



Springfield Bungalow, Eldridge Lane, Butlers Cross
£800,000



Springfield Bungalow Eldridge Lane

Butlers Cross

- Scope To Extend & Improve (Subject to Planning)
- Large Wrap Around Garden
- Detached chalet bungalow in the sought-after hamlet of Butlers Cross, within the Chilterns Area of Outstanding Natural Beauty
- Close to multiple local train stations: 1.5 miles to Little Kimble Station & 1.9 miles to Wendover Station, providing convenient access to London Marylebone
- Versatile layout offering flexible living options (ideal for families or downsizers)
- Surrounded by beautiful countryside walks and close to Coombe Hill and Chequers Estate
- Catchment area for highly regarded local schools including the Aylesbury Grammar Schools
- Off Street Parking & Double Garage
- Offered to the market with no onward chain



Butlers Cross is a charming hamlet offering the perfect blend of rural tranquillity and convenient access to nearby towns. Surrounded by picturesque countryside, rolling hills, and scenic walking trails, the area is ideal for those who enjoy outdoor pursuits and a peaceful village lifestyle. Despite its rural setting, Butlers Cross benefits from excellent connectivity. The nearby villages of Wendover and Princes Risborough provide a variety of amenities, including shops, cafes, schools, and healthcare facilities. For commuters, the A413 and M40 are easily accessible.

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Butlers Cross

A versatile 3/4 bedroom detached chalet bungalow in Butlers Cross with expansion potential. Chalet bungalow on a large plot in the Chilterns. Close to train stations and reputable schools. Features include off-street parking and spacious garden. Ideal for families or downsizers. Outdoor sanctuary for relaxation and recreation. No onward chain.

Tucked away in the peaceful hamlet of Butlers Cross, this detached chalet bungalow offers plenty of potential with room to extend or update (subject to planning). The versatile layout includes a living room with sliding doors to the rear garden, a second reception room that could become a 4th bedroom, a family bathroom, an additional W/C on the ground floor, and a shower room upstairs. There's also a utility room for added convenience.

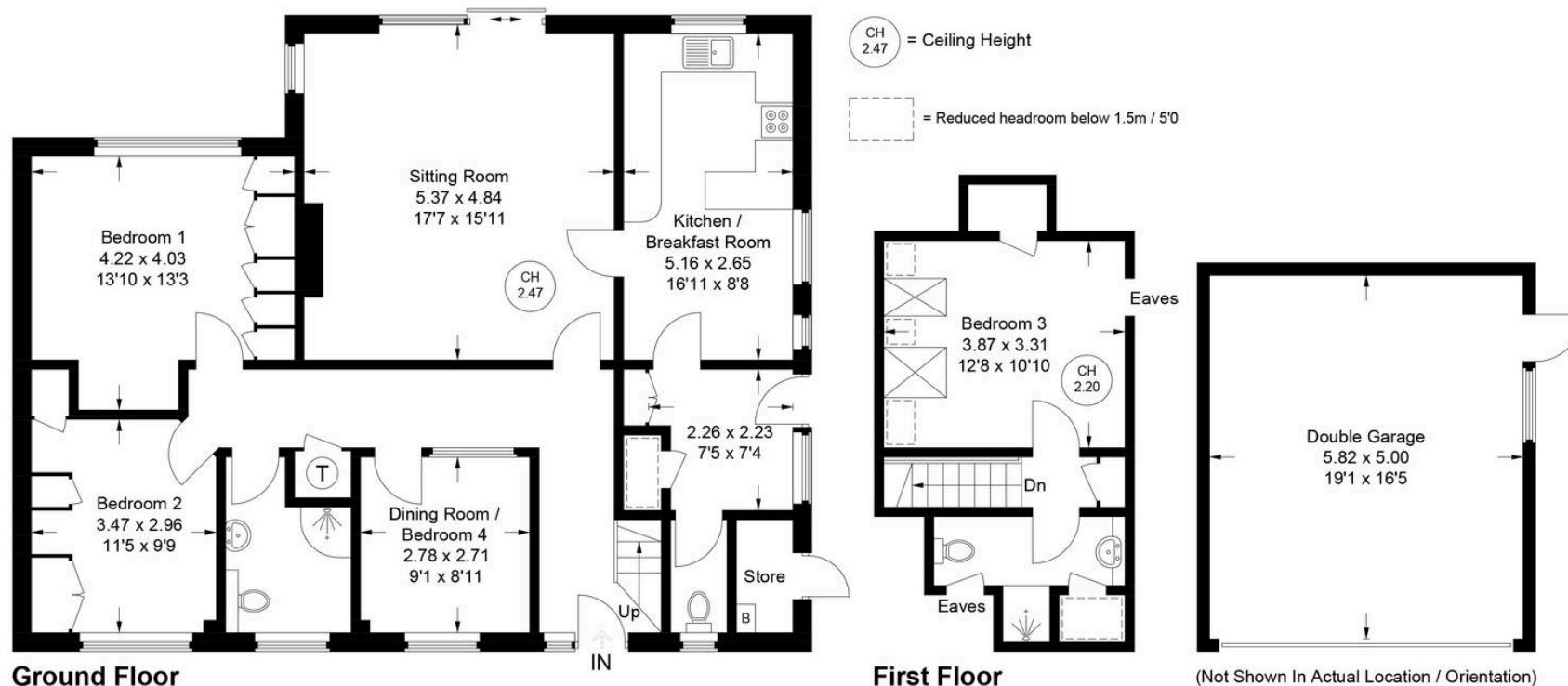
Set in the Chilterns Area of Outstanding Natural Beauty, you're just moments from stunning walks at Coombe Hill and the historic Chequers Estate. Commuting is easy via nearby Little Kimble and Wendover stations into London Marylebone. The property also sits within catchment for popular schools, including the Aylesbury Grammar Schools.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E





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Approximate Gross Internal Area
 Ground Floor = 106.1 sq m / 1142 sq ft
 First Floor = 23.0 sq m / 247 sq ft
 Double Garage & Store = 30.7 sq m / 330 sq ft
 Total = 159.8 sq m / 1719 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade ©.
 Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Tim Russ and Company

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