



Chalkshire Road, Butlers Cross - HP17 0TJ

Offers in Region of £750,000

 **TIM RUSS**  
& Company



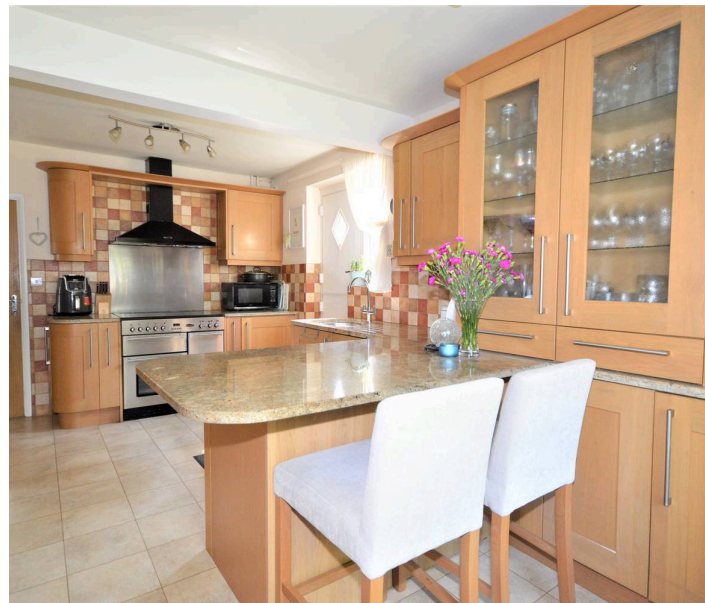


## Chalkshire Road

### Butlers Cross

- Semi-rural location
- Entrance Hall, Cloakroom
- Sitting Room with open fireplace housing woodburning stove
- Dining Room with double doors leading out to the garden
- Well fitted Kitchen/Breakfast Room
- Large Ground Floor Guest Bedroom / additional Reception Room
- Master Bedroom with En-Suite Shower Room
- Two Further Double Bedrooms
- Large Driveway and Good Sized Secluded Garden

Butlers Cross is a popular village situated at the foot of the Chilterns about two miles from Wendover and has a bus route passing through the village linking it with Aylesbury and Princes Risborough. Wendover is a most attractive thriving village set at the foot of the Chiltern Hills just to the south east of the county town of Aylesbury. Road access to London could either be via the A413 and M40 or the A41 and M1. The village has a railway station, on the Chilterns Railway Line providing access to Marylebone in 45-50 minutes. It also offers good day to day shopping facilities and has a regular weekly market on Thursdays, Health Centre, Dentists, Library. There are schools in the village for all ages and the renowned Grammar School and High Schools are in Aylesbury together with the Sir Henry Floyd co-ed Grammar School.





# Chalkshire Road

## Butlers Cross

Positioned on a superb plot offering spacious and versatile accommodation which is beautifully presented throughout.

Set in a peaceful semi-rural location, this delightful four-bedroom detached home offers a serene escape from the pace of everyday life. Upon entering, you're welcomed by a spacious entrance hall leading to a convenient cloakroom for guests. The cosy sitting room features an open fireplace with a wood-burning stove—perfect for relaxing evenings. Double doors in the adjoining dining room open to the expansive garden, seamlessly blending indoor and outdoor living. The well-appointed kitchen/breakfast room is ideal for culinary enthusiasts, while a generously sized ground floor guest bedroom—or additional reception room—adds flexibility to the layout. Upstairs, the master bedroom benefits from its own en-suite shower room, accompanied by two further double bedrooms, providing ample space for family living. Outside, a large driveway offers plenty of off-road parking, and the private, well-sized garden creates a secluded haven. The property is open to offers—an inviting opportunity for anyone looking to secure their own slice of countryside paradise.

