



## SPRINGFIELD

STUDLEY ROAD | RIPON | NORTH YORKSHIRE | HG4 2QJ

*Springfield is an impressive five-bedroom detached home measuring in excess of 2,100 sq. ft., set in a prime Ripon location overlooking the cricket ground and just minutes from open countryside. Recently extended and upgraded from its original design, it now offers stylish, flexible living with gas central heating, double glazing, and modern interiors throughout.*

*The property features a welcoming reception hall, elegant sitting room, and a dining room with multi-fuel stove. The striking family kitchen with vaulted ceiling, granite worktops, and integrated appliances is complemented by a utility room. Three ground floor bedrooms and a sleek bathroom sit alongside two further doubles and a second bathroom to the first floor, with a study/reading room providing additional living space.*

*Outside, enclosed front gardens are enhanced by mature planting and ornamental trees, while to the rear there is visitor parking, a detached garage, seating terraces, a summer house and greenhouse.*

*Perfectly placed for families, Springfield offers excellent access to schools, shops, and Ripon city centre.*

## **ACCOMMODATION**

### **GROUND FLOOR**

- Reception hall
- Sitting room
- Dining room
- Breakfast kitchen
- Utility room
- Three double bedrooms
- Bathroom

### **FIRST FLOOR**

- Study/Reading room
- Two double bedrooms
- Bathroom

### **EXTERIOR**

- Off-road parking for several vehicles
- Detached garage
- Summer houses
- Greenhouse
- Landscaped gardens and grounds
- Dining and entertaining terraces



## GROUND FLOOR

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*Springfield is entered via the bright, spacious, and welcoming reception hall. A feature front door with decorative glazed panels allows natural light to flow inside, creating an immediate sense of warmth. From here, the layout opens into principal living spaces, while the staircase rises gracefully to the first floor.*

*Neutral tones and carpeted flooring are complemented by elegant details such as floral wallpaper accents, an arched hallway, and glazed double doors, all of which enhance the light and airy atmosphere. The generous proportions of the hall also provide scope for decorative furnishings, ensuring this space is both practical and inviting as the central hub of the home.*





Leading off the central hall, the sitting room is bright and generously sized, designed to make the most of its garden outlook with wide picture windows that flood the space with natural light. The room centres on an attractive fireplace with tiled surround and living flame gas fire, creating a focal point for the space.

Decorative panelling adds character to the walls, complemented by a recessed arched display niche that provides an additional feature for ornaments or artwork. The coved ceiling and a central light fitting further enhances the traditional style of the room.

Well-proportioned and versatile, the sitting room offers ample space for both entertaining and relaxed family use, while double doors connect seamlessly to the reception hall, allowing for an easy flow between the main living areas.





The dining room is a versatile reception space with a large window allowing good natural light. A multi-fuel stove set against a feature wall creates an attractive focal point. The room is finished with wood-effect flooring, coved ceiling, and floral wallpaper to one wall, offering a balance of practicality and style. A stained-glass panelled door adds character, while a wide opening links directly into the kitchen, making the space ideal for both everyday dining and entertaining.

The proportions of the room comfortably allow for a family dining table alongside a secondary seating area, giving the space added flexibility.





*The breakfast kitchen is a well-designed and highly practical space, combining quality finishes with a layout ideal for day-to-day family living. It is fitted with a comprehensive range of painted cabinets, providing excellent storage, and complemented by polished granite work surfaces and a stainless-steel sink. Integrated appliances include an electric double oven, gas hob with extractor, fridge/freezer, and dishwasher, ensuring the kitchen is fully equipped for modern needs.*

*The vaulted ceiling with exposed timber beams creates a sense of character and height, while full-height glazing and double doors opening onto the garden make the room naturally bright and welcoming.*

*In addition, there is space for a small dining or breakfast table, allowing the area to function not only as a working kitchen but also as a comfortable place to gather and dine. A built-in bench seat further adds to its versatility.*

