



Chalkshire Road, Butlers Cross - HP17 0TJ

Offers in Region of £750,000

 **TIM RUSS**
& Company



- Semi-rural location
- Entrance Hall, Cloakroom
- Sitting Room with open fireplace housing woodburning stove
- Dining Room with double doors leading out to the garden
- Well fitted Kitchen/Breakfast Room
- Large Ground Floor Guest Bedroom / additional Reception Room
- Master Bedroom with En-Suite Shower Room
- Two Further Double Bedrooms
- Large Driveway and Good Sized Secluded Garden

Butlers Cross is a popular village situated at the foot of the Chilterns about two miles from Wendover and has a bus route passing through the village linking it with 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 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, on the Chilterns Railway Line providing access 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.



Chalkshire Road

Butlers Cross

Positioned on a superb plot offering spacious and versatile accommodation which is beautifully presented throughout.

A detached family home offering well maintained and beautifully presented accommodation which comprises: entrance hall with coats cupboard, cloakroom, well fitted kitchen/breakfast room with integrated appliances including the Rangemaster oven, hob, extractor, integrated dishwasher and full size fridge and freezer. There is also space for a washing machine and dryer, a breakfast bar and window seating. The dining room can be access from the kitchen and also leads to the covered pergola via French doors. The lounge is of a good size with an attractive fireplace housing a log burning stove. There is a further double aspect reception room which is currently being used as a bedroom with French doors leading out to the garden. On the first floor is the family bathroom fitted with a white suite and three double bedrooms with an en-suite shower room and fitted wardrobes to the master bedroom.

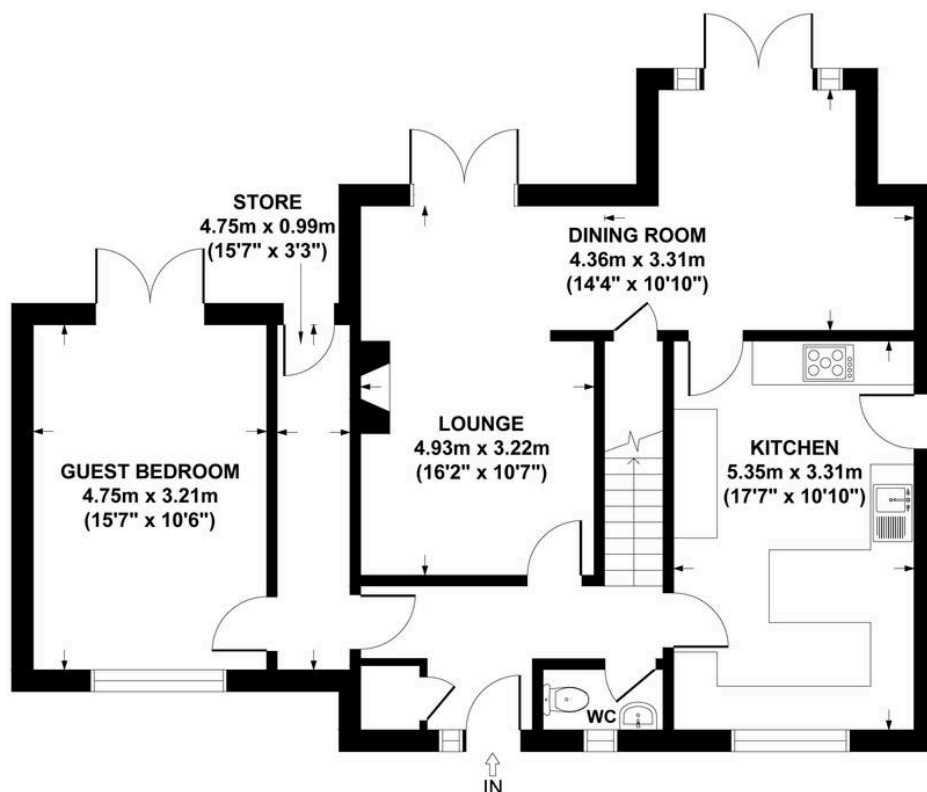
Council Tax band: F

Tenure: Freehold

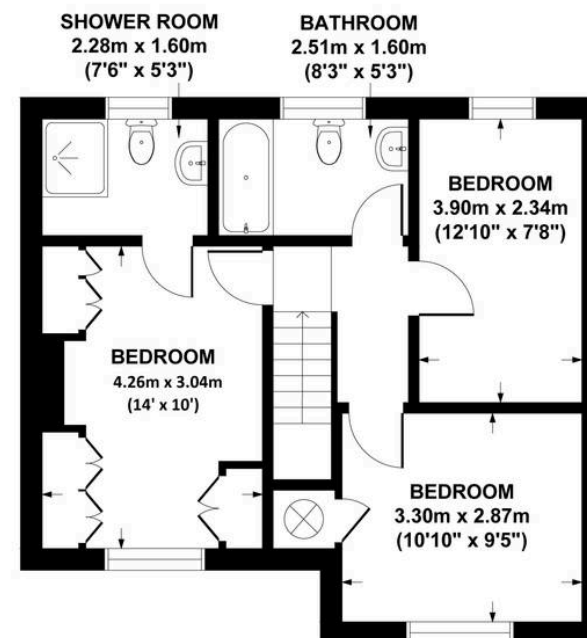
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 81 SQ M / 869 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 47 SQ M / 508 SQ FT

CHALKSHIRE ROAD, BUTLERS CROSS, HP17 0TJ
APPROX. GROSS INTERNAL FLOOR AREA 128 SQ M / 1377 SQ FT

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

Tim Russ and Company

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