



## SPACIOUS, OPEN PLAN STYLE, SINGLE STOREY PROPERTY

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APPLETREES,  
ELLESBOROUGH ROAD, BUTLERS CROSS, AYLESBURY, BUCKINGHAMSHIRE HP17 0XH

Freehold

savills



## IN A SECLUDED POSITION WITH SWIMMING POOL.

### APPLETREES, ELLESBOROUGH ROAD, BUTLERS CROSS, AYLESBURY, BUCKINGHAMSHIRE HP17 0XH

#### Freehold

Sitting/dining room ♦ kitchen ♦ 3 bedrooms (1 en suite and currently used as a study) ♦ bathroom ♦ single & double garaging ♦ rear garden ♦ swimming pool & summer house ♦ all set in about 0.25 acres ♦ EPC rating = D

#### Situation

Wendover (Chiltern mainline station to London Marylebone fast trains 47 mins) 2.2 miles, Princes Risborough 3.4 miles, Beaconsfield 15 miles, London (Baker Street) 40 miles. All times and distances are approximate and correct at the time of writing.

Appletrees is situated in the hamlet of Butlers Cross within the Chilterns Area of Outstanding Natural Beauty and close to the attractive village of Wendover which offers a variety of shops, restaurants and public houses, a GP surgery, John Colet Secondary School and a mainline railway station to London Marylebone. Further facilities can be found in Princes Risborough. Sports enthusiasts are well catered for with Ellesborough golf club. There are numerous public footpaths and bridleways in the area and local beauty spots include Coombe Hill, Wendover Woods and Cymbeline Mount.

Buckinghamshire is renowned for its choice and standard of schooling, and is one of the last counties to maintain the traditional grammar school system.

#### Description

Appletrees is a light and airy single storey property, set in a secluded position in this desirable hamlet. The house offers mainly open plan living with three bedrooms, a fully fitted bathroom and an en suite shower room. The house is set well back from the road and offers driveway parking for several cars and triple garaging. The house is built around a large terrace area with a heated swimming pool and summer house and additional rear garden.

The house is approached through an electronic entrance door with intercom leading to the pool terrace and front door. This opens into the main reception space with a large dining area and views over the pool and terrace. The sitting area lies beyond this with patio doors onto the terrace and a further aspect over the rear garden. The kitchen is fitted in a comprehensive range of units with spaces for appliances. An archway leads into the utility room with further fitted cupboards and a door to outside. There are three bedrooms (all double in size), one bedroom lies adjacent to the sitting room, with a fitted wardrobe and an en suite shower room. The remaining bedrooms lie to the front of the house, both with fitted wardrobes and one with a range of beside and over bed storage.





This room is double aspect with views over the driveway approach and over the swimming pool terrace to the rear.

#### Outside

Appletrees is approached over a gravel drive and turning area with a central island planted with evergreen shrubs. There is parking for several cars and the frontage is screened by mature hedging. Accessed from the drive is the garaging comprising of a single and a double garage in tandem both with electric up and over doors. Through the electronic entrance door is the terrace area adjacent to the house with good sized heated swimming pool, barbeque and summer house with heating and power. A step leads down to an area of lawn to the rear of the house with well-maintained borders with shrubs and climbers and a fine palm. To one side of the house is a useful gravel utility area with a gate leading to the front drive.

#### Services

All mains services connected.

#### Local Authority:

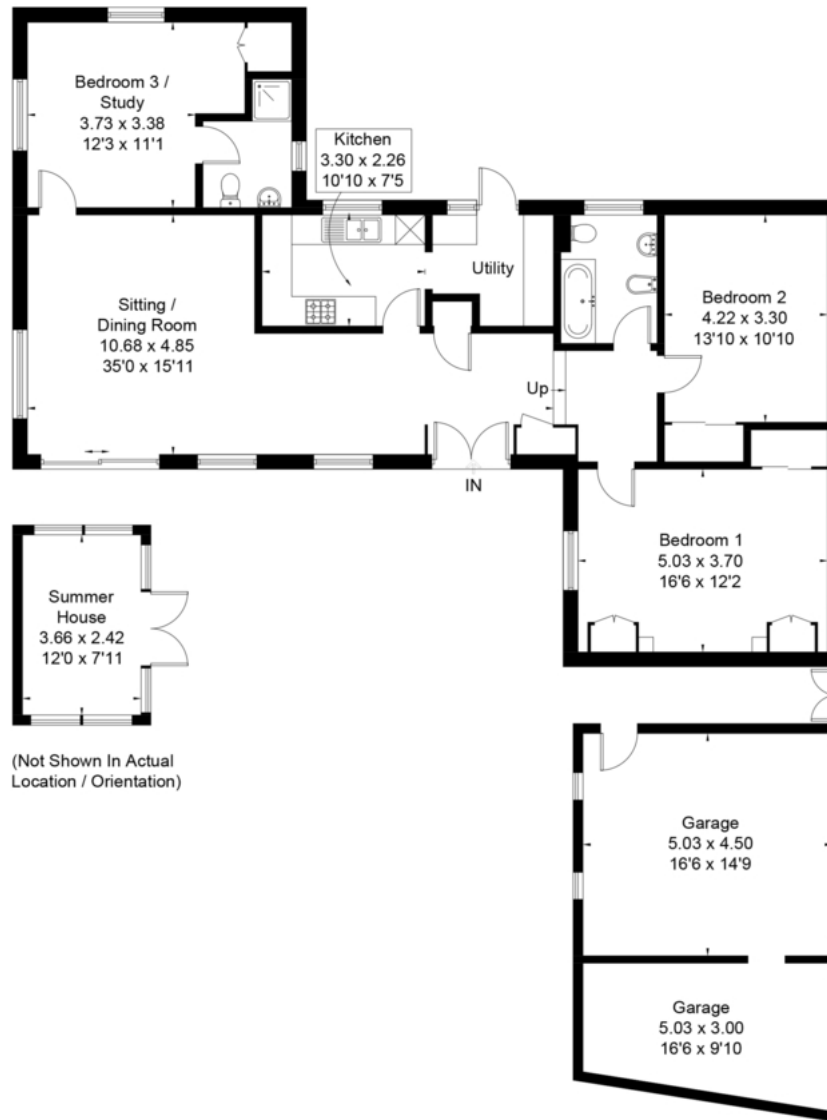
Wycombe District Council

#### Viewing:

Strictly by appointment with Savills



Approximate IPMS2 Floor Area  
House = 120.1 sq m / 1293 sq ft  
Garaging = 36.6 sq m / 394 sq ft  
Pool House = 8.8 sq m / 95 sq ft  
Limited Use Area = 0.9 sq m / 10 sq ft  
**Total = 166.4 sq m / 1792 sq ft**  
For identification only. Not to scale.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(93-100) <b>A</b>		81
(81-92) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		