

FINE & COUNTRY

95 Chalkshire Road

Butlers Cross, Aylesbury, HP17 0TJ

95 Chalkshire Road

A rare opportunity to acquire a detached three-bedroom home set within an impressive 0.53-acre plot, offering exceptional scope for enlargement and redevelopment, subject to the necessary planning permissions.

Ground Floor

Living Room With Fireplace

Kitchen & Separate Utility Room

Bedroom One With Ensuite

Bedroom Two

Family Bathroom

Study

Conservatory

Bedroom Three

Cloakroom

Outside

Ample Driveway Parking

Double Garage

Large Established Gardens

0.53 Acre Plot







Situated along the sought-after Chalkshire Road in the desirable hamlet of Butlers Cross, this detached property offers an exciting opportunity for buyers looking to create their own substantial family home in a beautiful Buckinghamshire setting. The existing property provides approximately 1,906 sq ft of accommodation, with a further 390 sq ft garage, and currently comprises three bedrooms, a generous living room with feature fireplace, separate study, kitchen, utility room and conservatory. There is also a useful attic room above the garage, providing further flexibility. While the property would now benefit from modernisation and refurbishment throughout, it is the exceptional plot and future potential that really sets this home apart. Extending to approximately 0.53 acres, the grounds provide an unusually generous amount of space for a property of this type, with established trees, mature planting, lawns and a variety of existing garden areas.

The property's existing footprint and substantial surrounding grounds offer considerable scope for a purchaser to explore extending and significantly enhancing the accommodation, subject of course to obtaining the relevant planning consents. The opportunity to create a much larger and highly individual family home on such a substantial plot is particularly appealing. The current accommodation provides a good foundation for modernisation, whilst the detached garage offers excellent additional storage and potential flexibility.
The large conservatory and study further demonstrate the versatility of the existing layout.

Butlers Cross forms part of the highly regarded Ellesborough parish, surrounded by some of Buckinghamshire's most attractive countryside, whilst remaining conveniently positioned for access to Aylesbury, Wendover and Princes Risborough. The area is particularly popular with those seeking a peaceful rural setting without being too far removed from everyday amenities and transport links.

95 Chalkshire Road represents a rare opportunity to acquire a substantial plot of approximately 0.53 acres with an existing detached house and significant potential to create an exceptional modern family residence.

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AML Disclaimer
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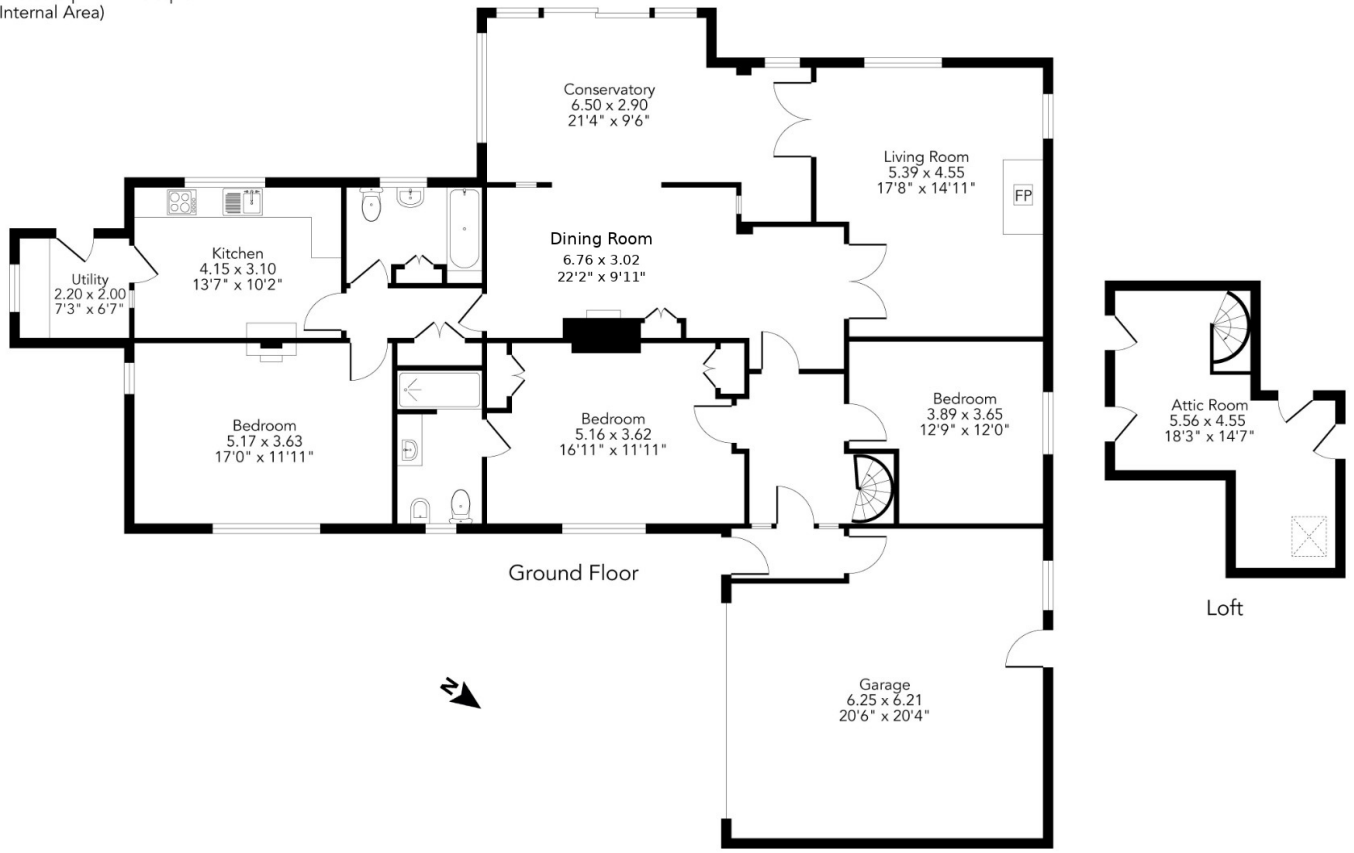






APPROXIMATE FLOOR AREA
House - 177.14 sq m - 1906 sq ft
Garage - 36.21 sq m - 390 sq ft
Total - 213.35 sq m - 2296 sq ft
(Gross Internal Area)

NOT TO SCALE
This plan is for illustration purposes only



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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