



Chalkshire Road, Butlers Cross  
£1,000,000

 **TIM RUSS**  
& Company



- Convenient access to Wendover, Aylesbury and excellent commuter links into London
- Beautiful countryside walks and the Chiltern Hills right on your doorstep
- Generous rear garden enjoying beautiful open field views and a high degree of privacy
- Detached three bedroom family home situated in the highly desirable village of Butlers Cross
- Impressive electric gated entrance leading to a substantial private driveway with ample off-street parking for numerous vehicles
- Versatile detached outbuilding currently utilised as two separate home offices, ideal for remote working, hobbies or studio space

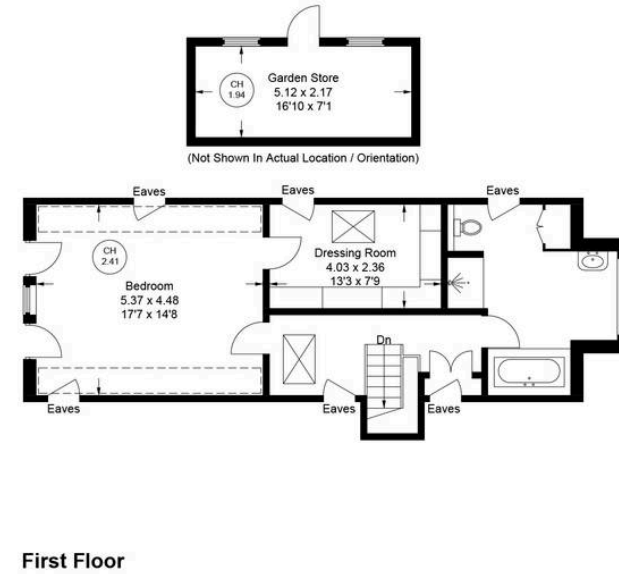
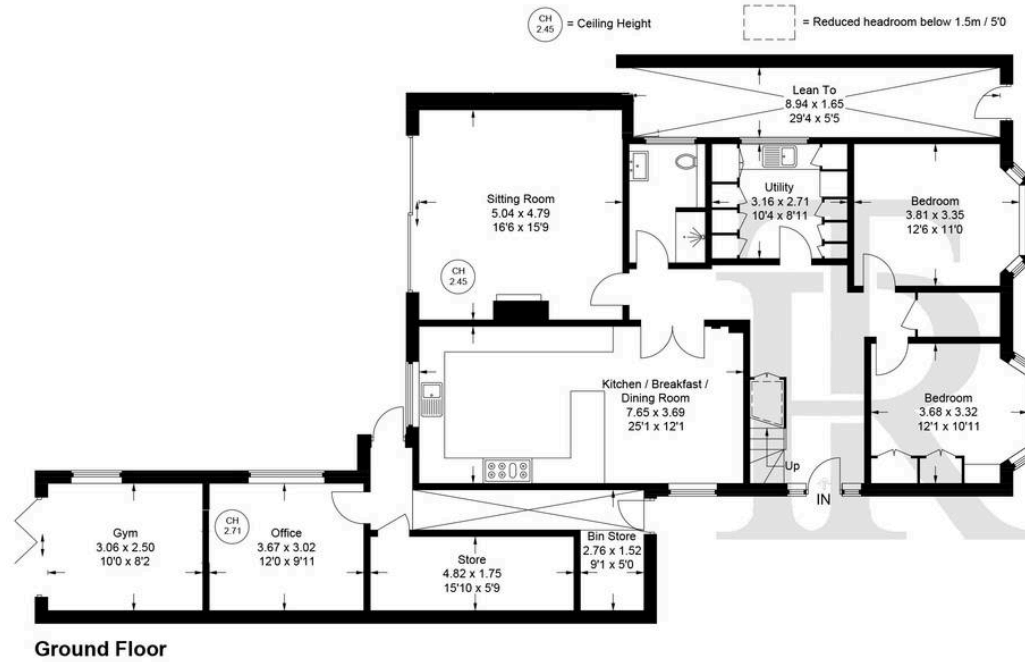
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- Council Tax band: F
  - Tenure: Freehold
  - EPC Energy Efficiency Rating:
  - EPC Environmental Impact Rating:

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 beautifully presented three-bedroom detached family home is situated in the highly sought-after village of Butlers Cross, offering the perfect balance of peaceful village living and convenient access to Wendover, Aylesbury and excellent commuter links into London. The property boasts a flexible and adaptable layout, ideally suited to modern family life, with potential to create a fourth bedroom should requirements change. Upon entering, you are welcomed by an inviting entrance hall leading through to a bright and spacious living room, ideal for both relaxation and entertaining. The modern fitted kitchen/dining room offers ample storage, generous worktop space and plenty of room for family dining, making it the heart of the home. Further enhancing the ground floor is a separate utility room together with a contemporary shower room. To the first floor, the impressive principal bedroom suite benefits from a dedicated dressing room, creating a luxurious and private retreat. Two further well-proportioned bedrooms provide comfortable accommodation for family members or guests. Beautifully maintained throughout and presented in excellent decorative order, the property allows prospective purchasers to move straight in and enjoy all that this wonderful home has to offer. Approached via an electric gated entrance, the property enjoys a substantial private driveway providing ample off-street parking. A particular feature is the generous rear garden, which enjoys a high degree of privacy whilst backing onto open fields, creating stunning countryside views and a wonderful sense of tranquillity. The property also benefits from a substantial detached outbuilding, currently configured as two separate home offices. This versatile space is perfectly suited for remote working, hobbies, a studio, gym or a variety of other uses. Surrounded by beautiful countryside and with the Chiltern Hills on the doorstep, the property offers immediate access to an abundance of scenic walks and outdoor pursuits. Combining spacious accommodation, flexible living space, exceptional outdoor areas and a highly desirable village location, this outstanding home presents a rare opportunity for families seeking both lifestyle and convenience.





## Chalkshire Road, HP17 0

Approximate Gross Internal Area  
 Ground Floor = 176.6 sq m / 1901 sq ft  
 First Floor = 60.3 sq m / 649 sq ft  
 Garden Store = 11.0 sq m / 118 sq ft  
 Total = 247.9 sq m / 2668 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade Ltd ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



## Tim Russ and Company

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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 £65 (incl. VAT) fee, paid directly to them.

For more information please visit our website.



Particulars described on our website and in marketing materials are for indicative purposes only; their complete accuracy cannot be guaranteed. Details such as boundary lines, rights of way, or property condition should not be treated as fact. Interested parties are advised to consult their own surveyor, solicitor, or other professional before committing to any expenditure or legal obligations.