*Adjoining the kitchen, the utility room provides a valuable secondary workspace with additional countertop area and space and plumbing for laundry appliances. Designed for practicality, the room also includes bench seating, coat hooks, and useful storage, making it an excellent everyday entrance. From here, there is direct access to the rear of the property, which connects conveniently to the driveway, garage, and parking area.*





## GROUND FLOOR BEDROOM ACCOMMODATION

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### Principal Bedroom

The principal bedroom is a spacious double room with a large front-facing window providing excellent natural light. It features a full range of built-in wardrobes with overhead storage and a fitted dressing table, ensuring plentiful storage. A deep green panelled feature wall adds a sense of character, while the room comfortably accommodates a double bed and additional furniture.

### Bedroom Two

Also positioned on the ground floor, this is a generous double bedroom currently arranged as a hobby room. A wide window to the rear gives a bright aspect, and the room offers flexibility for use as a guest bedroom, study, or additional sitting space if desired.

### Bedroom Three

A further double bedroom with side-facing window, finished in neutral décor with space for freestanding furniture.

### House Bathroom

The ground floor bedrooms are served by a well-appointed house bathroom, fitted with modern white sanitary ware. This includes a panelled bath, a separate corner shower enclosure with glass doors, WC, and washbasin set into a vanity unit with storage beneath. Marble-effect tiling and wood-effect flooring complete the finish, giving the room a fresh and contemporary appearance.

## FIRST FLOOR ACCOMMODATION

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### Study / Reading Room

A generously sized study/reading room serves as a central hub for the first-floor accommodation. The space is well lit by a dormer window which provides attractive views across to the Ripon Cricket Ground, giving the room a bright and open aspect. This versatile area can be used as a quiet seating space, home office, or library. Exposed beams add character, and there is useful access to eaves storage.

### Bedroom Four

A spacious double bedroom with a sloping ceiling, enhanced by exposed beams and a large skylight window. The room is decorated with feature wallpaper and provides ample space for freestanding wardrobes and drawers.

### Bedroom Five

Another good-sized double bedroom with similar proportions, also features exposed beams and a large skylight that floods the room with natural light. The layout accommodates a double bed along with additional furniture, making it ideal as a children's room or guest bedroom.

### First-Floor Bathroom

The two bedrooms are served by a bathroom fitted with white sanitary ware comprising a panelled bath, pedestal washbasin, and WC. A large rooflight provides natural light, while part-tiled walls and neutral décor give the room a simple and practical finish.

