



Westwood
Chalkshire Road | Butlers Cross | Buckinghamshire | HP17 0TR

FINE & COUNTRY

WESTWOOD

Situated in the picturesque hamlet of Butlers Cross, not far from the thriving town of Aylesbury is Westwood, a large and very stylish period barn conversion. "We actually happened upon the property quite by chance," says Kevin.





Westwood is a beautiful five bedroom detached barn conversion situated in a private location, set behind electric gates with large gardens backing onto open farmland to the rear. The property is presented in immaculate order and provides 3,611 sq. ft. of high quality and spacious family accommodation throughout. There is an impressive Living Room with a central wood burning stove and windows to both the front and rear aspects, and a large master bedroom suite with a dressing room on the first-floor accessed by a private staircase. In addition, there are an additional two staircases providing access to a private Study and a useful Loft Room.









Accommodation
Hall
Cloakroom
Living Room
Kitchen/Dining Room Utility
Room
Snug
Five Bedrooms
Two Ensuite Bathrooms
Dressing Room
Family Bathroom
Study
Loft Room
Gym/Games Room
Workshop
Store
Garage
Gardens to Front & Rear

Seller Insight

“Situated in the picturesque hamlet of Butlers Cross, not far from the thriving town of Aylesbury is Westwood, a large and very stylish period barn conversion. “We actually happened upon the property quite by chance, We had been searching for a house in the Chilterns area for quite some time, however although we viewed a number of properties we couldn't quite find what we were looking for. One day I was flicking through the local paper and came across an advert for a derelict barn that was being sold with planning permission, and everything just clicked into place.”

“The plans for the conversion had already been drawn up, but we felt that the proposed layout didn't flow in the way we wanted it to, so we went back to the drawing board and came up with a design that has a much more open feel. It's centred around a large living room with a stunning vaulted ceiling that's connected via double pocket doors to the big kitchen/diner. We tend to leave the doors pushed back to create an open-plan feel, but equally the spaces can be sectioned off to create a more cosy atmosphere. The majority of the bedrooms are situated at one end of the barn, but the master suite is on the first floor, so there's a nice degree of separation from the rest of the house.”

“The main living room has French doors that open onto a quite substantial patio terrace with a covered seating and BBQ areas, it's brilliant for entertaining. It leads onto a pretty orchard at the rear of the house that's dotted with fruit trees which we planted shortly after we moved in. The orchard not only provides a very nice outlook, but it's also a great space for the children to let off some steam. In addition there is also quite a substantial amount of garden to the front. As well as ample parking, there are two areas of lawn that are edged with pretty borders.”

“The lounge is probably my favourite room,” says Kevin. “It has the beautiful vaulted ceiling with exposed beams, which really enhances the feeling of space, and it also features a contemporary open fireplace right in the middle of the room. It's very impressive but at the same time a very cosy part of the house.”

“Butlers Cross is a lovely place to live and has a really nice sense of community, we have a fantastic little pub just down the road and an active village hall, and for day-to-day needs we have Aylesbury in one direction and High Wycombe in the other.”

“We put so much effort into creating this lovely home, so we'll definitely be sad to leave. Essentially it's a beautiful home that's been designed with modern family life in mind.”

“We'll miss the space, both inside and out, the character of the building and the peaceful nature of our surroundings. We've thoroughly enjoyed living here for the past 23 years.”







"We put so much effort into creating this lovely home, so we'll definitely be sad to leave. Essentially it's a beautiful home that's been designed with modern family life in mind. We'll miss the space, both inside and out, the character of the building and the peaceful nature of our surroundings. We've thoroughly enjoyed living here for the past seventeen years"







Westwood is situated in the hamlet of Butlers Cross, Ellesborough within the Chilterns Area of Outstanding Natural Beauty, at the foot of the Chiltern Hills (part of the National Trust) which has superb views across the Vale of Aylesbury including the Prime Minister's residence at Chequers just a few miles away. There are numerous public footpaths and bridleways in the area and local beauty spots include Coombe Hill, Beacon Hill and Wendover Woods. The hamlet has a village hall and play area plus a traditional 18th Century coach house and contemporary restaurant, The Russell Arms. The property is within 2 miles of the market town of Wendover which offers a variety of shops, restaurants and public houses, a GP surgery, John Colet Secondary School and a mainline railway station to London Marylebone, 52 minutes. There is an additional railway station within 2 miles at Little Kimble to London Marylebone, 55 minutes. The area is well served with some additional excellent schools including - The Beacon, Berkhamsted Collegiate, Gateway, Heatherton, Ashfold and three highly sought-after Grammar Schools in Aylesbury town.







