



3 Lower Icknield Way, Longwick - HP27 9RZ

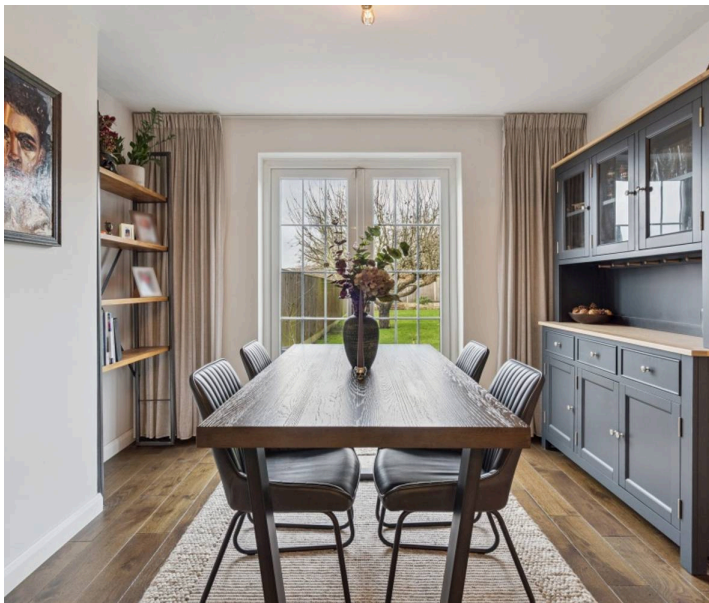
Guide Price £625,000

 **TIM RUSS**
& Company



- Extended semi detached home
- Four bedrooms
- Bathroom, ensuite shower room, cloakroom
- Kitchen/breakfast room
- Two reception rooms, log burning stove
- Gated driveway parking
- Secluded rear garden with pergola entertaining area
- Walking distance of village amenities

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.



An extended and modernised four-bedroom semi-detached home, presented in a contemporary style and benefiting from gated off-street parking for three cars and a private enclosed rear garden.

The brick under tile property offers well-balanced accommodation including an entrance hall with cloakroom, two separate reception rooms, and a kitchen/breakfast room with integrated appliances and breakfast seating. The dual-aspect sitting/dining room features a log-burning stove and French doors opening onto the garden. The first floor provides four bedrooms, including one with a modern en suite shower room, plus a three-piece family bathroom.

Additional features include wooden flooring to most of the ground floor, new wooden shutters to the front windows, and a new composite front door.

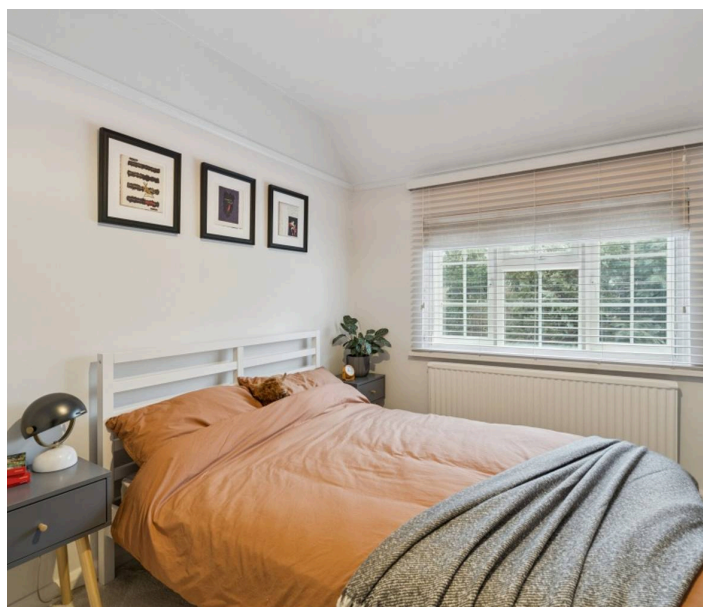
Outside, the rear garden enjoys a good degree of privacy, with a paved entertaining terrace, lawn, fruit trees, grape vines, and a timber gazebo with lighting and power, erected in 2021. A powered garden shed offers useful storage or workspace.

