



The Honeyfield, Chalkshire Road
Butlers Cross, Buckinghamshire, HP17 0TR

TIM RUSS
& COMPANY



The Honeyfield Butlers Cross HP17 0TR

Set in an idyllic location this beautifully presented family home sits in a plot of approximately $\frac{1}{4}$ acre with a detached double garage to the rear.

£760,000 Freehold



The Property

This detached property has been maintained to a high standard throughout and benefits from an attractive kitchen which was re-fitted in 2021. The versatile accommodation comprises; enclosed entrance porch, open hallway, sitting room with a working fireplace, a spacious dining room with double opening doors to the patio and garden, a re-fitted kitchen with a host of units and integrated appliances including a range dual fuel cooker and breakfast bar, a boot room, a shower room and a study/second sitting room or additional bedroom. To the first floor are three double bedrooms each enjoying views over fields to the front or the gardens to the rear, also a re-fitted bathroom suite with a shower over the bath.

Outside

The property sits in a superb plot of approximately ¼ acre. To the front of the house a driveway provides parking and to both sides of the property is gated access to the rear garden. Across the back of the home is a paved patio ideal for relaxing and entertaining and is accessed via double opening doors from the dining room. Steps lead down to the lawned garden with borders of various flower beds, shrubs and hedges. There is a beautiful willow tree

in the centre of this part of the garden which provides welcoming shade on a summer's day. The gardens also enjoy uninterrupted views towards Coombe Hill. There is a gravelled driveway which is accessed from a private lane and provides additional parking for a number of vehicles, horse box, motor home or similar and leads to the detached garage.

Detached double garage 18'4 x 17'4

With light & power. In April 2019 planning application 19/05588/VCDN was granted to remove the condition to solely use as a garage so can now be used for any other domestic purpose.

Additional Information

Council Tax Band: F EPC Rating: D

Location

Butlers Cross is a highly sought after Village situated about 2 ½ miles from Wendover, with a regular bus service to both Aylesbury and Princes Risborough. Wendover is a most attractive thriving village set at the foot of the Chiltern Hills just to the south east of Aylesbury. Road access to London could either be via the A413 and M40 or the A41 and M1. The village has a railway station at the top of the High Street 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, Health Centre, Dentists, Library. 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. There are many opportunities for recreation close to the village including Wendover Woods and Coombe Hill and most sports are available in the Aylesbury Vale.

Directions

From our office in Wendover proceed to the top of the High Street, proceeding straight over the mini roundabout. Follow this road through Ellesborough, passing the golf course on the right hand side and at the Crossroads turn right into Chalkshire Road. Follow this road and the property can be found on the right hand side.

Viewings

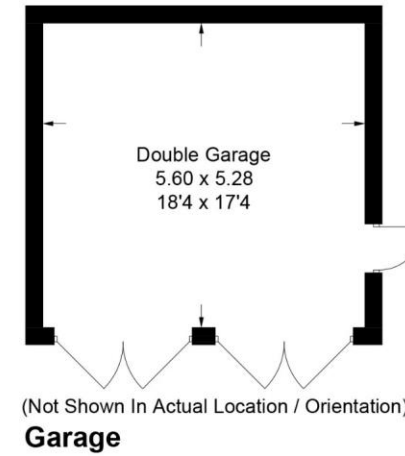
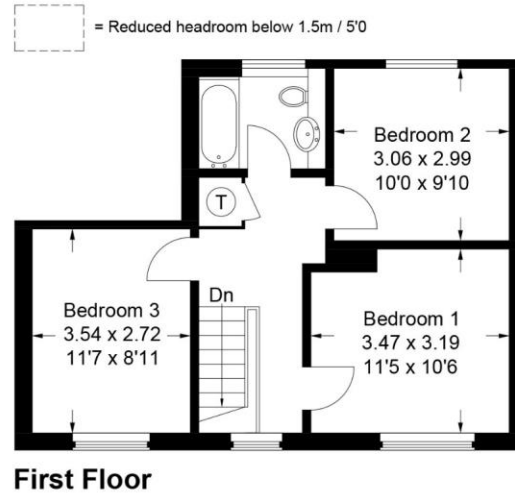
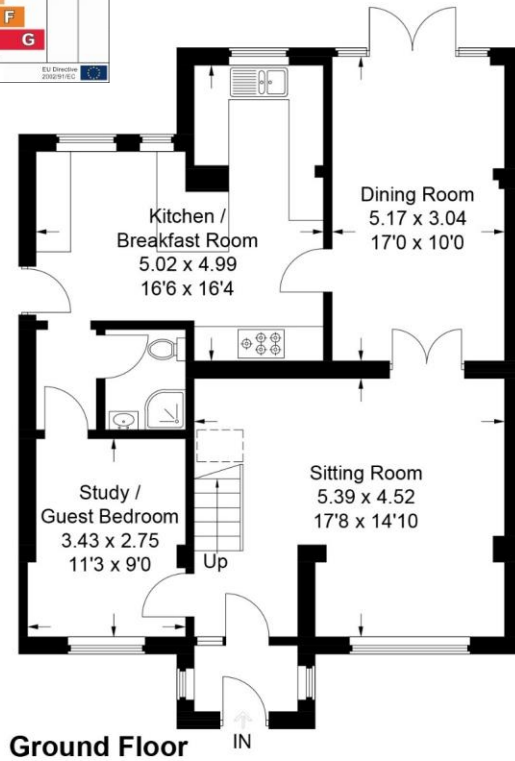
Strictly by appointment only.

Mortgage

Contact your local Tim Russ & Company office who can introduce you to their professional financial advisor.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		
B	(81-91)		
C	(69-80)		76
D	(55-68)		65
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales			



Approximate Gross Internal Area
(Excluding Outbuilding)
 Ground Floor = 80.2 sq m / 864 sq ft
 First Floor = 44.6 sq m / 480 sq ft
 Garage = 30.5 sq m / 328 sq ft
 Total = 155.1 sq m / 1,672 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.



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