



honnors & habingtons

Wickfields
Longwick

Wickfields Longwick Buckinghamshire HP27 9FG

Offers in Excess of £585,000

This beautifully presented detached four-bedroom home combines contemporary style with spacious, practical living, making it the perfect choice for modern family life. Thoughtfully designed throughout, the property benefits from a generous wrap-around rear garden, a private driveway providing ample off-road parking, a garage, and the added advantage of energy-efficient solar panels.

From the moment you arrive, the attractive frontage and well-maintained front garden create an inviting first impression. Inside, the heart of the home is the stunning open-plan kitchen and dining area, beautifully appointed with sleek worktops, integrated appliances, and a stylish breakfast bar. Bathed in natural light, this wonderful space is ideal for both everyday family living and entertaining, with elegant French doors opening directly onto the expansive rear garden, creating a seamless connection between indoor and outdoor living.

Upstairs, the property offers four generously proportioned bedrooms. The impressive principal bedroom features fitted wardrobes and a contemporary en-suite shower room, while the remaining bedrooms are served by a modern and beautifully finished family bathroom.

Outside, the wrap-around garden provides an exceptional space for children to play, summer entertaining, or simply relaxing in the sunshine. Perfectly positioned for those who enjoy the outdoors, the property is just moments from the popular Phoenix Trail, offering picturesque countryside walks and cycling routes right on your doorstep.





Longwick

Longwick is a small Village, positioned close to the open countryside and the Chiltern Hills. There is a range of modern and period housing along with a General Store/Post Office, a Garage, a 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.

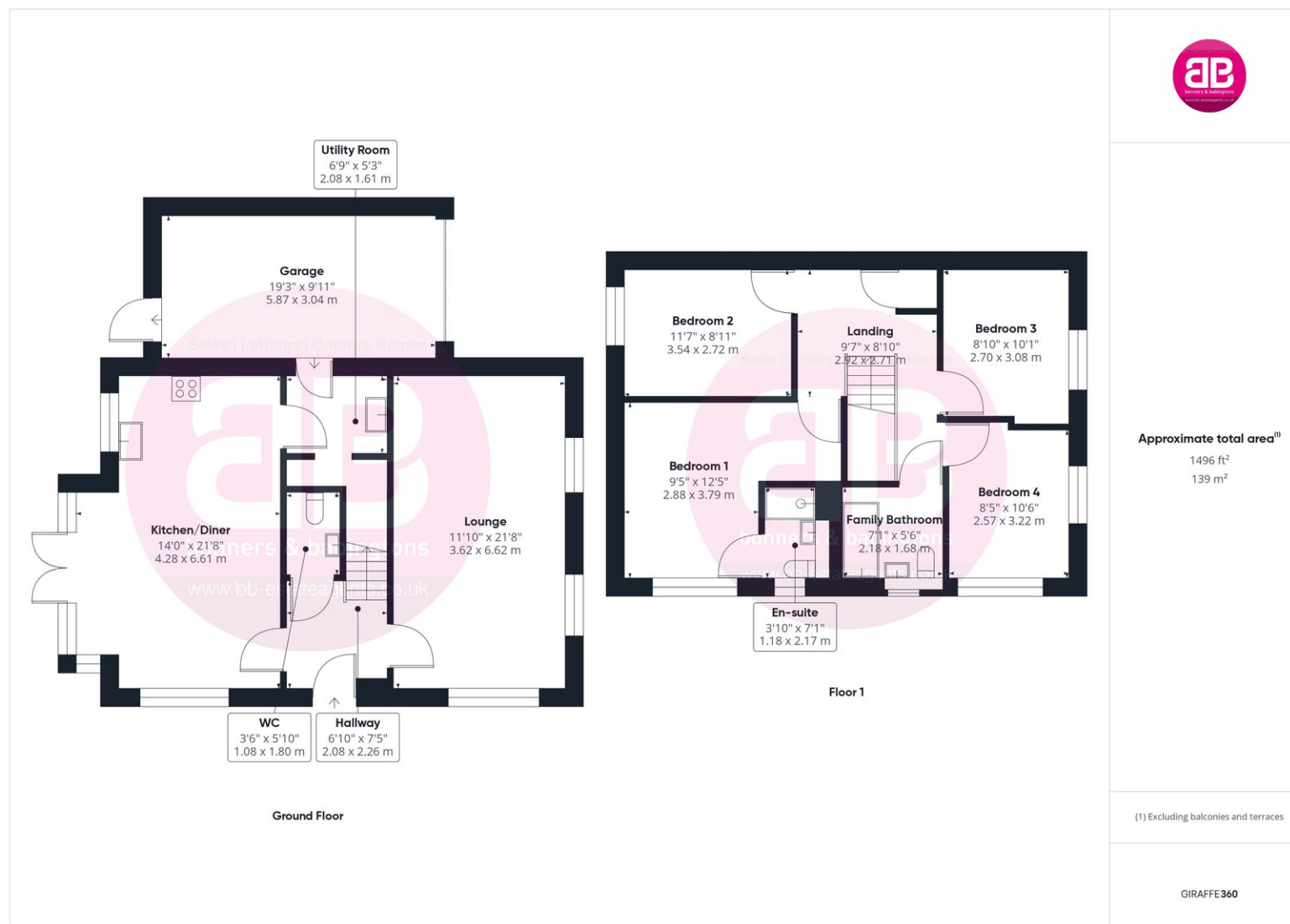
The M40 motorway is within easy reach (via either J4 or J6) providing links to London, Oxford, and The Midlands. Chiltern Railways' fast train services run from Princes Risborough very regularly and reach London Marylebone in approximately 35 minutes.



Tenure: Freehold
Council Tax Band: F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A	85	92
B	80		
C	75		
D	70		
E	65		
F	60		
Not energy efficient - higher running costs	G		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A	85	92
B	80		
C	75		
D	70		
E	65		
F	60		
Not environmentally friendly - higher CO ₂ emissions	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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