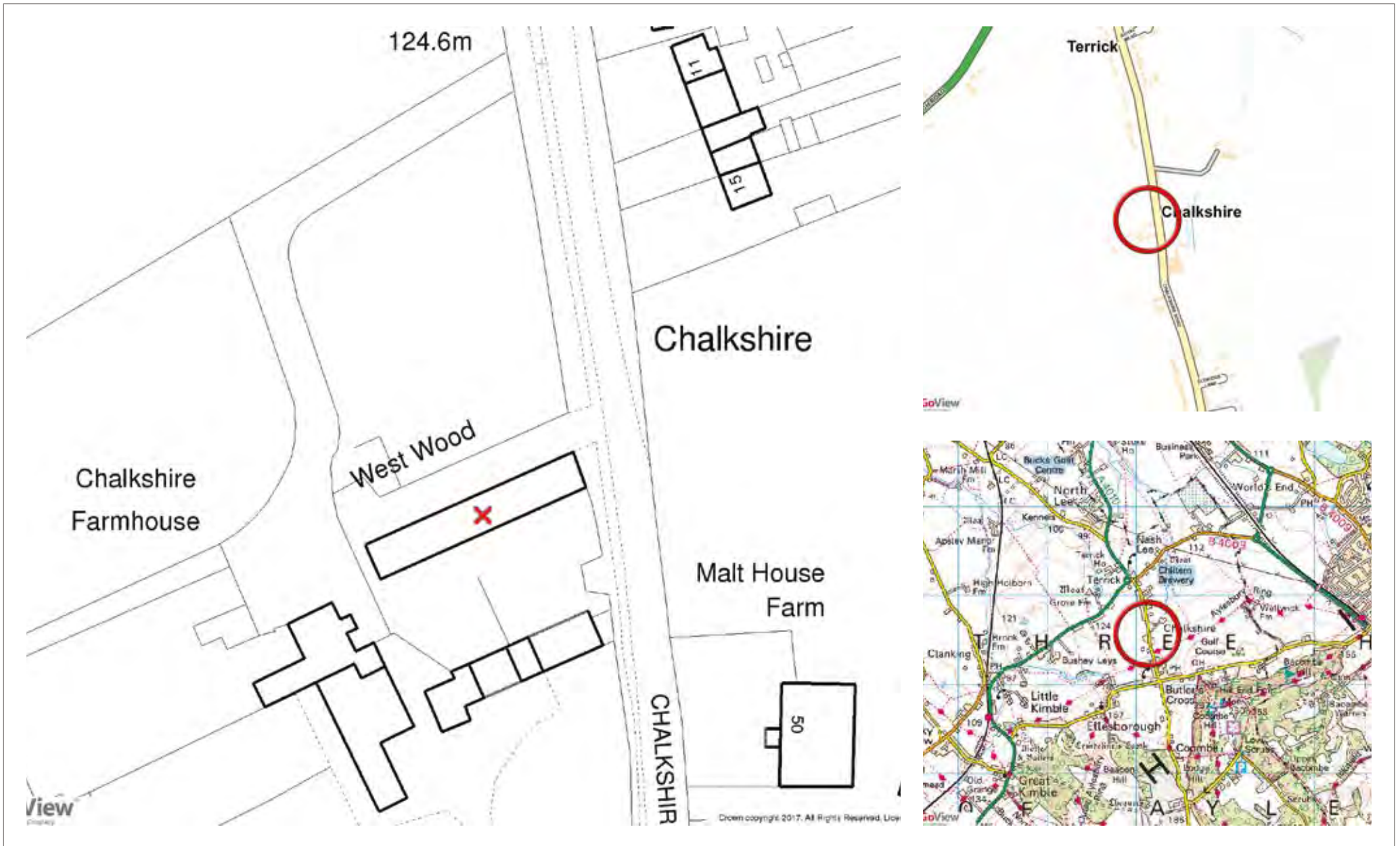


The surrounding market towns and villages within Aylesbury Vale provide a wealth of historical and interesting places to visit including Waddesdon Manor, Claydon House, Quainton Steam Railway and the beautiful Ellesborough Golf Course within half-a-mile from the property. Extensive shopping facilities are situated at Bicester Village Retail Outlet, the refurbished Friars Square shopping centre in the county town of Aylesbury, 5 miles away, which has a wide choice of social and leisure facilities, Grammar Schools and another mainline railway station with London Marylebone reached in 59 minutes. The nearby A41 provides easy access into Aylesbury, Bicester and onwards to the M40 and M25 motorway networks. London Heathrow can be reached in 29 miles and Central London within 39 miles.





