

Chalkshire Road, Butlers Cross Buckinghamshire, HP17 0TJ





# 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

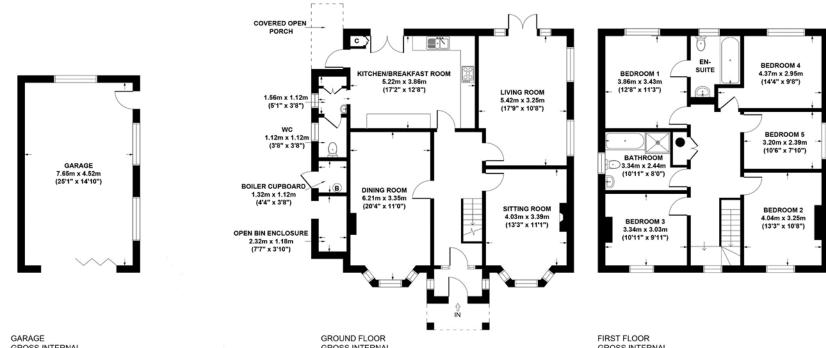
Strictly by appointment only.











GROSS INTERNAL FLOOR AREA 35 SQ M / 372 SQ FT GROSS INTERNAL FLOOR AREA 101 SQ M / 1091 SQ FT

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

4 Chiltern Court, Back Street Wendover, Bucks. HP22 6EP T: 01296 621177

E: wendover@timruss.co.uk

# www.timruss.co.uk

Tim Russ & Company for themselves and for the Vendors or Lesors of this propty whose agents they are give notice that (1) The particulars and floor plans are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. (2) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correct but any intending purchasers or tenants and tenants or representations of fact but any intending purchasers or tenants and tenants and tenants and Russ & Company has any authority to make or give any representation or warranty whatever in relation to this property. (4) They do not hold themselves responsible for any expense incurred in viewing the same or any liability in respect of abortive journeys. Terms guoted are subject to contract. Floor Plan copyright of Tim Russ & Company.

