



33 Wayfarers End, Princes Risborough - HP27 9FT

Offers Over £700,000

 **TIM RUSS**
& Company



- Built in 2019 by award-winning developer Croudace Homes
- Located within the exclusive Hamlet Grove development
- Four-bedroom detached family home finished to a high standard
- Upgraded kitchen with stone worktops and breakfast bar seating
- Dual-aspect sitting room with French doors opening to the garden
- Principal bedroom with fitted wardrobes and ensuite shower room
- Landscaped rear garden backing onto open fields
- Driveway parking for two vehicles plus a large detached garage

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 within walking distance of Longwick Primary School, making it an appealing choice for families seeking village life with everyday conveniences close by.



Built in 2019 by award-winning developer Croudace Homes, this beautifully presented four-bedroom detached home is located within the sought-after Hamlet Grove development and finished to an exceptional standard throughout.

Since purchasing the property, the current owners have made a number of high-quality enhancements. The kitchen has been upgraded with elegant stone worktops and a bespoke breakfast bar providing additional seating, ideal for modern family living and entertaining. Additional improvements include fitted shutters to all front elevation windows, an extended sandstone patio, and a stylish pergola creating an inviting outdoor entertaining space. Selected bedrooms also feature contemporary panel-effect décor.

The accommodation briefly comprises a welcoming entrance hall with oak flooring, a spacious kitchen/breakfast/dining room, cloakroom, utility room, and a bright dual-aspect sitting room with French doors opening onto the rear garden.

Upstairs, there are four well-proportioned bedrooms, including a principal bedroom with fitted wardrobes and a modern ensuite shower room, along with a three-piece family bathroom.

Externally, the property benefits from a driveway providing off-road parking for two vehicles, a large detached garage, and a rear garden backing onto open fields, offering a sense of privacy and outlook.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





Ground Floor

First Floor

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Approximate Gross Internal Area
 Ground Floor = 63.3 sq m / 681 sq ft
 First Floor = 62.8 sq m / 676 sq ft
 Garage = 24.0 sq m / 258 sq ft
 Total = 150.1 sq m / 1615 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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