



Butlers Cross, Buckinghamshire HP17 0TU



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Country House  
& Farm Sales





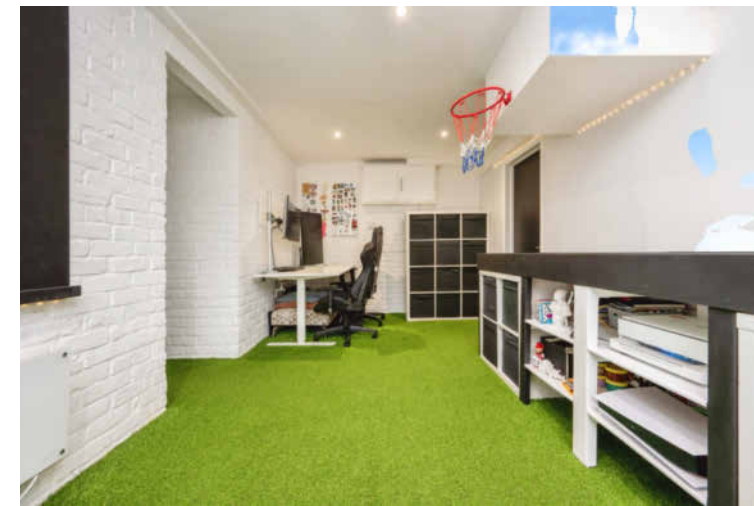
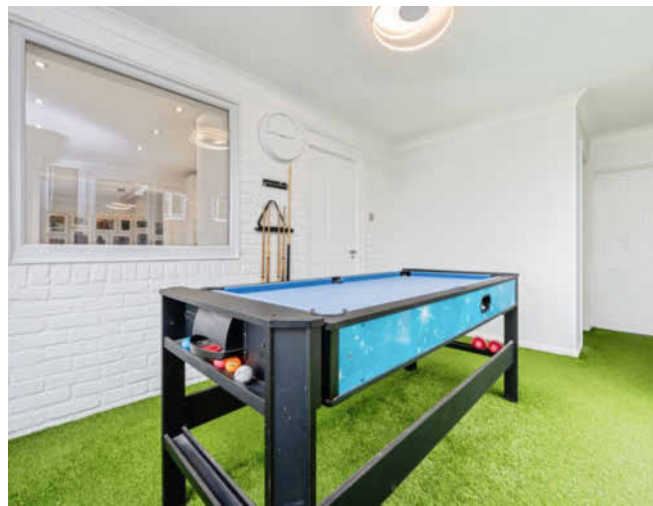
## FAIRWAYS

Located in the highly sought after village of Butlers Cross this superb detached family home has been lovingly transformed by the current vendors. Entering the property you will instantly get a feel for what is to come. Leading through from the entrance porch the light and airy hallway has doors to two of the reception rooms, bedroom four and the ground floor bath room. There is stylish, light wood parquet flooring, a radiator and stairs leading to the first floor. The living room, situated off the hallway has a large picture window to the front aspect, carpeted flooring and a radiator. The stunning open plan lounge/diner to the rear has two large windows and French doors leading out to the rear where you will find the raised sun deck with its amazing views over the Buckinghamshire countryside. The wooden parquet flooring leads through to the newly fitted kitchen at the far end and has two radiators. The kitchen, which is partially open to the dining room has a good range of both wall and floor units, ample work surfaces, dual aspect windows to both the rear and side aspects, a range of appliances including high level double ovens, wooden parquet flooring and doors to the hallway and the sun room.





The sun room has French doors leading out the side as well as windows to the rear and side aspects. There is also a radiator, doors leading to the utility/cloakroom room and the playroom. The playroom is perfect for kids of all ages and can also double up as an office. There is also internal access to the garage and a window to the side. Also on the ground floor is the fourth bedroom which is a good sized double with a large picture window to the front aspect, carpeted flooring and a radiator. The ground floor bathroom has a large walk in shower, a low level W/C, a wash hand basin and vanity unit, radiator and tiled flooring.



## FIRST FLOOR

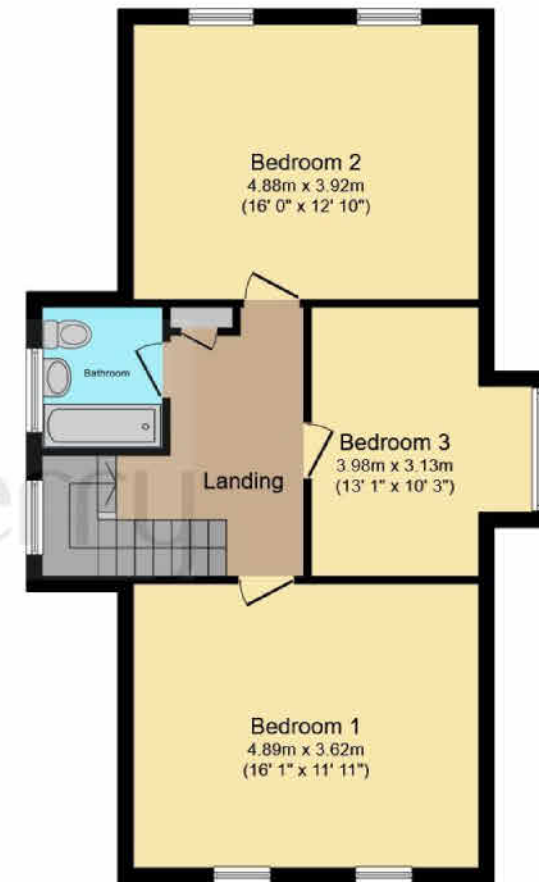
Rising to the first floor you will find doors to three further bedrooms and family bathroom. Bedrooms one and two are both good sized doubles, carpeted flooring and a radiator with bedroom one having beautiful views over the open fields to the rear. Bedroom three has a window to the side aspect, carpeted flooring and a radiator. All of the bedrooms are serviced by the main family bathroom.







**Ground Floor**



**First Floor**

Total floor area 211.5 m<sup>2</sup> (2,276 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](http://www.focalagent.com)

## OUTSIDE

A gravel drive provides parking for multiple vehicles and a garage access. The driveway is bordered by a lawned garden area, shrubs and bushes. There are also raised beds and a gate providing side access to the rear garden.

The rear garden with its stunning open views have been beautifully landscaped with mature gardens, neat lawns and

specimen trees. There is also several raised sun decks and a patio perfect for entertaining on those warm summer evenings. A further shed, for garden machinery and equipment is located at the bottom of the garden. There is also an astro turf area for garden use all year round.

## LOCATION

The surrounding countryside, including Coombe Hill with its famous monument, offers an array of picturesque walks such as The Ridgeway, while the nearby and very highly regarded Russell Arms, so named after the Russell family who were the owners of Chequers for much of the 18th and 19th centuries, provides convivial surroundings in which to enjoy an excellent meal or perhaps a pint of the award winning locally brewed ale. 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 the highly regarded Ellesborough Golf Club, 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

Butlers Cross falls into the catchment area of many good local schools including the popular John Colet School in Wendover, the catchment area for the Aylesbury Grammar and High Schools. There are very good private preparatory schools locally, with the Gateway in Great Missenden, Griffin House at Little Kimble, Godstowe in High Wycombe







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