



25 Butterfield, Wooburn Green - HP10 0PX

Offers Over £1,100,000

 **TIM RUSS**  
& Company





## 25 Butterfield

### Wooburn Green

- Substantial Detached Family Home
- Gated Private Development Serving Only Three Properties
- Impressive Kitchen/Dining Room Plus Utility Room
- Three Excellent Size Reception Rooms
- Five Bedrooms Plus Three Bathrooms
- Underfloor Heating & Air Condition
- Outdoor Heated Swimming Pool
- Edge Of Popular Village Of Wooburn Green

Wooburn Green is a sought-after village nestling in a picturesque valley between Beaconsfield and Bourne End with both offering train services to London. The village centre offers local shops for day to day needs with a few restaurants and public houses and a delightful central Green. The Location is close to Wooburn Manor Park, the tennis and cricket clubs, the river Wye and surrounding countryside. Excellent communication links are available nearby with access to the M40 either at Junction 2 (Beaconsfield) or Junction 3 (Loudwater). The M4 is also accessed close by. Schooling in the area is highly regarded being in the catchment area for St Paul's Primary School and, of course, the Buckinghamshire grammar system.





## 25 Butterfield

### Wooburn Green

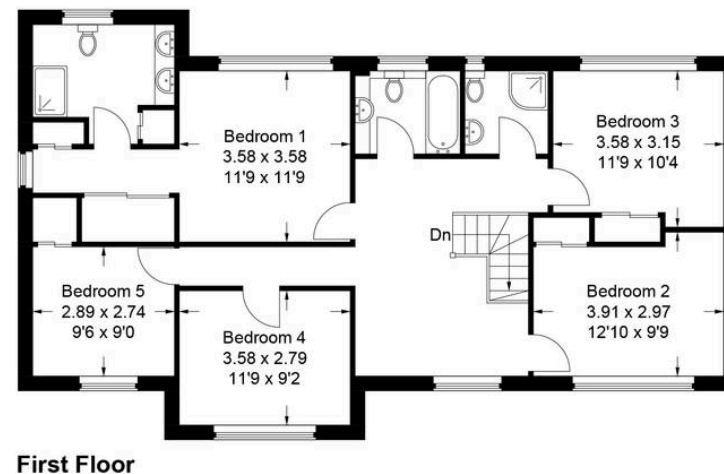
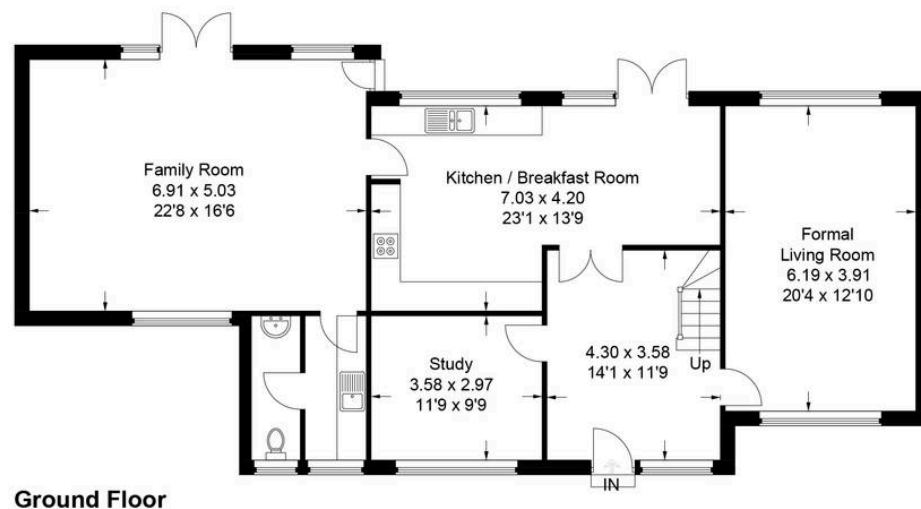
Set in a secluded gated development of just three properties on the periphery of Wooburn Green, just a short walk of St Paul's school and glorious countryside. This surprisingly spacious detached family home has been tastefully improved by the current owners providing a well designed, light and airy accommodation across both floors. An open reception hall greets you with the large home office to one side and the formal living room to the other, glazed double doors open to a superb and spacious kitchen/dining room that spans the back of the house opening on the private garden beyond. A large family room adds to an already impressive layout which is complimented by a useful utility room and cloakroom. The first floor is seamlessly connected by the light and spacious galleried landing. All five bedrooms are doubles with the main boasting it's own dressing room and en-suite. There is a further bathroom and separate shower room. The rear garden is both a good size and private, fully paved for low maintenance and to best enjoy the beautiful and large heated swimming pool. Further features and benefits are air conditioning, underfloor heating and a large shingle driveway providing secure parking. Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





## 25 Butterfield

Approximate Gross Internal Area  
 Ground Floor = 120.0 sq m / 1,292.2 sq ft  
 First Floor = 98.5 sq m / 1,060.4 sq ft  
 Total = 218.6 sq m / 2,352.6 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.  
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## Tim Russ and Company

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 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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