

## Longwick Sarah's Cottage, Thame Road, Nr. Princes Risborough, Buckinghamshire HP27 9SW

- A Freehold Grade II Listed Semi-Detached Cottage
- Benefits from a Rear Garden, Parking and Garage
- Popular Commuter Village

### Vacant Possession

**First Time on Market for more than 75 Years**



#### To View

Please Call: Joint Auctioneers.

#### Seller's Solicitor

Lighfoots (Ref: Henry Ovens).  
Tel: 01844 212305.  
Email: henryovens@lighfoots.co.uk

#### Joint Auctioneers

Tim Russ & Company  
(Ref: Simon Minter).  
Tel: 01844 275522.  
Email: s.minter@timruss.co.uk

#### VACANT – Freehold Cottage



#### Tenure

Freehold.

#### Location

The property is situated on Thame Road in the village of Longwick. Longwick is a popular Buckinghamshire village surrounded by open countryside, which enjoys views over the Chiltern Hills. Amenities in the village include a local shop/Post Office, a playgroup and a Church of England combined school. The nearby town of Princes Risborough is approximately 1.5 miles away. There is a leisure complex, library and dental surgery and a veterinary surgery. Communications are excellent with the mainline Rail station at Princes Risborough providing direct access to London Marylebone and the M40 Motorway providing fast access to the M25 Motorway and national motorway networks. Sporting facilities in the area include golf clubs and many pleasant walks and bridleways. There are excellent schools in the area in both the public and the private sector and Longwick has a well respected primary school.

#### Description

The property comprises a Grade II listed semi-detached cottage. The property benefits from a rear garden, off-street parking and one half of a double detached garage.

#### Accommodation

The property was not internally inspected by Allsop. The following information was provided by the Joint Auctioneers. We are informed that the property provides:

**Ground Floor** – Reception/Dining Room, Kitchen, Store/Lobby Area

**First Floor** – Bedroom, Bathroom with WC, Separate WC



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.allsop.co.uk](http://www.allsop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.