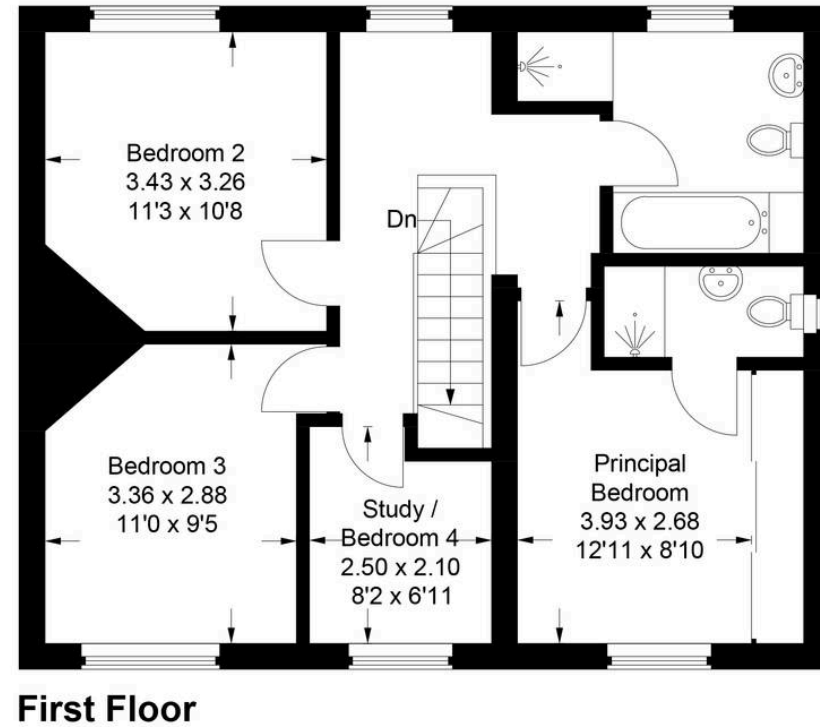
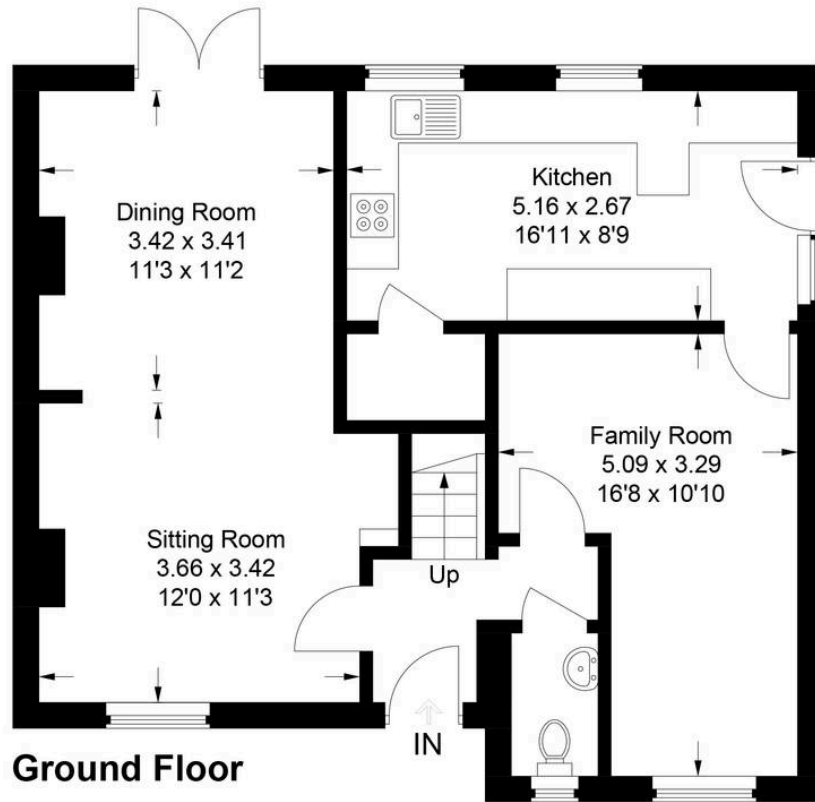
Further benefits include part-boarded loft space with potential to convert (subject to consent), afternoon sun to the rear garden, and gas central heating, with the boiler serviced in January 2026.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C





3 lower Icknield Way, Princes Risborough, HP27 9RZ, Bucks

Approximate Gross Internal Area
 Ground Floor = 65.0 sq m / 700 sq ft
 First Floor = 61.7 sq m / 664 sq ft
 Total = 126.7 sq m / 1,364 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
 © CJ Property Marketing Ltd Produced for Tim Russ & Company

Tim Russ and Company

Tim Russ Ltd, 1 High Street - HP27 0AE

01844 275522 • p.risborough@timruss.co.uk • timruss.co.uk/

By law we must verify every seller and buyer for anti-money laundering purposes.

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.



Particulars described on our website and in marketing materials are for indicative purposes only; their complete accuracy cannot be guaranteed. Details such as boundary lines, rights of way, or property condition should not be treated as fact. Interested parties are advised to consult their own surveyor, solicitor, or other professional before committing to any expenditure or legal obligations.