



Chalkshire Road, Butlers Cross, Buckinghamshire, HP17 0TJ



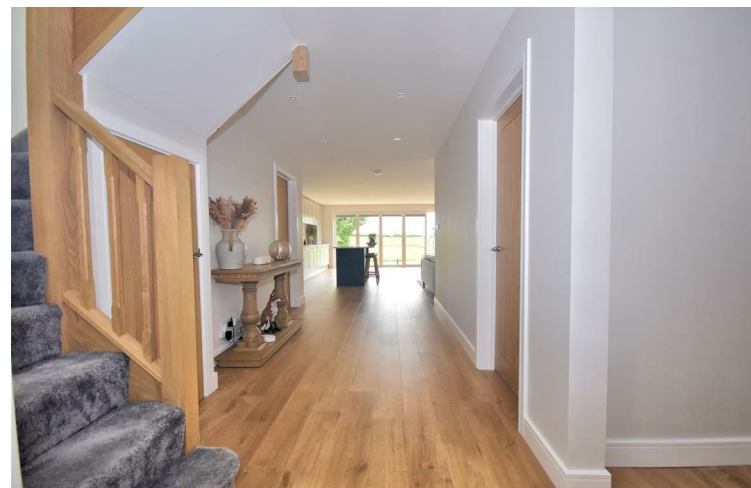
Christopher Pallet
Professional advice since 1973

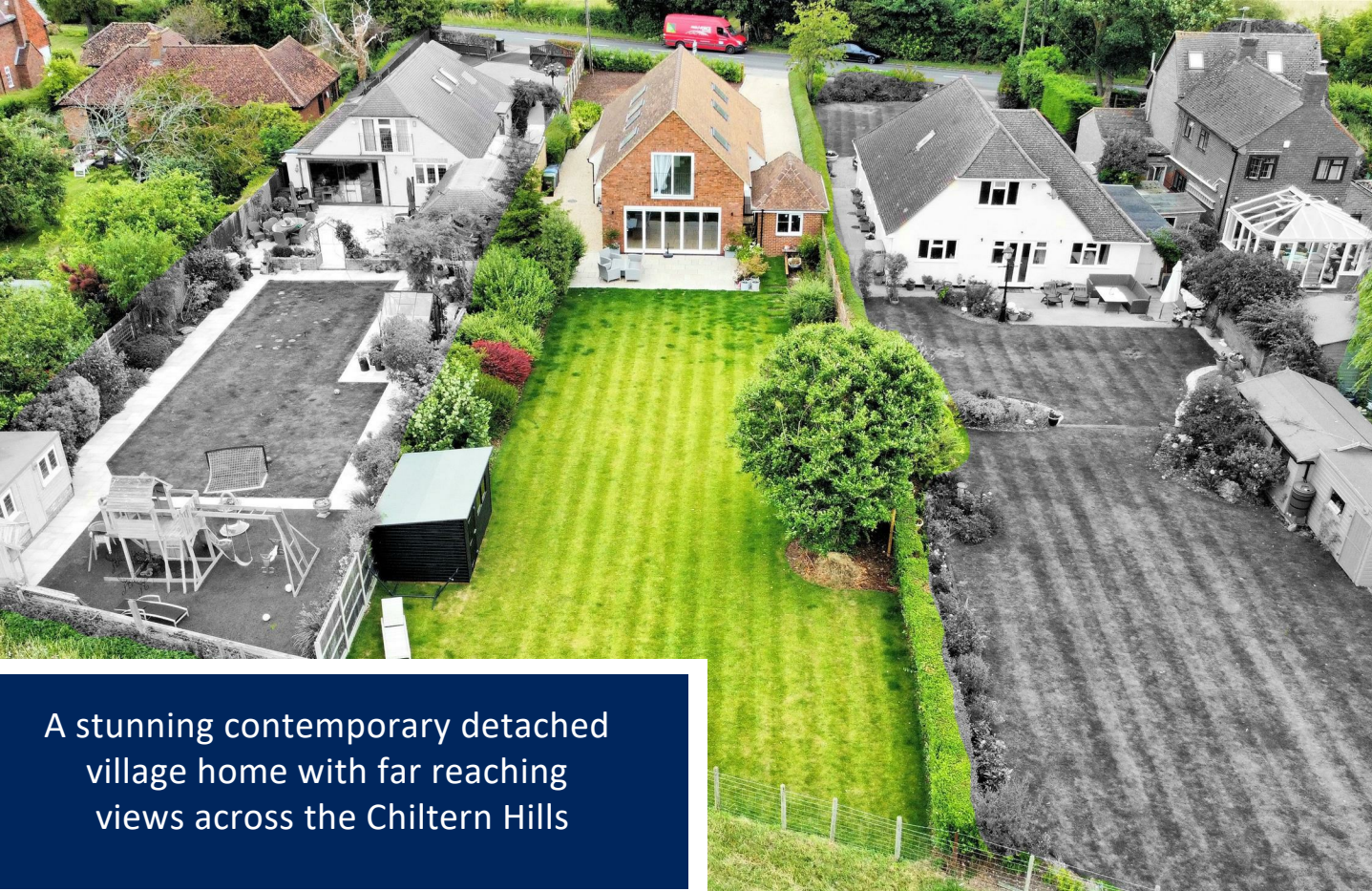
**Chalkshire Road,
Butlers Cross,
Buckinghamshire,
HP17 0TJ**

