

Beacon View, Ellesborough Road, Butlers Cross

£695,000

TIM RUSS & Company

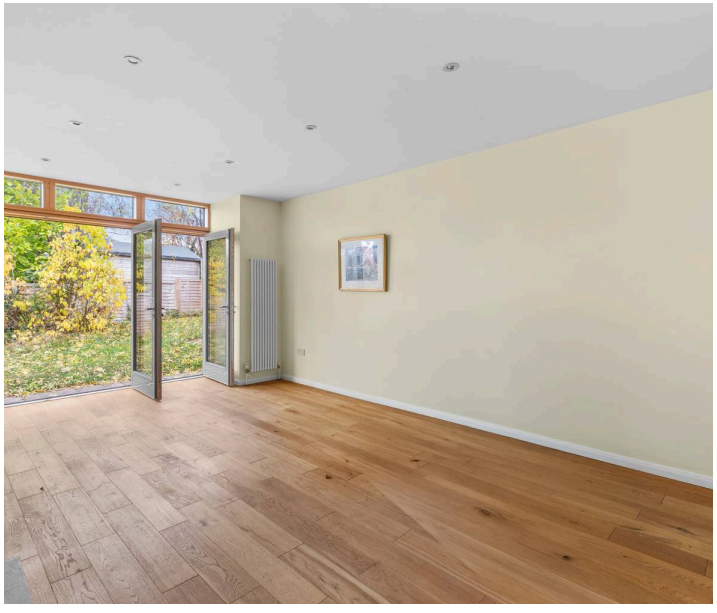
- Extended Three/Four Bedroom Home Offering Generously Proportioned & Versatile Accommodation
- Beautifully Positioned in the Highly Desirable Village of Butlers Cross
- Spacious & Welcoming Living Room with Characterful Feature Log Burner
- Flexible Accommodation Offering Excellent Potential for a Fourth Bedroom, Study or Home Office
- Occupying a Generous Plot with Both a Front Garden & Substantial Rear Garden, Creating a Wonderful Sense of Space
- Attractive Rural Views Across the Surrounding Countryside & Towards the Iconic Coombe Hill
- Convenient Rear Parking Providing Valuable Off-Street Parking
- Fantastic Access to the Picturesque Chiltern Countryside & Surrounding Walking Routes
- Spacious & Well-Appointed Kitchen/Dining Room, Providing an Excellent Space for Everyday Living & Entertaining.
- Excellent Commuter Connections from Nearby Little Kimble & Wendover Railway Stations, Offering Rail Services to London Marylebone

---

- EPC Rating: C
- Council Tax Band: D
- Tenure: Freehold

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.







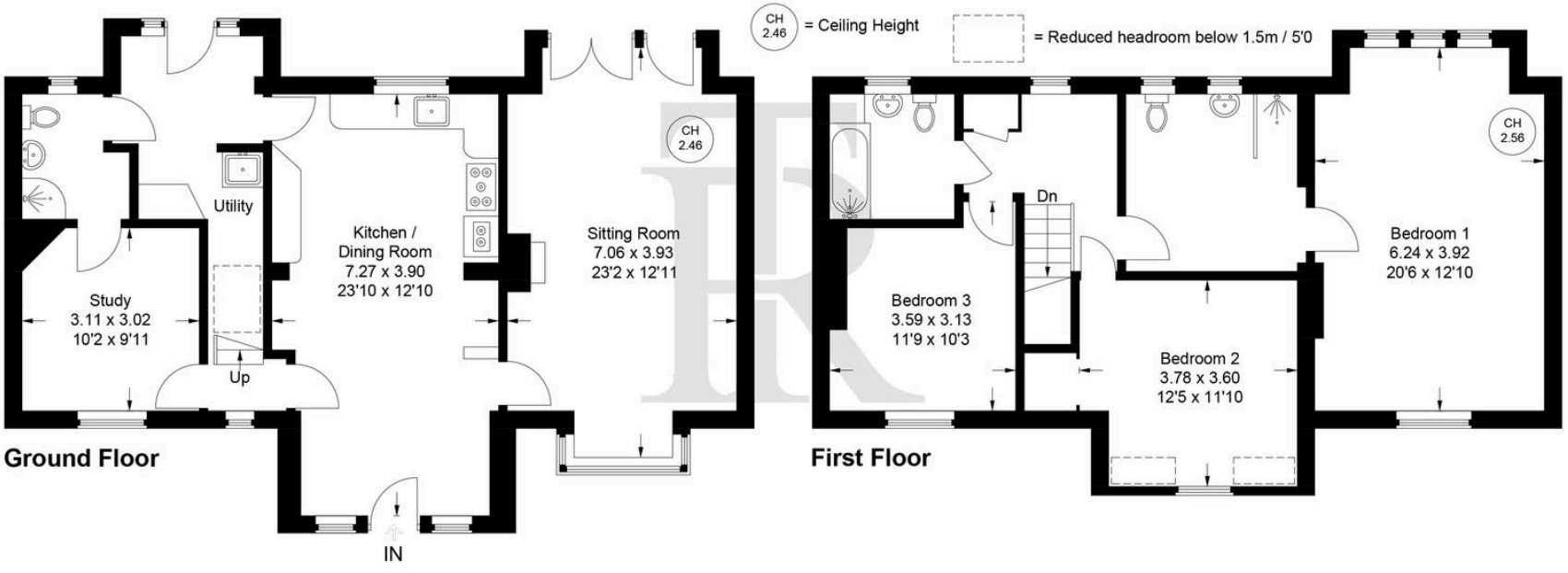






This extended three/four bedroom end-of-terrace house offers generously proportioned, versatile accommodation and is beautifully positioned in the highly desirable village of Butlers Cross. Occupying a generous plot with both a front garden and substantial rear garden, the property enjoys a wonderful sense of space, both inside and out. The property welcomes you with a spacious and inviting living room, featuring a characterful log burner that adds warmth and charm to the space. The large modern kitchen provides ample workspace and storage, and is complemented by a separate utility room for added convenience. A downstairs shower room offers practicality for busy households. The flexible layout presents excellent potential for a fourth bedroom, study or home office, making this home ideal for those seeking adaptable living arrangements. Upstairs, the principal bedroom benefits from a stylish en-suite shower room, while two further bedrooms are served by a well-appointed family bathroom. Throughout, the property is thoughtfully arranged to maximise natural light and create a wonderful sense of space. Attractive rural views can be enjoyed from many rooms, with outlooks across the surrounding countryside and towards the iconic Coombe Hill. The home is well situated for access to the picturesque Chiltern countryside and a network of scenic walking routes, while also being ideally positioned for Wendover, Aylesbury and the wider surrounding villages. Commuters will appreciate the excellent transport links, with nearby Little Kimble and Wendover railway stations providing rail services to London Marylebone. The property further benefits from convenient rear parking, offering valuable off-street parking for residents.

This is a rare opportunity to acquire a spacious and adaptable home in a sought-after rural setting, combining the best of countryside living with excellent local amenities and commuter connections. Whether you are looking for a home with room to grow, a flexible space for remote working or simply a peaceful retreat in a picturesque village, this property delivers on all fronts. Early viewing is highly recommended to appreciate the generous accommodation, gardens and exceptional location this home has to offer.



Beacon View, Ellesborough Road, HP17 0

Approximate Gross Internal Area
Ground Floor = 79.5 sq m / 856 sq ft
First Floor = 73.5 sq m / 791 sq ft
Total = 153.0 sq m / 1647 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.

N

Tim Russ and Company

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

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

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.