



3 Woodbine Close, Longwick - HP27 9ES

Guide Price £500,000

 **TIM RUSS**
& Company



- Three-bedroom end-of-terrace home in a private close of just six properties
- Charming brick-and-flint façade with professionally decorated interiors
- Modern fitted kitchen (installed three years ago)
- Open-plan kitchen/dining room with log-burning stove and French doors to the garden
- Principal bedroom with built-in wardrobe and en suite shower room, bathroom
- Landscaped south-facing garden
- Versatile artist studio with power and heating
- Garage and driveway providing parking for two cars

Longwick is a well-regarded Buckinghamshire village, located a short distance from Princes Risborough. It offers a strong community atmosphere with a village pub, local store with post office, and a well-used playing field, alongside access to scenic rural footpaths and bridleways through the surrounding farmland and Chiltern landscape. More comprehensive shopping and rail services are available in nearby Princes Risborough. The property is approximately 0.7 miles walking distance from Longwick Primary School, making it an appealing choice for families seeking village life with everyday conveniences close by.



Set within a private close of just six properties in Longwick village, this three-bedroom end-of-terrace home features a charming brick-and-flint façade and combines contemporary style with modern amenities. Professionally decorated throughout, the home boasts a modern fitted kitchen installed three years ago with tiled flooring and decorative wall tiles, opening onto an open-plan kitchen/dining room with log-burning stove and French doors to the garden.

The ground floor also includes a snug/sitting room with wood-effect flooring, cloakroom, and an understairs cupboard off the entrance hall.

Upstairs, the principal bedroom benefits from a double built-in wardrobe and a three-piece en suite shower room, alongside two further bedrooms served by a family bathroom. There is also an airing cupboard on the landing housing a pump, ensuring both showers run powerfully concurrently.

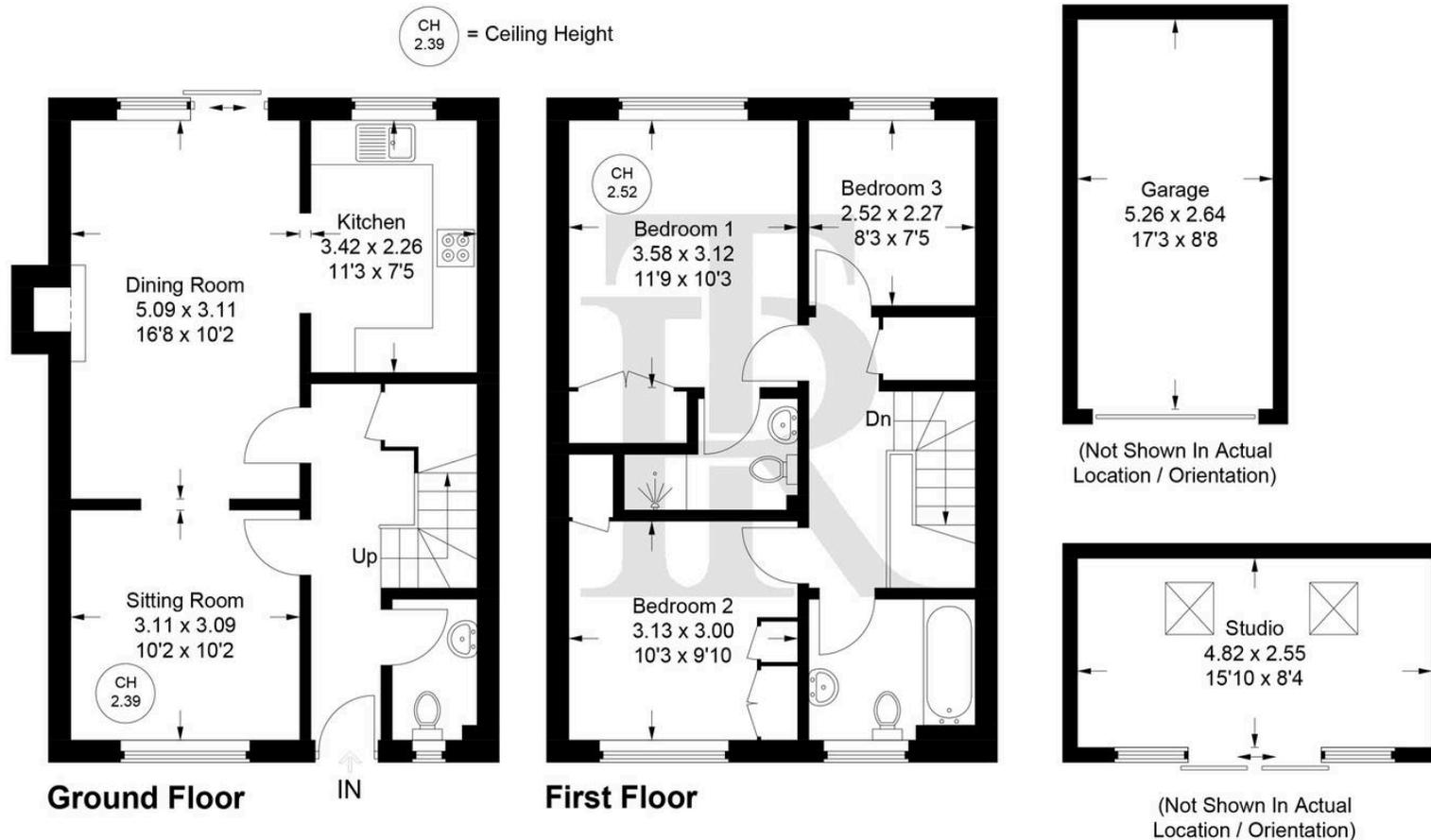
Externally, the landscaped south-facing garden offers a sandstone patio, lawn, planted beds, and a good level of seclusion, with gated side access. A versatile artist studio with power, insulation, and thermostatically controlled electric heating is located within the garden. The property also includes a garage and driveway for two cars.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C





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Approximate Gross Internal Area
 Ground Floor = 46.5 sq m / 500 sq ft
 First Floor = 45.9 sq m / 494 sq ft
 Outbuildings = 26.1 sq m / 281 sq ft
 Total = 118.5 sq m / 1275 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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