



The Honeyfield Chalkshire Road, Butlers Cross - HP17 0TR  
£765,000





# The Honeyfield Chalkshire Road

Butlers Cross, Aylesbury

- Set in approximately 1/4 acre
- Three Double Bedrooms
- Two Reception Rooms
- Office/Den or Additional Bedroom
- Fitted Kitchen with Appliances
- Detached Double Garage
- Parking for Numerous Vehicles
- Ground Floor Shower Room
- Lovely Secluded Gardens

Butlers Cross is a highly sought after Village situated about 2 ½ miles from Wendover, with a regular bus service to both 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 Aylesbury. Road access to London could either be via the A413 and M40 or the A41 and M1. The village has a railway station at the top of the High Street 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, 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. There are many opportunities for recreation close to the village including Wendover Woods and Coombe Hill and most sports are available in the Aylesbury Vale.





# The Honeyfield Chalkshire Road

Butlers Cross, Aylesbury

Set in an idyllic location this beautifully presented family home sits in a plot of approximately ¼ acre with a detached double garage to the rear. No Chain.

This detached property has been maintained to a high standard throughout and benefits from an attractive kitchen which looks out to the rear garden. The versatile accommodation comprises; enclosed entrance porch, open hallway, a sitting room with a double sided fireplace shared with the dining room, there are double doors leading out to the patio and garden, a re-fitted kitchen with a host of units and integrated appliances including a range dual fuel cooker and breakfast bar, a boot room, a shower room and a study/second sitting room or additional bedroom. To the first floor are three double bedrooms each enjoying views over fields to the front or the gardens to the rear, also a re-fitted bathroom suite with a shower over the bath. No onward chain.

Council Tax band: F

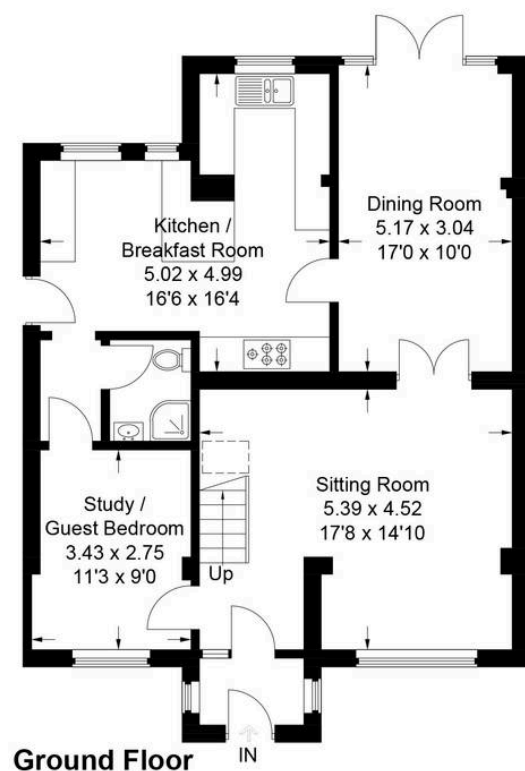
Tenure: Freehold

EPC Energy Efficiency Rating: D

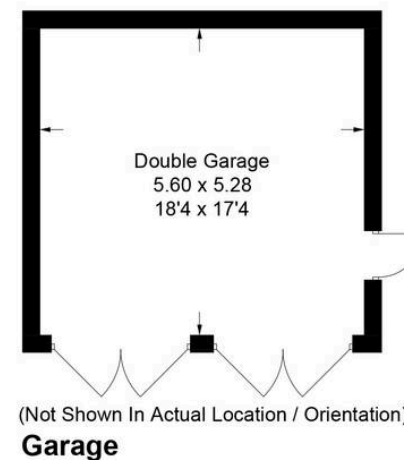
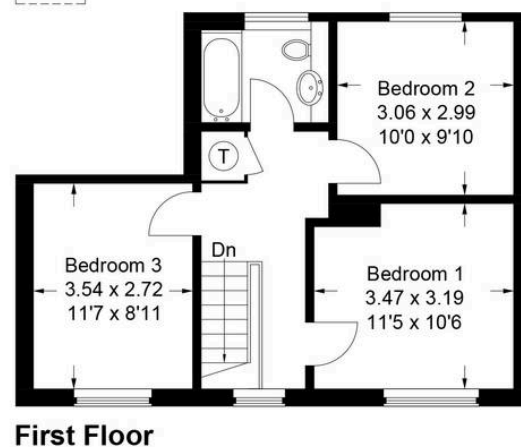
EPC Environmental Impact Rating: E







= Reduced headroom below 1.5m / 5'0



Approximate Gross Internal Area  
(Excluding Outbuilding)  
Ground Floor = 80.2 sq m / 864 sq ft  
First Floor = 44.6 sq m / 480 sq ft  
Garage = 30.5 sq m / 328 sq ft  
Total = 155.1 sq m / 1,672 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

© CJ Property Marketing Ltd Produced for Tim Russ & Company



# Tim Russ and Company

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

01296 621177 • wendover@timruss.co.uk • timruss.co.uk/

