



## LONGFIELDS




Ellesborough Road, Butlers Cross, Aylesbury, HP17 0XA





## A SUPERB FAMILY HOME IN AN IDYLLIC SEMI-RURAL POSITION, SET WITHIN A PRIVATE AND GENEROUS PLOT.

Longfields is a delightful home which originally dates back to the 1920s, it has a striking mock Tudor façade and has been subject to extensive work by the current owners over the years, through both extensions and refurbishment.

			EPC
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Local Authority: Buckinghamshire Council

Council Tax band: F

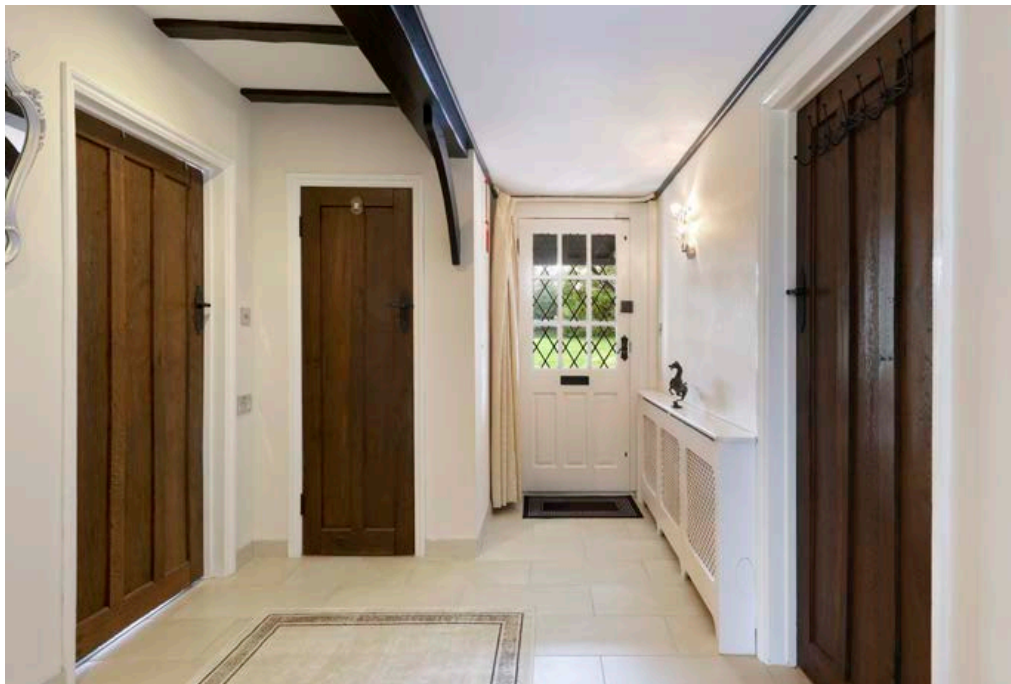
Services: Mains water, electricity, drainage and oil fired central heating

