



Elm Close, Butlers Cross
£650,000

 **TIM RUSS**
& Company



- Well-presented three-bedroom semi-detached home in the highly desirable village of Butlers Cross
- Driveway & Garage providing secure off-street parking for multiple vehicles
- Beautifully landscaped and private south-facing rear garden, perfect for outdoor dining and relaxation
- Modern fitted kitchen with ample storage and worktop space
- Close to Wendover Woods, local countryside walks, and excellent transport links to Wendover and Aylesbury
- Excellent access to highly regarded local schools in the Wendover area, including Buckinghamshire grammar schools within catchments
- Convenient transport links including nearby Wendover mainline station to London Marylebone

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

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 well-presented three-bedroom semi-detached house is set within a peaceful cul-de-sac in the highly desirable village of Butlers Cross. The property offers an inviting and versatile layout, perfectly suited to modern family living. The ground floor features a bright and spacious open-plan living and dining room, which enjoys a picturesque outlook over the stunning rear garden and provides an exceptional space for both entertaining and relaxing with family. The modern fitted kitchen is equipped with ample storage and worktop space, complemented by a separate utility room/WC for added convenience. A dedicated kitchen/breakfast room offers further room for informal dining and everyday family life. Upstairs, three well-proportioned bedrooms provide comfortable and flexible accommodation, ideal for growing families, visiting guests, or those wishing to create a home office. The property also benefits from a family bathroom and useful storage options throughout. With a private driveway and garage, there is secure off-street parking for multiple vehicles. The location is ideal for families, offering access to highly regarded local schools, including Buckinghamshire grammar schools within catchment, along with convenient transport links to Wendover, Aylesbury, and London Marylebone via the nearby mainline station.

The outside space is a true highlight of the home, featuring a beautifully landscaped and private south-facing rear garden that enjoys a wonderful sunny aspect throughout the day. Thoughtfully designed with mature planting, colourful borders, and generous areas for seating and recreation, it provides an idyllic setting for outdoor dining, entertaining, or simply unwinding in peaceful surroundings. The generous patio creates the perfect space for al fresco meals and summer gatherings, while the level lawn offers ample room for children to play. To the front, the driveway and garage provide secure parking and additional storage. The quiet cul-de-sac setting further enhances the sense of privacy and community, while immediate access to picturesque countryside walks, including Wendover Woods, and easy reach of everyday amenities make this a superb choice for families and professionals alike.



