



Chalkshire Cottages, Chalkshire Road, Butlers Cross, HP17 0TW

This beautiful two bedroom character cottage has been superbly re-modeled to create this perfect blend of modern contemporary living space.



Entrance Porch

Entering off of the driveway the front porch has a door to the front, internal door to the lounge area and a window to the side aspect.

Lounge

The lounge has been sympathetically improved to create this warm and inviting space. The exposed beams and open fire place have been kept and coupled with re-modeled stairs leading to the first floor, wooden flooring and down lighters this gives you a feel as to what is to come. There is also a window to the front aspect and a radiator.

Inner Hallway

Connecting the lounge and kitchen/diner you will find doors to both the newly created utility room and cloakroom. There is also wood flooring and down lighters.



Kitchen / Diner

The beautifully designed kitchen / diner has been well thought out from top to bottom to create the maximum amount of space. Offering a good range of storage units there is also work surfaces, electric oven and hob with extractor fan above. The stainless steel sink has been cut seamlessly into the counter top and a large dishwasher is hidden behind one of the cupboard doors. To the rear you will find bi-fold doors, which when open really bring the re-designed rear garden into this fantastic space. Down lighters, a radiator and tiled flooring finishes off this amazing space.

Utility Room

The utility room has space for a washing machine and tumble dryer.

Cloakroom

The cloakroom has a low level W/C, wash hand basin and an extractor fan.

First Floor Landing

Rising up the stairs the first floor landing is spacious enough to be used as study space with room for a chair and desk. There is also doors to both bedrooms and the new appointed bathroom.

Bedroom One

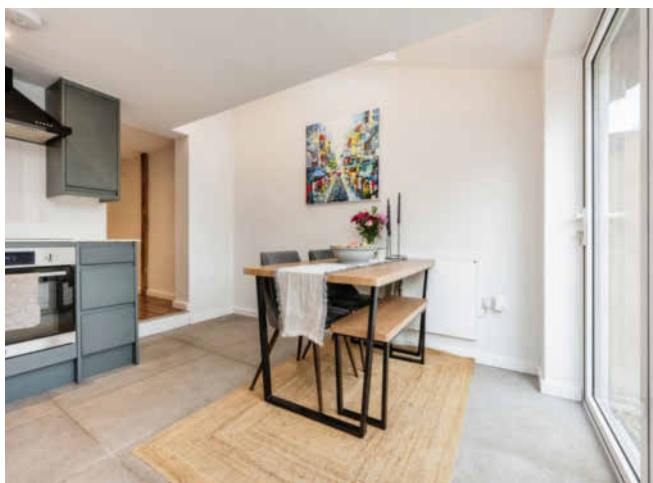
Situated to the front of the house bedroom one is a good sized double with a window to the front aspect, carpeted flooring, storage cupboard and a radiator.

Bedroom Two

The second double bedroom has a window to the rear, carpeted flooring and a radiator.

Bathroom

The newly fitted three piece bathroom suite offers a bath with chrome mixer taps and shower attachment above, wash hand basin and low level W/C, a heated towel rail, bespoke part tiled walls, exposed beams and a window to the rear aspect.



