



Chalkshire Road, Butlers Cross
Buckinghamshire, HP17 0TJ

TIM RUSS
& COMPANY



Chalkshire Road Butlers Cross HP17 0TJ

A spacious and versatile family home in a most desirable location with five bedrooms, three reception rooms, two bathrooms, garage, gardens and far reaching views across to Coombe Hill. No Onward Chain

**Offers in Excess of £800,000
Freehold**



The Property

A rarely available spacious family home offered with no onward chain. Set in this enviable location in this popular and convenient hamlet just two and a half miles from Wendover. The versatile accommodation comprises: entrance hall, sitting room, dining room, family room with double doors to the rear garden, guest cloakroom and the kitchen/breakfast room. The kitchen has been upgraded in the last couple of years and offers a host of fitted units has a 5-ring gas hob, built in double oven, an integrated fridge and separate freezer. There is also space for a further upright fridge/freezer, space for a washing machine and dishwasher. There is also double opening doors from the kitchen to the rear garden and a stable door to the side providing ease of access to the driveway. To the first floor are five bedrooms with an ensuite bathroom to the principal bedroom and a four piece suite family bathroom.

Outside

The enclosed rear garden boasts a paved patio across the rear of the property so ideal for outside dining and entertaining. The majority of the remaining garden is laid to lawn so again ideal for those seeking a family home as there is plenty of space for children to play. The garden also enjoys far

reaching views across to Coombe Hill. The frontage has been laid with a loose stone finish so provides an excellent area of parking for a number of vehicles including a motor home or horse box if required. The access from Chalkshire Road is via an electrically operated gate and also has gated pedestrian access. For those with an EV car there is also a charger point which the current owner advises that they will be leaving at the property.

Garage 25'1 x 14'10

A detached garage with a spacious loft area.

Additional Information

Council Tax Band: G EPC Rating: C

Location

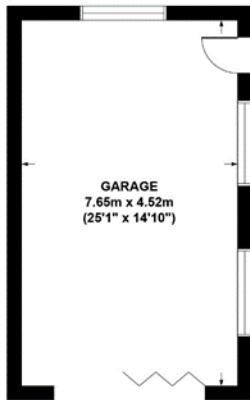
Butlers Cross is a popular village situated at the foot of the Chilterns about two miles from Wendover and four miles from Princes Risborough with a bus route passing through the village linking it with Aylesbury and Prince Risborough. Wendover is a most attractive thriving village set at the foot of the Chiltern Hills just to the south east of the county town 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

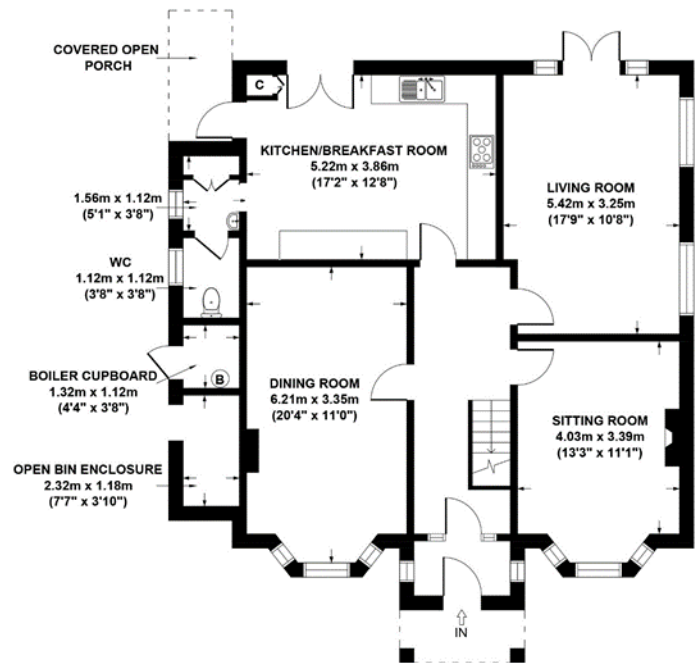
Viewings

Strictly by appointment only.

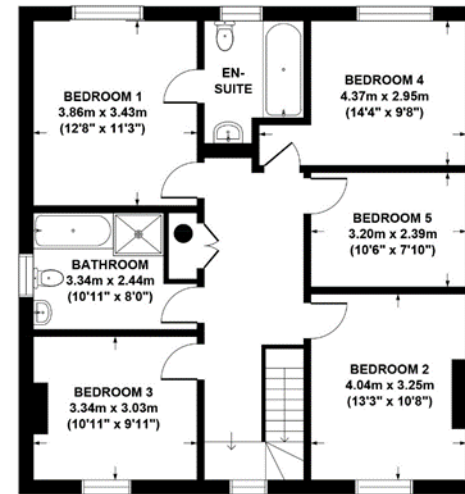




GARAGE
GROSS INTERNAL
FLOOR AREA 35 SQ M / 372 SQ FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 101 SQ M / 1091 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 87 SQ M / 936 SQ FT

CHALKSHIRE ROAD, BUTLERS CROSS, BUCKS, HP17 0TJ
APPROX. GROSS INTERNAL FLOOR AREA 188 SQ M / 2027 SQ FT
(EXCLUDING GARAGE)

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

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