



Beacon View, Ellesborough Road, Butlers Cross

In Excess of £575,000

 **TIM RUSS**
& Company



- Attractive and well-presented three bedroom cottage in the sought-after village of Butlers Cross
- Modern fitted kitchen with integrated appliances, ample storage, and generous worktop space
- Well-proportioned bedrooms offering comfortable family accommodation
- Private front & rear gardens providing excellent space for outdoor dining and relaxation
- Off street parking to the rear offering secure parking for multiple vehicles
- Peaceful village setting surrounded by beautiful Chiltern countryside and scenic walking routes
- Stunning open-plan kitchen/utility /dining space forming the true heart of the home

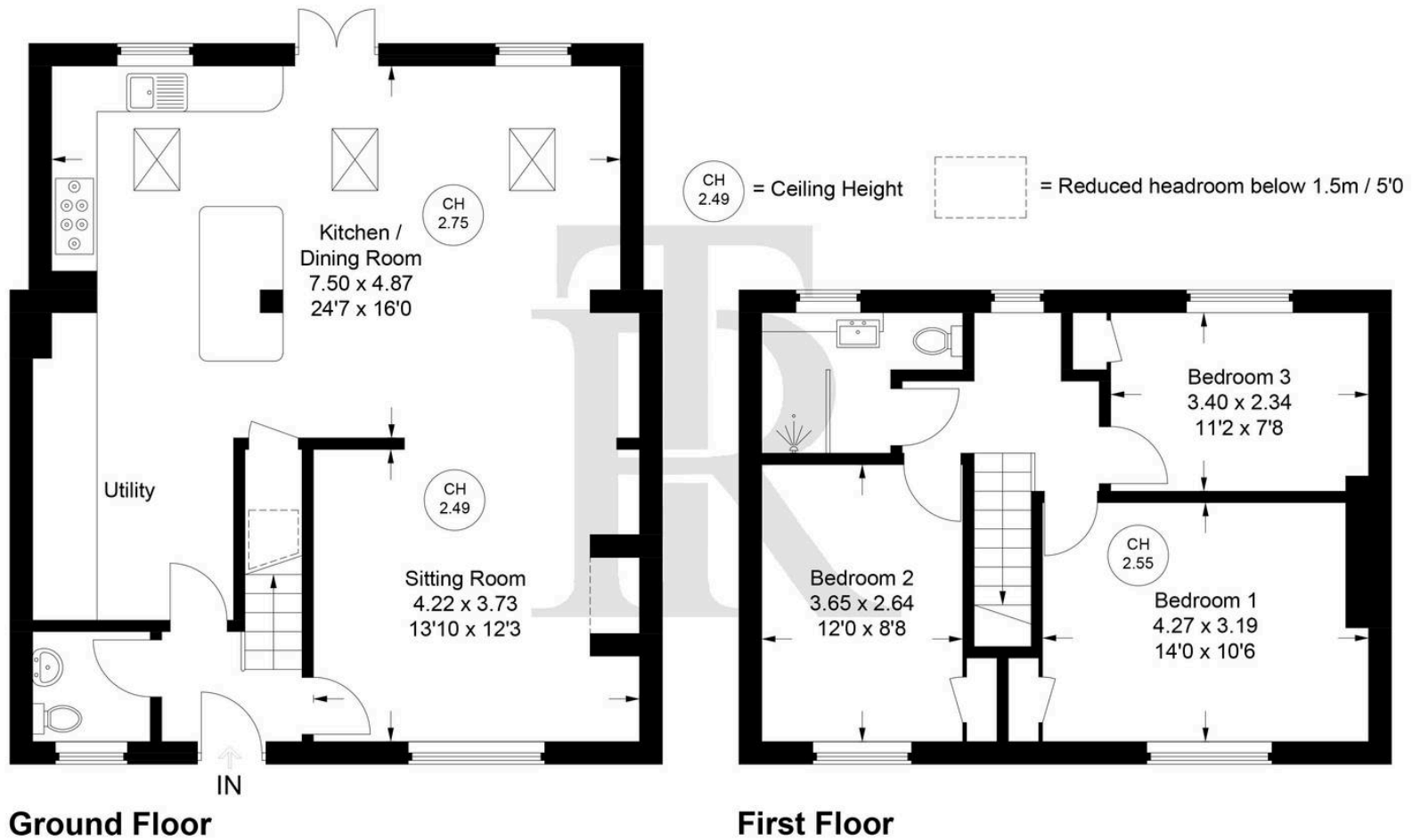
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- Council Tax band: D
 - Tenure: Freehold
 - EPC Energy Efficiency Rating: C

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.



This attractive and well-presented three bedroom terraced cottage is set in the highly sought-after village of Butlers Cross, offering spacious and versatile accommodation ideal for modern family living. The property features a bright and welcoming living room that benefits from excellent natural light, creating a warm and inviting atmosphere. The heart of the home is a stunning open-plan kitchen, utility, and dining space, thoughtfully designed with modern fitted units, integrated appliances, ample storage, and generous worktop space. This area is perfect for everyday living and entertaining guests. The three well-proportioned bedrooms provide comfortable family accommodation, complemented by a contemporary family bathroom and convenient downstairs W/C. Ideally positioned, this home is within easy reach of Wendover Woods, highly regarded local schools, and Wendover mainline station, offering direct links to London Marylebone. Residents can also enjoy local amenities, including the community centre and popular village pub, The Russell Arms. The peaceful village setting is surrounded by beautiful Chiltern countryside, offering scenic walks and a sense of tranquillity. The property benefits from mature front and rear gardens, providing an appealing and established outdoor setting. The front garden offers an inviting approach with well-tended planting, established shrubs, and a neatly maintained layout that enhances kerb appeal. The rear garden is equally mature and thoughtfully arranged, featuring lawned areas and established borders filled with a variety of shrubs, plants, and seasonal greenery, providing colour and interest throughout the year. Mature planting creates a natural sense of privacy, making the garden feel peaceful and secluded. There is ample space for outdoor seating and dining, ideal for relaxing, entertaining, or enjoying family time during warmer months. Off street parking is available to the rear, offering secure parking for multiple vehicles—a rare advantage in this desirable location. With its blend of practical features, attractive outdoor space, and village charm, this property is perfectly suited to those seeking a harmonious lifestyle with excellent transport links and amenities close by.





Beacon View, Ellesborough Road, HP17 0

Approximate Gross Internal Area
 Ground Floor = 69.9 sq m / 752 sq ft
 First Floor = 45.2 sq m / 486 sq ft
 Total = 115.1 sq m / 1238 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade Ltd ©.

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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Checks are carried out by our partners at Lifetime Legal for a non-refundable £65 (incl. VAT) fee, paid directly to them.

For more information please visit our website.



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