Tenure: Freehold

Postcode: HP17 OXA

What3Words: ///crank.private.vivid



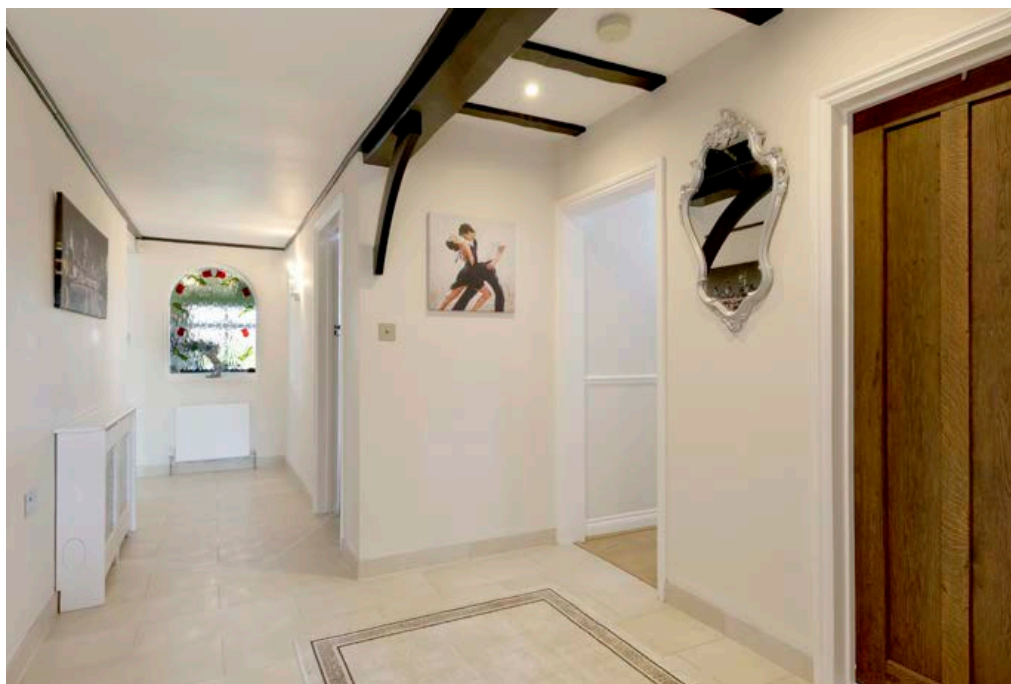


## LOCATION

Longfields is situated in Butlers Cross, a picturesque hamlet in the Chilterns, positioned within an Area of Outstanding Natural Beauty. The hamlet is home to a popular pub, The Russell Arms, and a hall which holds an array of community events and activities. Within the local area you will find an abundance of countryside to explore. The property sits in a glorious semi-rural position with a picturesque countryside outlook.

In nearby Wendover, you will find an array of shopping, restaurants and a railway connection to London Marylebone. Little Kimble is also home to a railway station, which provides a service to London Marylebone too.

Wendover High Street – 2 miles  
 Wendover Railway Station – 2 miles  
 Little Kimble Railway Station – 1.2 miles  
 (All distances are approximate)



## LONGFIELDS

Longfields offers well-proportioned accommodation throughout, neatly arranged across one floor. The rooms to the rear of the property enjoy a picturesque outlook over the garden and to the countryside beyond. The property also benefits from ample loft space with further potential to extend, subject to obtaining the necessary consents.