Guide Price £975,000 Freehold

This 4/5 bedroom detached family home has been extensively redesigned and extended to provide versatile and deceptively large accommodation ideal for modern living. The property benefits from brand new up to date electrical and plumbing system with efficient zoned underfloor heating system and radiators all fed via an air source heat pump many other individual features. Situated centrally on a large level plot with stunning views of the Chilterns to the side and rear of the property. The alterations and extension have been to a very high standard throughout and an internal viewing is highly recommended to appreciate the quality of finish.

The accommodation comprises, entrance hall, cloakroom, sitting room, kitchen/dining room, utility room, two ground floor bedrooms with an ensuite to one, first floor principal bedroom with ensuite, two further first floor bedrooms, family bathroom, large gardens, garage and parking for many vehicles.





A stunning contemporary detached village home with far reaching views across the Chiltern Hills

On The Ground Floor

The front door opens to the spacious entrance hall with stairs rising to first floor, cloakroom with low level wc and wash hand basin. Modern contemporary interior with the open plan dual aspect kitchen/dining /family room has bi fold doors opening to the south facing rear garden. The kitchen is fitted with a bespoke range of units with integrated appliances, central island unit and a generous family/dining area. The utility room with complimentary range of units and access to the plant room housing the heating controls. The guest bedroom with ensuite also overlooks the front garden.

On The First Floor

Stunning vaulted ceiling to the master bedroom with doors opening onto a Juliette balcony overlooking the

rear garden and farmland beyond. The ensuite is a three piece contemporary shower room. There two further double bedrooms on the first floor along with a three piece white family bathroom.

Outside

The rear garden has a large patio seating area adjacent to the property which leads to a large level lawn backing on to open farmland and views of the Chiltern Hills. There is a large gravel area to the side with ample space for additional parking. The front has a gravel drive way leading to the single garage with an area to the side with bark shavings.



Directions

Leave Wendover onto The Ellesborough road in to Butlers Cross, turn right at the Russell arms into Chalkshire road and the property is located on the left hand side.

Important Notice: These particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the vendor.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	
	77	84

Viewing and Contact Details



Christopher Pallet

8 High Street
Wendover
Buckinghamshire
HP22 6EA

wendover@christopherpallet.com
www.christopherpallet.com

Approximate Gross Internal Area
Total = 221.0 sq m / 2,379 sq ft



All measurement of walls, doors, windows and fittings and appliances including their size and location, as shown as standard sizes and therefore cannot be regarded as a representation by the seller.



Christopher Pallet

Professional advice since 1973