

PORTFOLIO from brown & merry

Chalkshire Cottages, Chakshire Road, Butlers Cross

10 Chalkshire Cottages, Chalkshire Road, Butlers Cross HP17 0TW

A charming two-bedroom end of terrace Cottage.





The Property

A super cute and characterful end-of-terrace cottage, beautifully appointed throughout and ideally situated in the sought-after-village of Butlers Cross, just a few miles from Wendover.

The accommodation is wonderfully inviting with a light and welcoming open-plan lounge / diner featuring exposed beams, fireplace and plenty of period charm. The cottage also benefits from a beautifully refitted bathroom, complete with both a bath and separate shower, and a stylish, well appointed kitchen with a door opening directly onto a lovely terrace area.

On the first floor are two bedrooms, both rooms enjoy countryside views.

Beyond the terrace is a private rear garden, with a gate providing access at the bottom, creating wonderfully usable outdoor space.

Further benefits include private parking and a garage, a particularly valuable addition for a cottage of this type.

Location

Butlers Cross is a popular and attractive village situated at the foot of the Chiltern Hills within the AONB 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. The village also benefits from a well-regarded community/ village owned pub (The Russell Arms) within walking distance of the properties. There are many opportunities for recreation close to the village including Wendover Woods, Coombe Hill and Ellesborough Golf Club. Road access to London could either be via the A413 and M40 or the A41 and M1.

Nearby Wendover is also an attractive thriving village and has a railway station which is 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, a Health Centre, Dentists, Library, local coffee shoos and restaurants.



Education

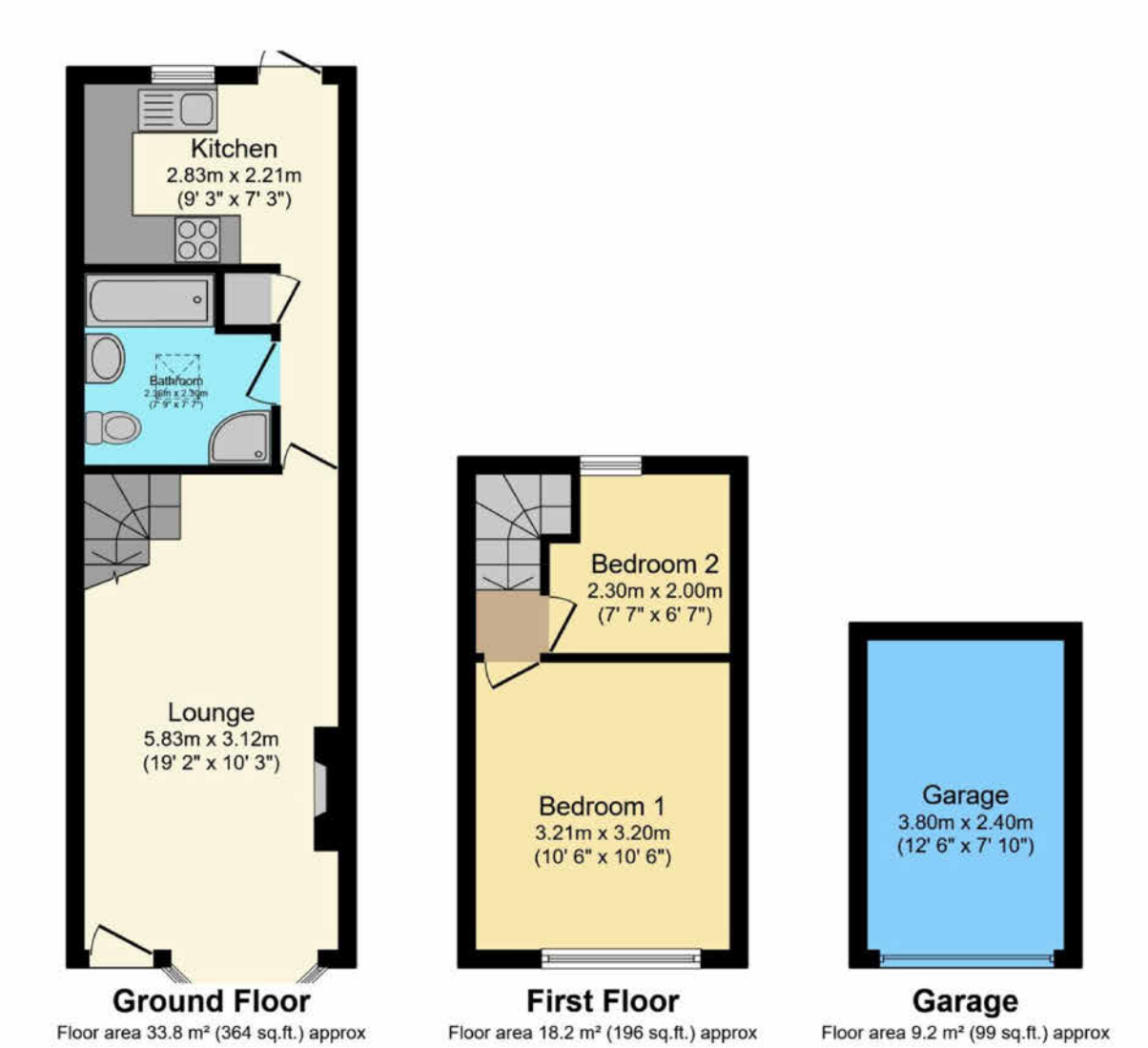
There are schools for all ages in the surrounding villages. The renowned Grammar School and High Schools are in Aylesbury together with the Sir Henry Floyd co-ed Grammar School.







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Total floor area 61.2 m² (659 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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welcome to
Chalkshire Cottages, Chakshire Road, Butlers Cross

10 Chalkshire Cottages is full of charm and character, yet offering well presented and contemporary accommodation, this delightful cottage would make a fantastic first home, investment or downsizing opportunity.

Guide Price

£375,000

- Character Cottage
- Two Bedrooms
- Private Garden
- Parking & Garage

EPC Rating: D
Council Tax Band: D
Tenure: Freehold







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To find out more information or to arrange a viewing call

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