



MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS

7 The Green, Longwick, HP27 9QY



LONGWICK

Longwick is a sought-after Buckinghamshire village surrounded by open countryside, just a short drive from Thame, Princes Risborough and the Chiltern Hills. The village benefits from a local shop and Post Office, recreation ground with village hall, a petrol station with a Waitrose and the Red Lion pub. Additional shops, amenities and restaurants can be found in the nearby market towns of Thame and Princes Risborough, the latter just over two miles away and home to a mainline station providing fast and frequent services to London Marylebone in approximately 35 minutes - ideal for commuters seeking a rural setting with excellent city access.

Longwick and the surrounding area are well served by an excellent range of schools in both the state and private sectors. The pre-school and Longwick Church of England Combined School are both within walking distance and the property falls within the catchment for Aylesbury's grammar schools, while Lord Williams's School in Thame and Princes Risborough School (with sixth form) also serve the area.



7 THE GREEN

7 The Green is a much-improved brick & flint style detached four bedroom family home with a modern finish, tucked away down a quiet no through lane in the popular village of Longwick.

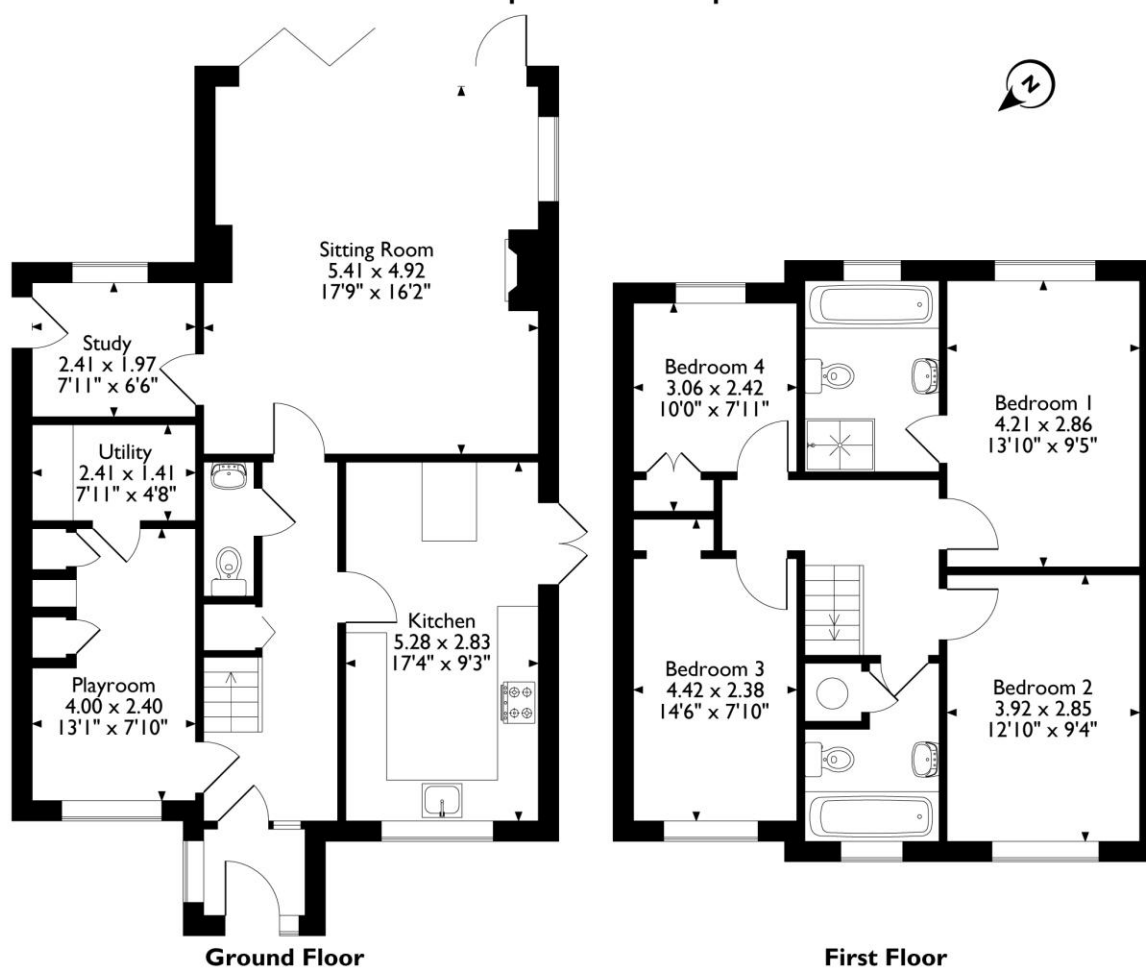
Inside, the house is beautifully presented throughout. The accommodation includes a front porch and entrance hall leading into a light and airy sitting room/dining room with reclaimed wooden flooring, a feature fireplace and bi-folding doors opening onto the paved terrace and garden beyond. Adjacent is a smart, recently fitted Neptune kitchen with in-frame shaker style cupboards providing excellent storage, a breakfast bar and French doors. A separate study, a versatile playroom with utility area and a guest cloakroom complete the ground floor.

Upstairs, the central landing leads to three double bedrooms, including a principal bedroom with an ensuite bathroom featuring a bath and separate shower. There is also a slightly smaller fourth bedroom, ideal for a child, along with a family bathroom.

Outside, the property enjoys a low maintenance south-west facing garden. The property is approached via a no through road and offers off road parking. It is ideally located next to the village playing fields.



7, The Green, Longwick, Princes Risborough
Approximate Gross Internal Area
134 Sq M/1443 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RIC's Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Morgan and Associates and no guarantee as to their operating ability or their efficiency can be given.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

SERVICES

Mains gas, mains water and mains drainage.

Buckinghamshire Council
Council Tax Band F

AGENT NOTE

In accordance with Section 21 of The Estate Agents Act 1979 (Declaration of Interest), please note that the sellers of this property are associated with an Employee of Morgan & Associates Ltd.

**VIEWINGS STRICTLY BY
APPOINTMENT THROUGH
MORGAN & ASSOCIATES**

Morgan & Associates

The Old Post Office, Haseley Road, Little Milton, Oxon OX44 7PP

Tel: 01844 279990 | Email: property@morganandassociates.co.uk

www.morganandassociates.co.uk



MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS