



**Connells**

Forge House  
Terrick Aylesbury



# Forge House Terrick Aylesbury HP17 0TG

for sale offers in excess of  
**£600,000**



## Property Description

Connells are delighted to bring this rarely available, attractive brick and flint home to the market that is beautifully presented throughout and offering extensive accommodation, as well as superb gardens and a 500sq ft detached barn.

The accommodation on offer comprises: entrance porch, a sitting room with fireplace with inset wood burning stove, an open plan dining room with re-fitted modern kitchen, a separate utility room, an additional garden/family room, a downstairs bathroom, three well-proportioned bedrooms, ensuite and walk in wardrobe to main bedroom and additional cloakroom. There is gated driveway parking for several vehicles, a detached barn/workshop and enclosed gardens.

For more information or to arrange a viewing, please contact Connells today.

## Entrance Porch

Door to front aspect, windows to side aspect, stairs rising to the first floor.

## Reception Room

14' 10" MAX x 11' 11" MAX ( 4.52m MAX x 3.63m MAX )

Dual aspect windows to front and side aspect, fireplace with inset wood burning stove.

## Kitchen

Irregular Shaped Room 13' MAX x 8' 5" MAX ( 3.96m MAX x 2.57m )

Open plan with dining room. re-fitted kitchen with a range of wall and base level units with wooden work tops and tiling to complement, dual aspect windows to front and side aspect, butler sink, spaces/plumbing for appliances, breakfast island.

## Dining Room

12' 1" MAX x 10' 11" MAX ( 3.68m MAX x 3.33m MAX )

Window to the front aspect, fireplace with wood burning stove.

## Downstairs Bathroom

Three piece white suite, windows to the side and rear aspects.

## Utility Room

15' 6" x 8' 11" ( 4.72m x 2.72m )

Window to side aspect, base units with work surfaces to complement, plumbing for washing machine.

## Garden Room

15' 6" x 8' 11" ( 4.72m x 2.72m )

Windows to side aspect, wood effect flooring and patio doors to the rear garden.

## First Floor Landing

Window to rear aspect, airing cupboard.

## Cloakroom

WC, wash hand basin, radiator.

### Bedroom One

15' 5" MAX x 11' 11" MAX ( 4.70m MAX x 3.63m MAX )

Dual aspect windows to front and side aspect, walk in wardrobe and ensuite shower room.

### En-Suite

Window to side aspect, shower cubicle, WC, vanity basin, heated hand towel rail.

### Walk In Wardrobe

### Bedroom Two

11' 7" MAX x 11' 3" MAX ( 3.53m MAX x 3.43m MAX )

Window to front aspect, radiator.

### Bedroom Three

9' 11" MAX x 8' 10" MAX ( 3.02m MAX x 2.69m MAX )

Window to front aspect, radiator.

### Outside

### Front Garden

Double gates leading to the rear driveway for several cars and leads to the detached Barn/Workshop.

### Rear Garden

Laid mainly to lawn and enclosed by wooden fencing, private garden area with retaining wall.

## Detached Barn/ Workshop











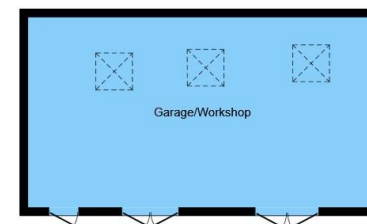




**Ground Floor**



**First Floor**



**Outbuilding**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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Band: F

Tenure: Freehold

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