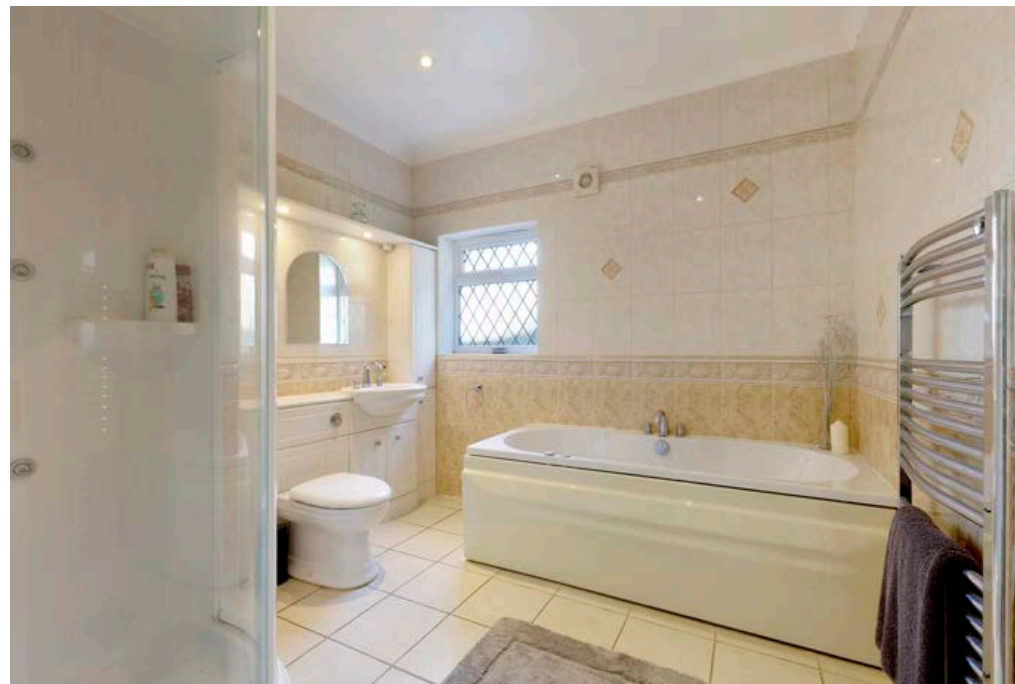
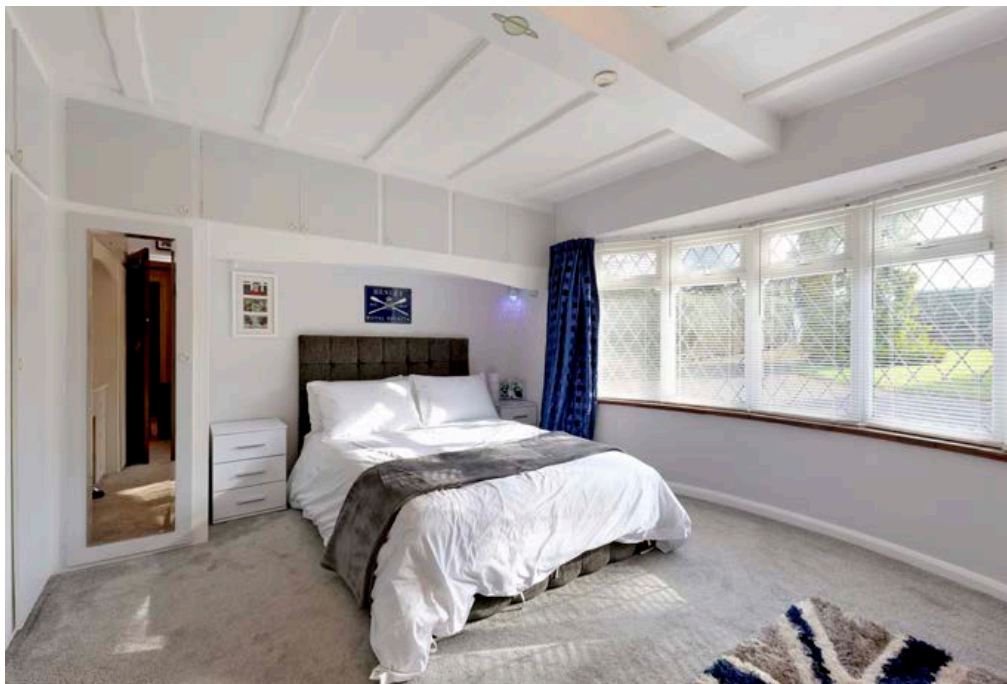
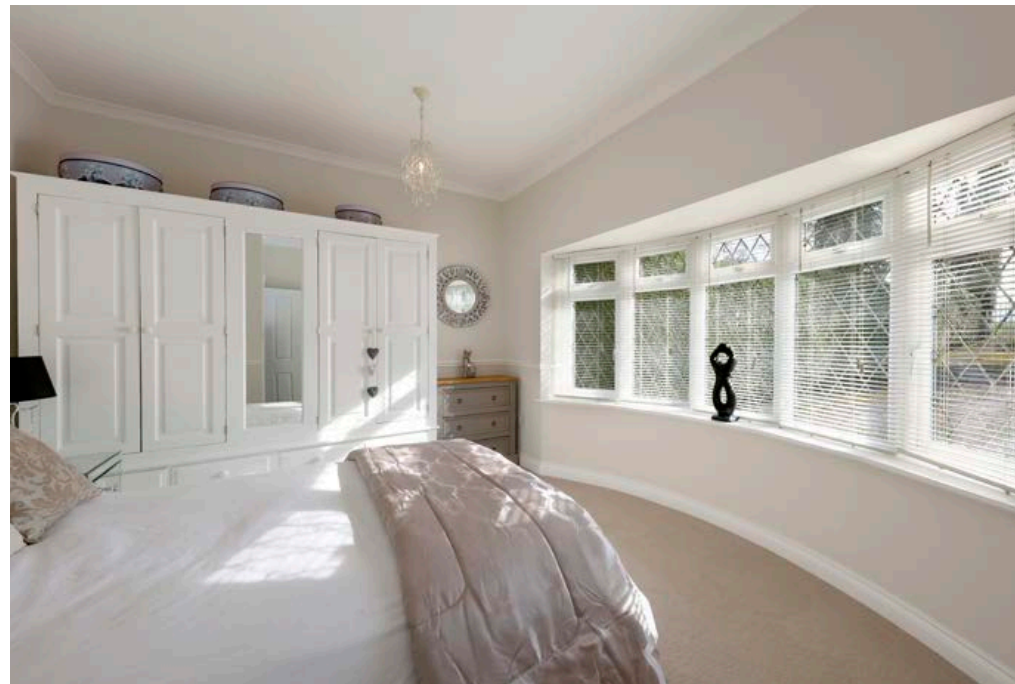
The accommodation is versatile and can easily be utilised as a three-bedroom property with extra reception space or as a four-bedroom property. At present, the current owners utilise Longfields as a three-bedroom home with a separate study and a separate dining room. The sitting room is an impressive, dual aspect space. The kitchen/breakfast room is to the rear of the property and is well-appointed, with a door providing access to the rear garden.

