



**Ripon Street, Aylesbury HP20 2JP**

**welcome to**

## **Ripon Street, Aylesbury**

We are thrilled to present this stunning 4 bedroom home to the market, brought to you by Brown and Merry. This exquisite property exudes charm and character with its period features and boasts a self-contained annex. With high ceilings and fireplaces throughout, this home offers a bright and airy atmosphere that is perfect for a growing family. On the ground floor, you will find a lounge adorned with beautiful sash windows, a dining area, a cosy family room, and a well-appointed kitchen that leads to a utility room and a convenient downstairs wc. As you make your way to the first floor, you will discover four generously sized bedrooms and a family bathroom. Outside, the property offers a delightful, south westerly rear garden with access to the self-contained annexe. The annexe features an open plan lounge, kitchen, and sleeping area, as well as a convenient shower room. Situated in a peaceful location, this property provides easy access to the town and train station.





## Accommodation Comprises

### Entrance Hall

### Cloakroom

### Lounge

13' 8" into bay x 12' 1" max ( 4.17m into bay x 3.68m max )

### Dining Room

10' 7" max x 10' 6" max ( 3.23m max x 3.20m max )

### Family Room

16' 7" max x 11' 4" max ( 5.05m max x 3.45m max )

### Kitchen

9' 7" x 8' 1" ( 2.92m x 2.46m )

### Utility Room

10' 6" x 6' 5" ( 3.20m x 1.96m )

### Landing & First Floor

### Bedroom One

12' 8" max x 10' 5" max ( 3.86m max x 3.17m max )

### En-Suite

### Bedroom Two

10' 7" max x 9' 6" max ( 3.23m max x 2.90m max )

### Bedroom Three

11' 2" max x 8' 8" max ( 3.40m max x 2.64m max )

### Bedroom Four

8' 9" x 8' 5" ( 2.67m x 2.57m )

### Annexe

### Office/ Annexe

17' 7" x 10' 5" ( 5.36m x 3.17m )

### Shower Room

### Outside

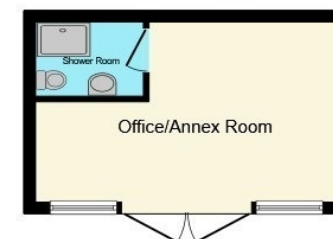
### Rear Garden



**Ground Floor**



**First Floor**



**Outbuilding**



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welcome to

## Ripon Street, Aylesbury

- FOUR BEDROOM PERIOD PROPERTY
- FOUR BEDROOM FAMILY HOME
- HIGH CEILING & OPEN FIREPLACES THROUGHOUT
- SITTING ROOM, DINING ROOM & FAMILY ROOM FLOWING INTO KITCHEN
- FOUR GOOD SIZED BEDROOMS
- ENSUITE TO BEDROOM ONE
- FAMILY BATHROOM
- OFFICE/ ANNEXE SITUATED TO THE REAR

Tenure: Freehold EPC Rating: Awaited

Offers in excess of

**£500,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
AYL114254 - 0007

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