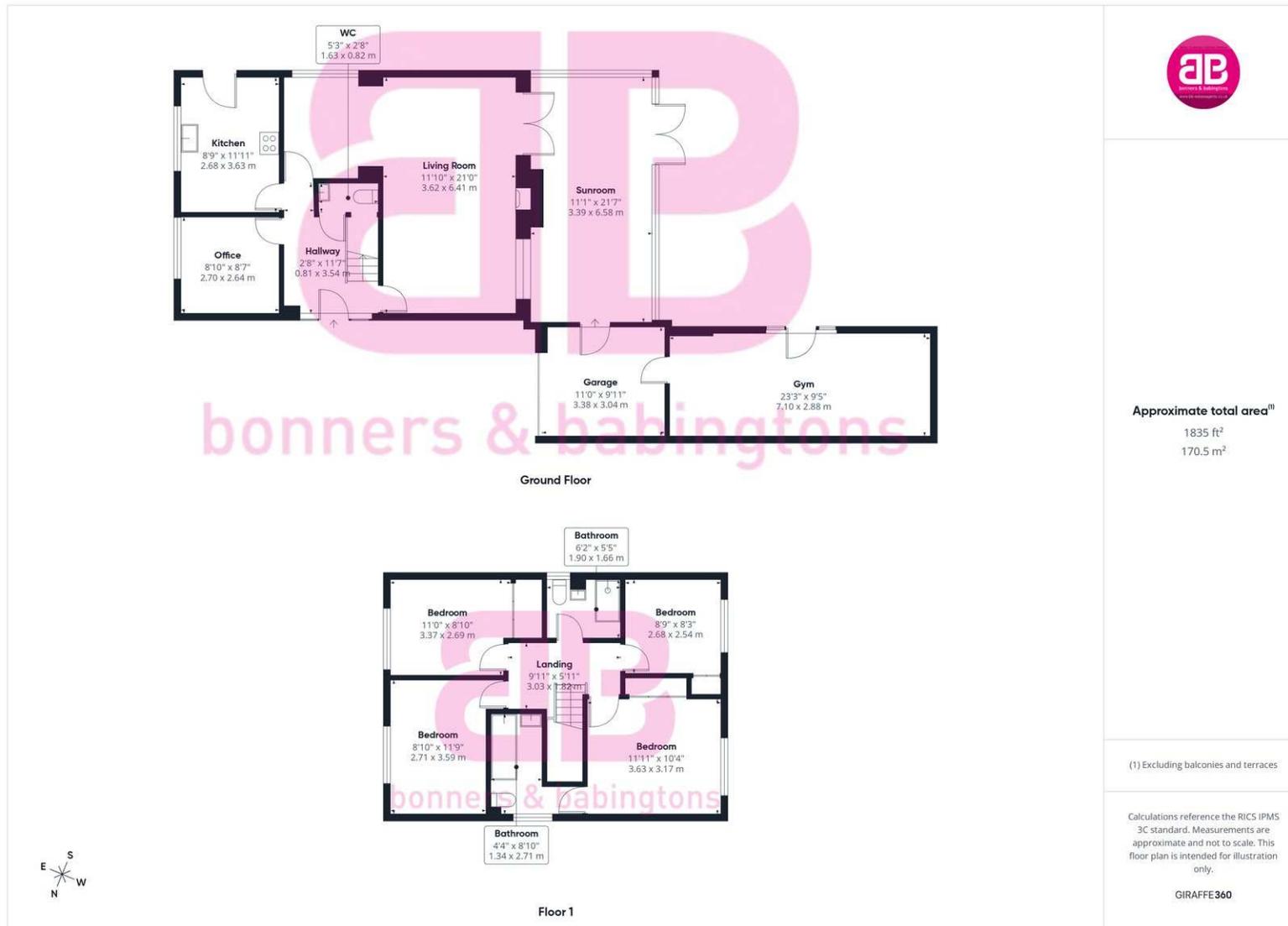
Longwick is a small village, positioned close to open countryside and the Chiltern Hills. There is a range of modern and period housing along with a general store/post office, a garage, public house and a well respected primary school. Approximately one mile away is Princes Risborough offering more comprehensive 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

Tenure: Freehold
Council Tax Band: F



| Energy Efficiency Rating | | Current | Potential |
|--------------------------|---|---------|-----------|
| 92-100 | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 49-54 | E | | |
| 35-48 | F | | |
| 1-34 | G | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|--|---|---------|-----------|
| 10-15 | A | | |
| 16-20 | B | | |
| 21-25 | C | | |
| 26-30 | D | | |
| 31-35 | E | | |
| 36-40 | F | | |
| 41-45 | G | | |



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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