Council Tax band: F

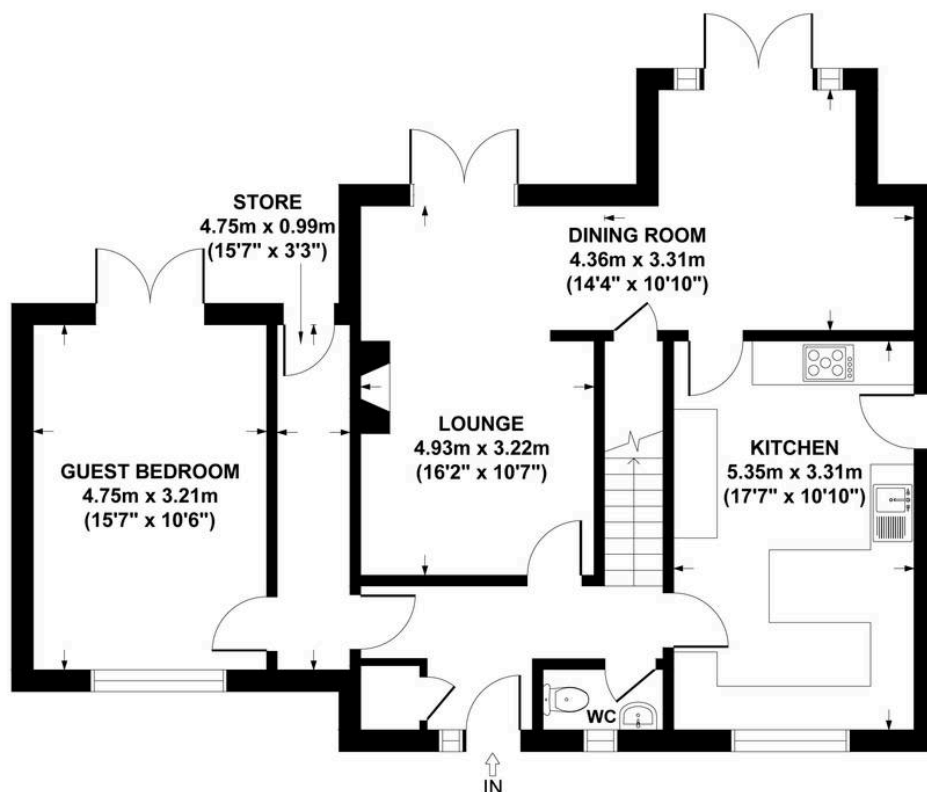
Tenure: Freehold

EPC Energy Efficiency Rating: D

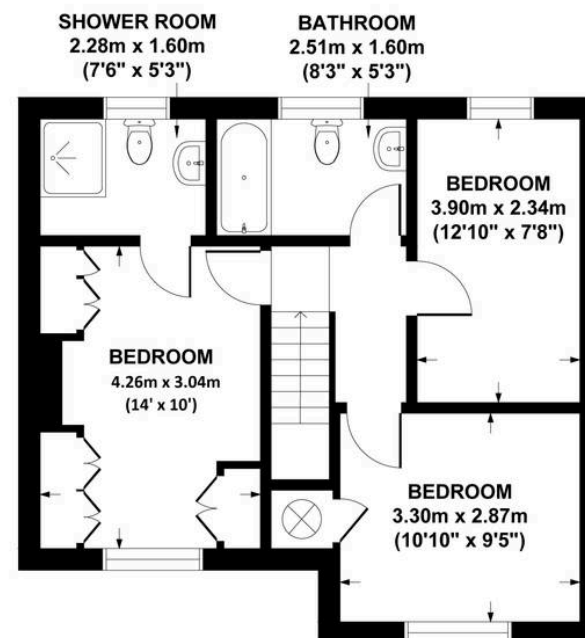
EPC Environmental Impact Rating: D







GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 81 SQ M / 869 SQ FT



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 47 SQ M / 508 SQ FT

**CHALKSHIRE ROAD, BUTLERS CROSS, HP17 0TJ**  
**APPROX. GROSS INTERNAL FLOOR AREA 128 SQ M / 1377 SQ FT**

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

## Tim Russ and Company

Tim Russ & Co, 4 Chiltern Court Back Street - HP22 6EP

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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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