



2 Wickfields, Longwick

£475,000

TR TIM RUSS
& Company



Wickfields

Longwick, Princes Risborough

- Modern three-bedroom semi-detached home
- Open-plan kitchen/dining/sitting room
- Modern fitted kitchen with integrated appliances
- Private driveway with parking for up to three cars
- Detached garage with power connected
- Secluded, landscaped rear garden with multiple seating areas and pergola
- Remainder of a new home warranty
- Fibre broadband, remainder of new home warranty

Longwick is a welcoming Buckinghamshire village set between Princes Risborough and Thame, offering a balance of rural surroundings and everyday convenience. The village has a traditional feel, with open countryside on the doorstep and a good selection of local amenities, including a well-regarded primary school, village shop, and a popular pub. For outdoor pursuits, Longwick provides easy access to numerous footpaths and cycle routes, including the Phoenix Trail, which links Princes Risborough and Thame. The surrounding Chilterns countryside offers further opportunities for walking, riding, and exploring.



Wickfields

Longwick, Princes Risborough

A well-presented and modern three-bedroom semi-detached home, ideally situated within walking distance of the village's recreational facilities, post office and combined school.

The property offers well-planned accommodation over two floors, with a private driveway, detached garage and secluded landscaped rear garden. Further benefits include the remainder of a new home warranty and fibre broadband.

The entrance hall leads to a cloakroom and an impressive open-plan kitchen/dining/sitting room, with French doors opening onto the rear garden and a useful walk-in storage cupboard. The modern fitted kitchen includes a range of integrated appliances, while LVT flooring and recessed LED lighting feature throughout.

Upstairs are three bedrooms, a modern family bathroom with shower bath and an airing cupboard.

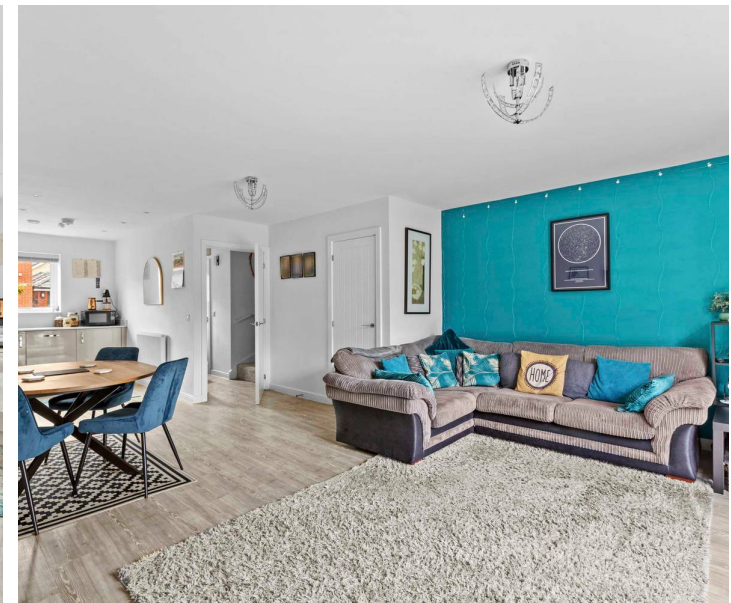
Outside, the private driveway provides parking for up to three cars and leads to a detached garage with power. The landscaped rear garden offers several seating areas, including paved patios and a pergola, complemented by well-stocked borders, fencing, hedging and solar lighting.

Council Tax Band: E

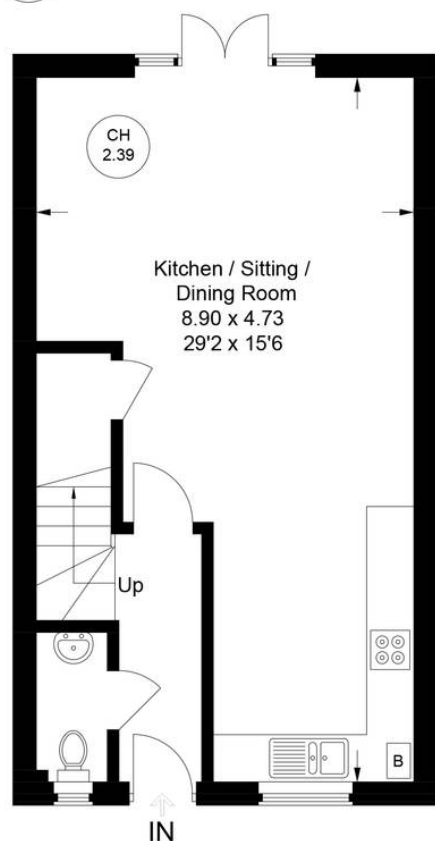
Tenure: Freehold

EPC Energy Efficiency Rating: B

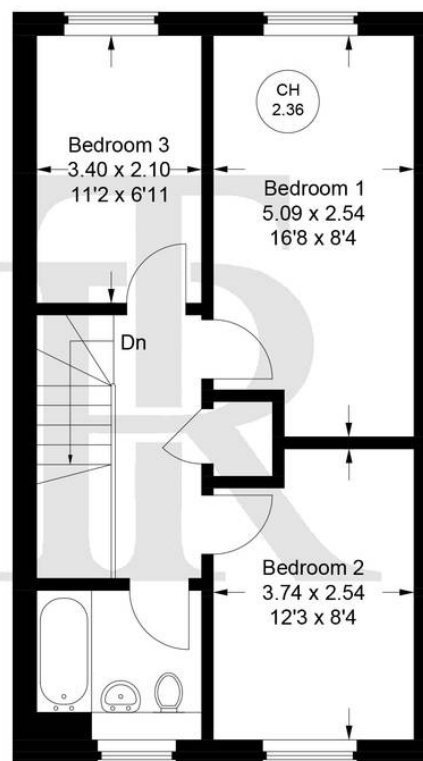
EPC Environmental Impact Rating: B



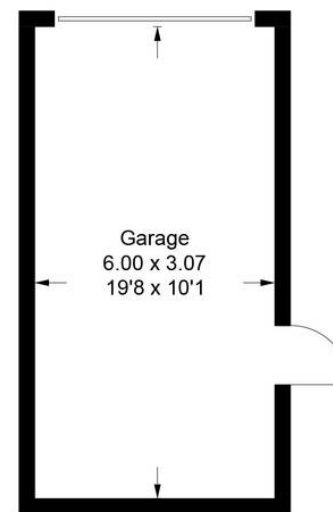
CH
2.39 = Ceiling Height



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

2 Wickfields, HP27 8FJ

Approximate Gross Internal Area

Ground Floor = 43.4 sq m / 467 sq ft

First Floor = 43.0 sq m / 463 sq ft

Garage = 18.3 sq m / 197 sq ft

Total = 104.7 sq m / 1127 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade Ltd ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Tim Russ and Company

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Checks are carried out by our partners at Lifetime Legal for a non-refundable £65 (incl. VAT) fee, paid directly to them.

For more information please visit our website.



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