The dining room and the principal bedroom both have patio doors which frame a charming view of the garden. The principal bedroom benefits from an en-suite and there is a further large family bathroom.







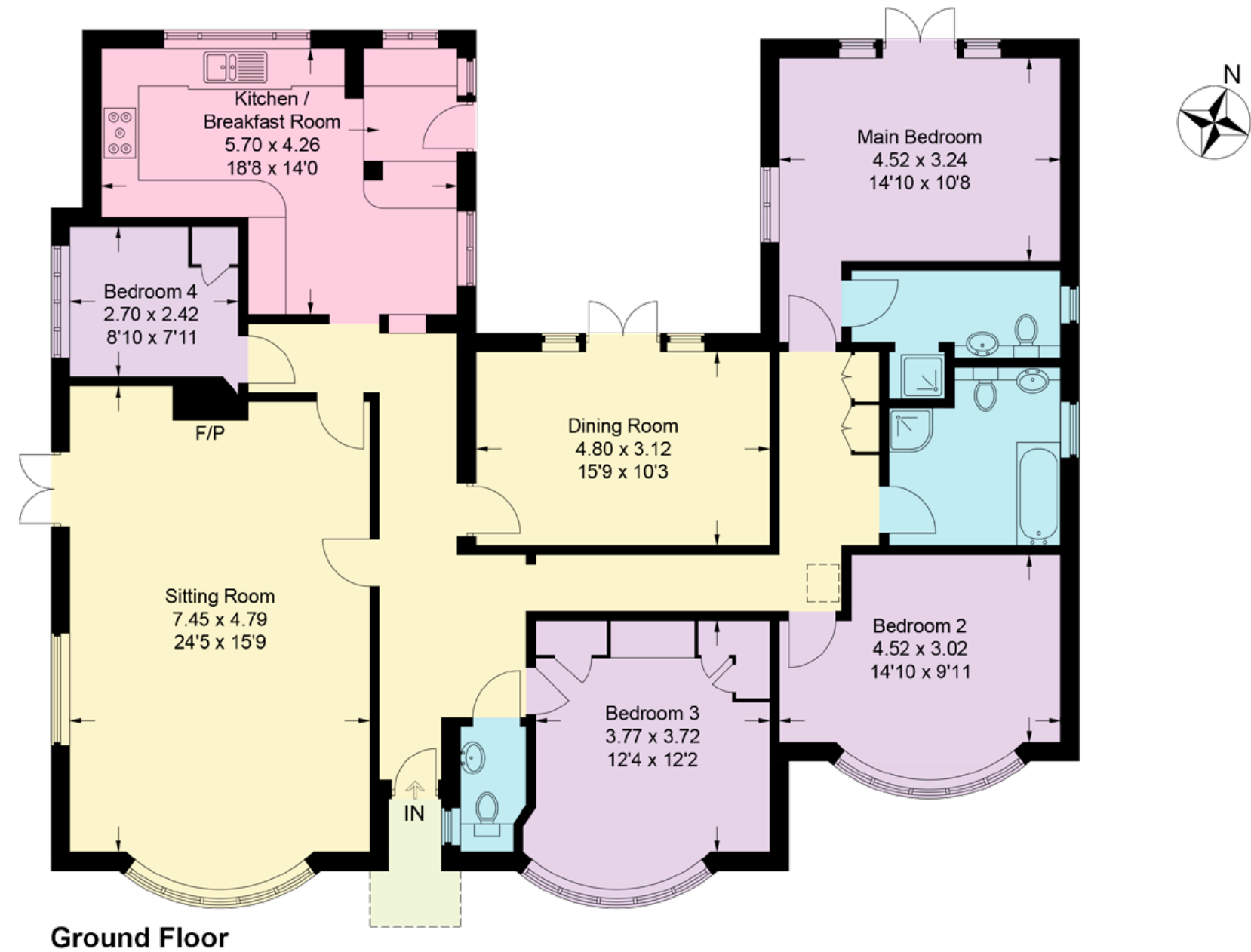






## GARDENS AND GROUNDS

Longfields occupies a private and generous plot of approximately 0.36 acres. The property is approached via electric gates, which lead on to ample driveway parking and a lawned area of front garden. Planning permission has been granted in perpetuity for the construction of a single detached garage. The rear garden is a real highlight, with a mix of planting, a small pond and numerous areas to enjoy seating, it benefits from a fantastic rural outlook to the fields beyond and must be viewed to be fully appreciated.



Approximate Gross Internal Area = 172 sq m / 1,847 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

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