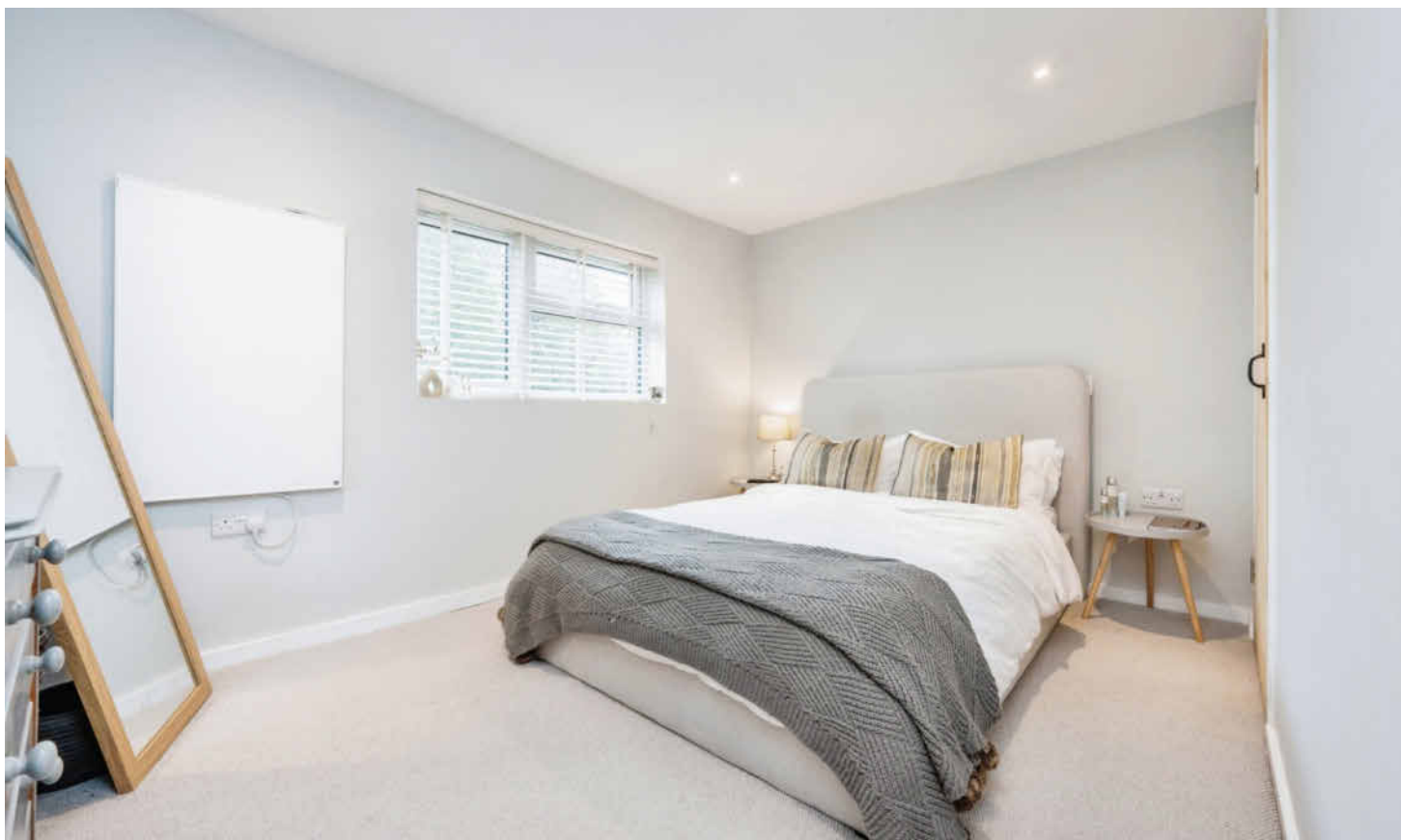


Externally

To the front of the property you will find a newly laid gravel driveway with parking enough for two to three cars and is privately fenced to both sides. The rear garden has also been landscaped to create a patio to the rear of the house, raised planters to both sides of the paved ramp that gently slopes down to the lawned area which leads all the way to the rear of the garden.

Location

Butlers Cross is a popular and attractive village situated at the foot of the Chiltern Hills within the AONB about two miles from Wendover and four miles from Princes Risborough with a bus route passing through the village linking it with Aylesbury and Prince Risborough. The village also benefits from a well-regarded community/village owned pub (The Russell Arms) within walking distance of the properties. There are many opportunities for recreation close to the village including Wendover Woods, Coombe Hill and Ellesborough Golf Club. Road access to London could either be via the A413 and M40 or the A41 and M1. Nearby Wendover is also an attractive



thriving village and has a railway station which is on the Chilterns Railway Line providing commuter services to Marylebone in 45-50 minutes. It also offers good day to day shopping facilities and has a regular weekly market on Thursdays, a Health Centre, Dentists, Library, local coffee shops, pubs and restaurants.

Education

There are schools in the village for all ages and the renowned Grammar School and High Schools are in Aylesbury together with the Sir Henry Floyd co-ed Grammar School.



Ground Floor



First Floor

Total floor area 62.4 m² (672 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Chalkshire Cottages, Chalkshire Road, Butlers Cross, HP17 0TW

This unique one off character cottage is situated within the Chiltern Hills and close to the Chequers Estate. With countryside walks and within close proximity to the market towns of Wendover and Princes Risborough this property has lots to offer and is not to be missed.

Price

£415,000

- Newly Renovated Throughout
- Two Bedrooms
- Bathroom and Cloakroom
- Driveway Parking

Tenure: Freehold

EPC Rating: D

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from


brown & merry



To find out more information or to arrange a viewing call

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