



Eldridge Lane, Butlers Cross
£775,000

 **TIM RUSS**
& Company



Eldridge Lane

Butlers Cross, Aylesbury

- 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
- Surrounded by beautiful countryside walks and close to Coombe Hill and Chequers Estate
- 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, while nearby railway stations offer direct services to London Marylebone and other major destinations. With a strong sense of community and a location that combines charm, convenience, and natural beauty, Butlers Cross is a highly desirable spot for families, professionals, and anyone seeking a tranquil yet well-connected countryside lifestyle.



Eldridge Lane

Butlers Cross, Aylesbury

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.

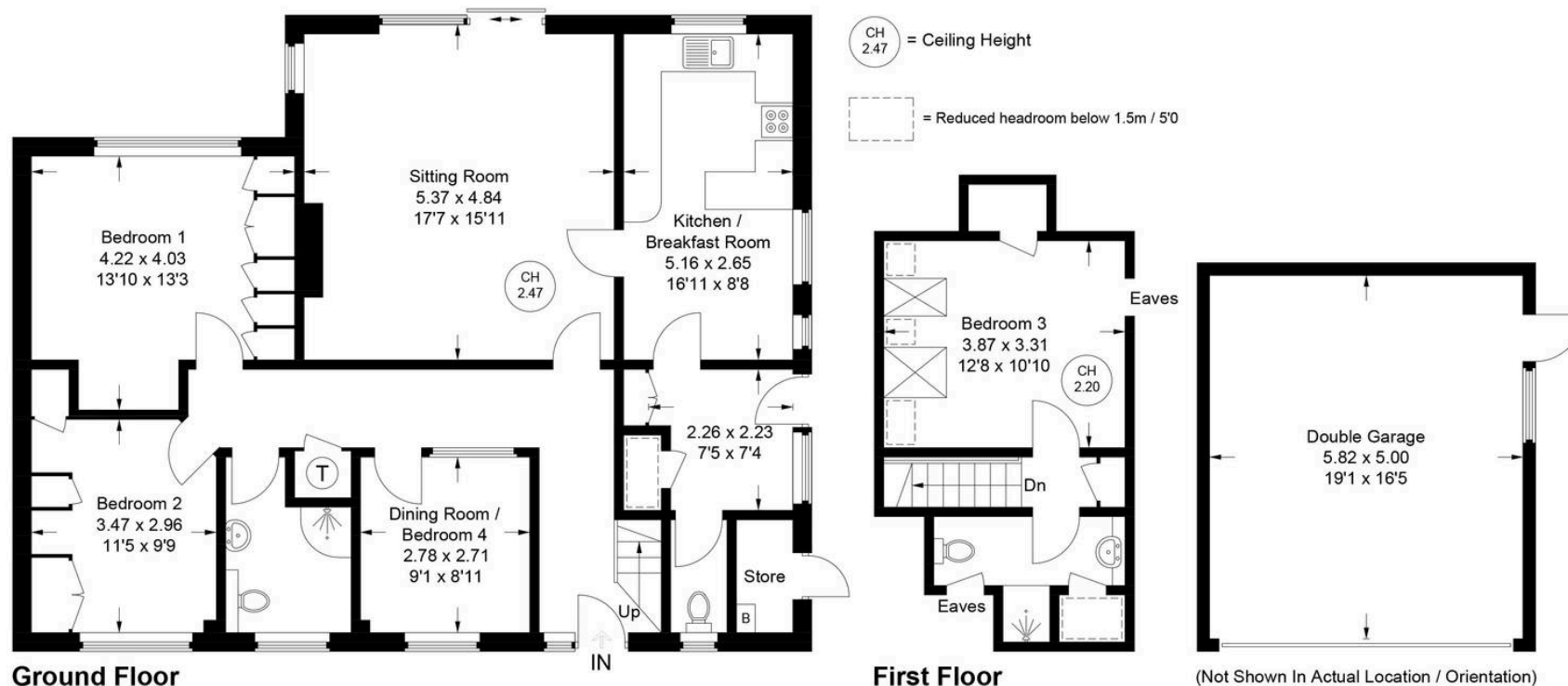
Outside, the wrap-around garden provides plenty of space to relax, entertain, or get creative with gardening. With off-street parking, a double garage, and no onward chain, this 3/4-bedroom home is a rare find in a fantastic location.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E





Springfield Bungalow Eldridge Lane

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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By law we must verify every seller and buyer for anti-money laundering purposes.
 Checks are carried out by our partners at Lifetime Legal for a non-refundable £60 (incl. VAT) fee, paid directly to them.
 For more information please visit our website.



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