



Mill Brook Cottage, Lower Icknield Way, Longwick, Buckinghamshire, HP27 9SA

Asking Price | £795,000

## Property Features

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- Brick and Flint Detached Cottage
- Plot of approximately 2/3 of an Acre.
- Potential for Further Expansion (STPP)
- 3/4 Bedrooms
- 2/3 Receptions
- Superb Log Cabin in the Garden
- Stream running close to the property
- Good commuting to London
- Great School Catchment
- EPC 34 F / Council Tax Band F

## Full Description

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Nestled in the picturesque village of Longwick, just a short distance away from Princes Risborough in Buckinghamshire, Mill Brook Cottage sits on a plot of approximately 2/3 of an acre.

The detached cottage is constructed with a beautiful combination of brick and flint. With 3/4 bedrooms and 2/3 reception rooms, it presents an exciting opportunity for potential expansion (STPP). Beyond the main house, a superb log cabin awaits, ideal for teenagers or entertaining guests.

As you approach Mill Brook Cottage, you are greeted by the warm and inviting brick and flint facade. The interior provides a blend of traditional features and contemporary updates. The spacious reception rooms offer flexibility for various living arrangements, from a cozy family room to an elegant dining area.

The main house features 3/4 bedrooms, with bedroom 4 located on the ground floor and doubling up as a family room, each bedroom exuding its own unique character. The bedrooms provide the perfect retreat for rest and relaxation.

The family bathroom is located on the first floor with a cloakroom located on the ground floor and a 'Gardeners Toilet' located on the outside behind the kitchen.

The log cabin on the property is a true gem, perfect for a range of uses. The large living room with a kitchenette provides a versatile space for hosting gatherings, enjoying leisure time, or accommodating teenagers seeking their own space. A convenient half bathroom (w.c.) adds to the functionality. Upstairs, a spacious bedroom with an ensuite bathroom provides privacy and comfort.







**Approximate total area<sup>(1)</sup>**

2380.60 ft<sup>2</sup>

221.16 m<sup>2</sup>

**Reduced headroom**

54.77 ft<sup>2</sup>

5.09 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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