



Chalkshire Road,
Wendover, Buckinghamshire HP17 0TW

TIM RUSS
& COMPANY



Chalkshire Road Wendover HP17 0TW

Offered with **no onward chain**.
A delightful two bedroom cottage with
private garden and garage.

£360,000 Freehold



The Property

This delightful cottage was built, we believe, around the 1860's. The accommodation comprises: a sitting room which has an attractive bay window and log burner, a bathroom fitted with a white three piece suite and cupboard which houses the washing machine, the kitchen has a range of eye level and base units with space for a fridge freezer and integrated oven, gas hob and extractor fan. Off the kitchen is a good sized conservatory with French doors onto the garden. On the first floor is a spacious master bedroom with a bank of fitted wardrobes and a second bedroom which also has made to measure fitted cupboards.

Outside

The front garden is laid to lawn with well-stocked flower and herbaceous border. To the rear, there is a patio abutting the property and the garden is mainly laid to lawn with borders running along either side leading up to a shed and a gate giving access to the garage in a block a short walk away.

Garage 15'2 x7'9

With an up and over door and driveway to the front. There is a service road to the left of the row of cottages which gives access to the garage.



Additional Information

Council Tax Band: D / EPC Rating: C

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 and proceed straight over the mini



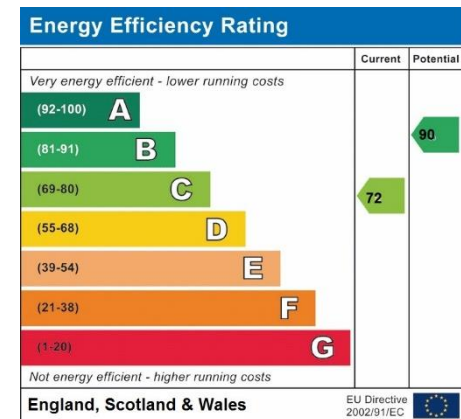
roundabout. Follow this road through Ellesborough, passing the golf course on the right hand side and at the crossroads turn right into Chalkshire Road. Follow this road and the property can be found on the right hand side, as indicated by our For Sale board.

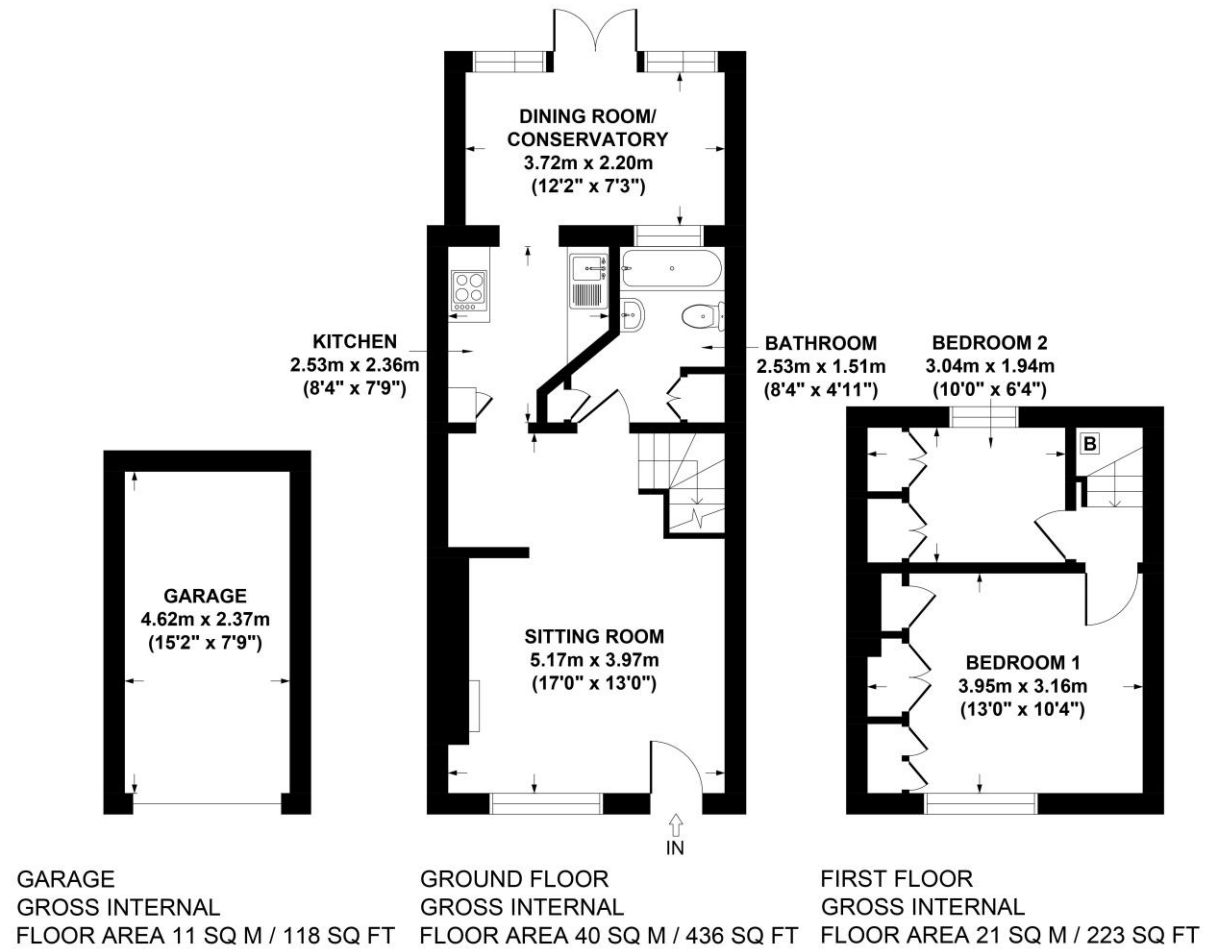
Viewings

Strictly by appointment only.

Mortgage

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





CHALKSHIRE COTTAGES, BUTLERS CROSS, HP17 0TW
APPROX. GROSS INTERNAL FLOOR AREA 72 SQ M / 777 SQ FT
(INCLUDING GARAGE)

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