Outside there is large room currently used as a Gym/Games room and situated next to the Garage. The property is set in a very good size plot with well screened boundaries to all sides.



Registered in England and Wales. Company Reg. No. 2655267.

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Westwood, Chalkshire Road, Butlers Cross, Aylesbury

Approximate Gross Internal Area

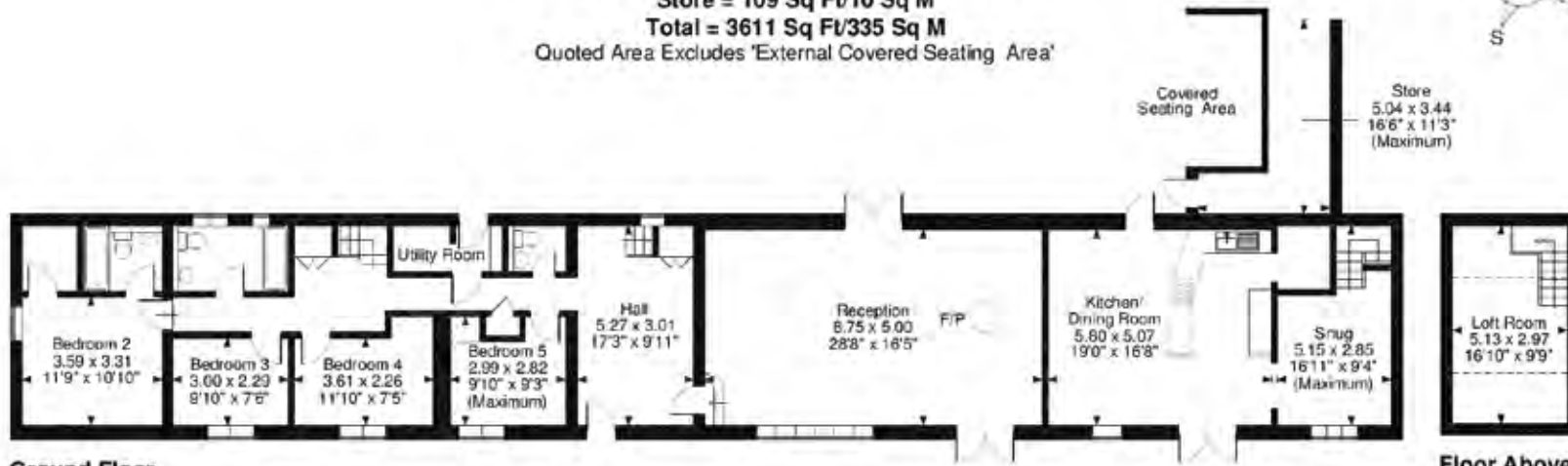
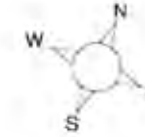
Main House = 2602 Sq Ft/241 Sq M

Garage, Gym & Workshop = 900 Sq Ft/84 Sq M

Store = 109 Sq Ft/10 Sq M

Total = 3611 Sq Ft/335 Sq M

Quoted Area Excludes 'External Covered Seating Area'

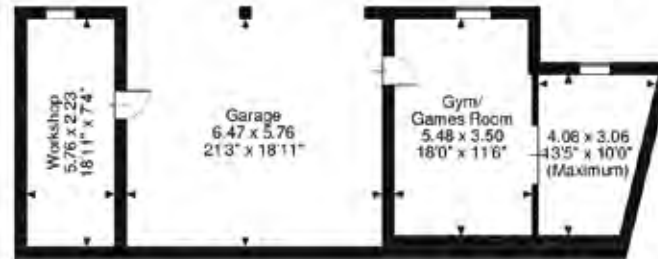


Ground Floor

Floor Above Snug



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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EPC Exempt

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. * These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent. Printed July 2024





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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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