



51 Wickfields, Longwick - HP27 9FJ
£700,000

 **TIM RUSS**
& Company



- Four Bedroom Detached House
- Lovely Village Position Adjoining Fields
- Good Sized Rear and Side Garden
- 21ft7 Kitchen/Dining Room
- Utility Room & Cloakroom
- Spacious Triple Aspect Living Room
- Family Bathroom & En Suite
- Garage and Parking

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.



Nestled in a peaceful, tucked-away position, this well-presented four-bedroom detached home enjoys a pleasant setting backing onto open fields in a sought-after village. A footpath across the fields provides convenient access towards the Phoenix Trail, ideal for walking and cycling.

Built just three years ago, the property offers modern comforts with a practical layout. The triple-aspect living room provides a bright and comfortable space, while the 21ft7 kitchen/dining room serves as a versatile area for everyday use and gatherings. A separate utility room and downstairs cloakroom add to the convenience.

Upstairs are four well-proportioned bedrooms, including a principal suite with en suite shower room, along with a family bathroom.

Outside, the home benefits from a private, south-westerly rear garden—an uncommon feature for a modern development—together with a useful side garden providing additional space.

A garage and ample parking complete the property, which is offered for sale with **no onward chain**, providing a straightforward route to purchase.

Development Charge: £80 per quarter

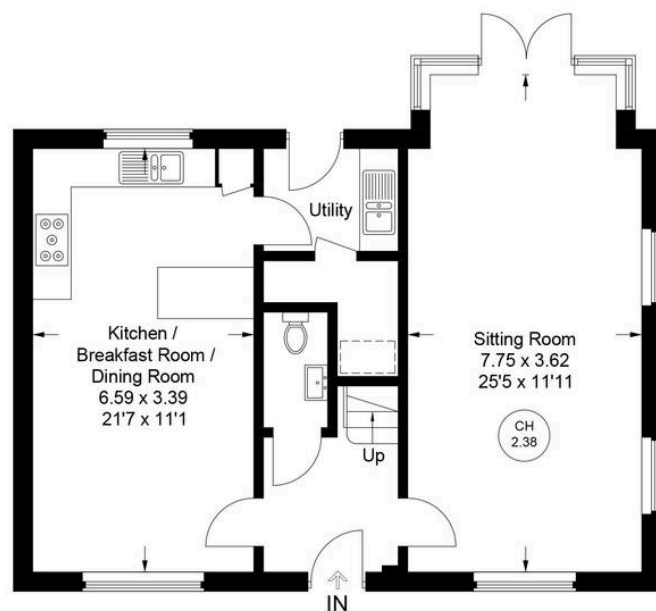
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

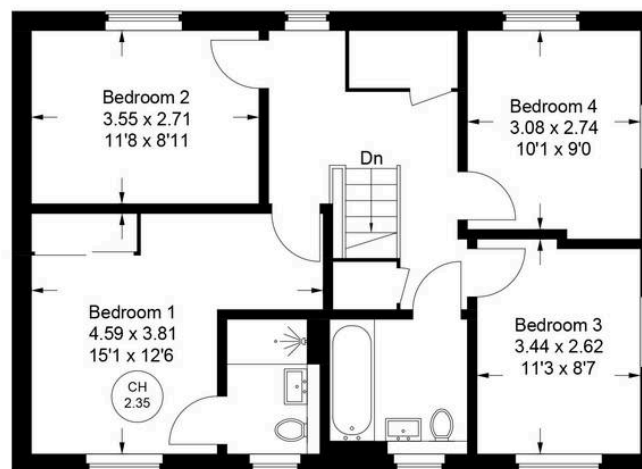
EPC Environmental Impact Rating: B



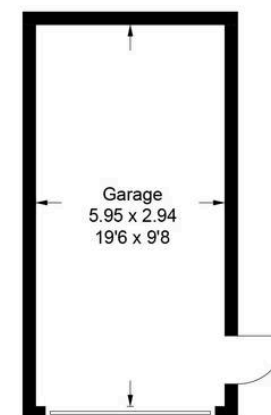


Ground Floor

CH 2.38 = Ceiling Height
 [Dashed Box] = Reduced headroom below 1.5m / 5'0



First Floor



(Not Shown In Actual
Location / Orientation)

Approximate Gross Internal Area
 Ground Floor = 66.5 sq m / 716 sq ft
 First Floor = 62.7 sq m / 675 sq ft
 Garage = 17.5 sq m / 188 sq ft
 Total = 146.7 sq m / 1579 sq ft

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

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 £60 (incl. VAT) fee, paid directly to them.
 For more information please visit our website.



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