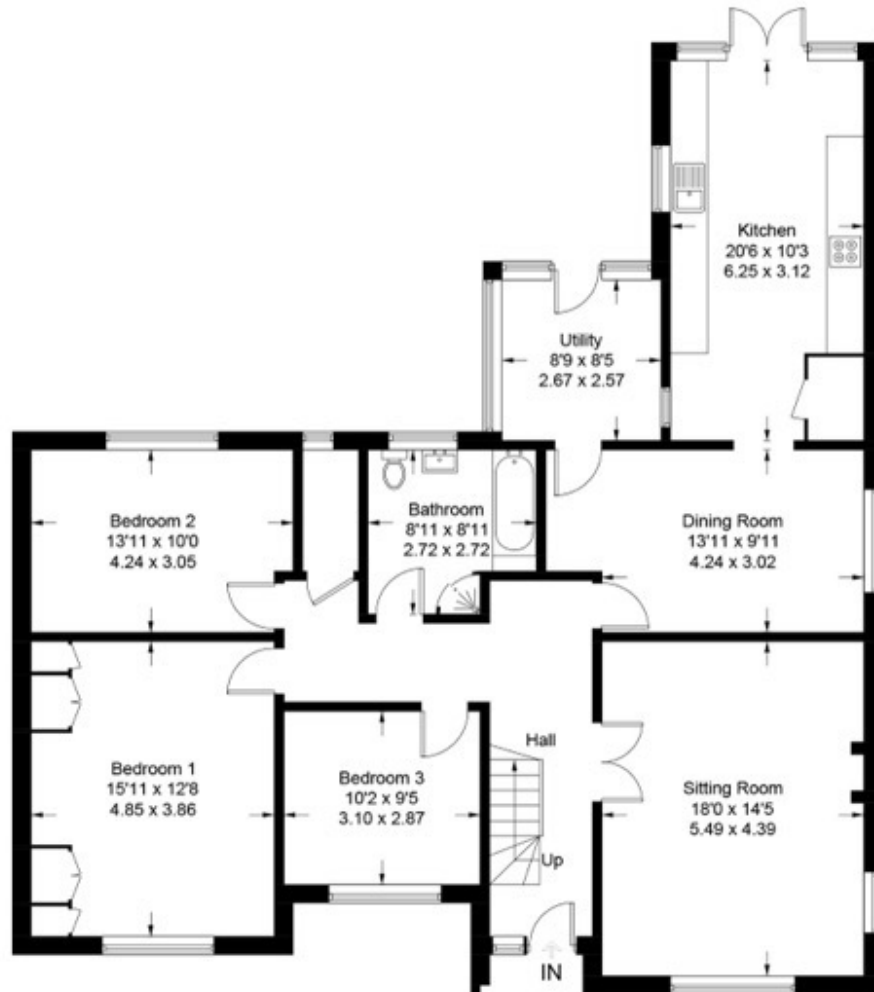




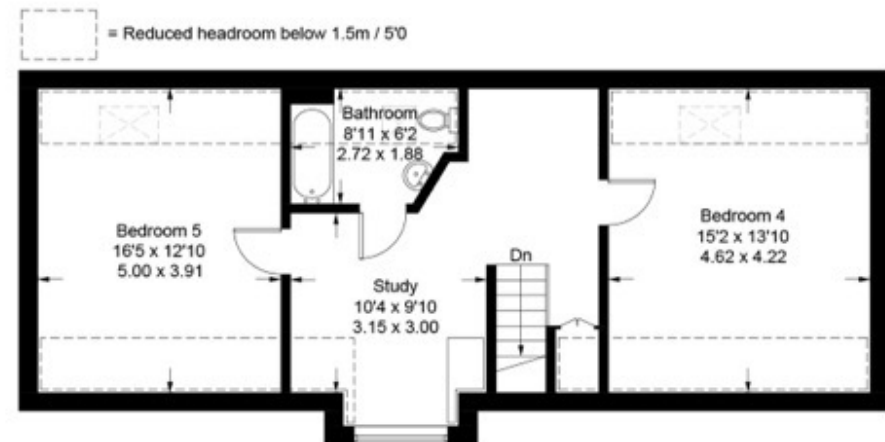
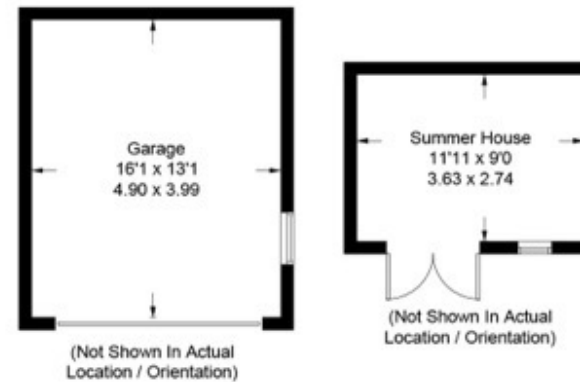


# Springfield, Studley Road, HG4 2QJ

Approximate Gross Internal Area  
Ground Floor = 1447 sq ft / 134.4 sq m  
First Floor = 730 sq ft / 67.8 sq m  
Garage / Summer House = 319 sq ft / 29.6 sq m  
Total = 2496 sq ft / 231.8 sq m



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



## LOCATION



The historic cathedral city of Ripon is a vibrant and bustling hub, offering a wide range of amenities and facilities to suit all lifestyles. From its market square and high street filled with independent shops and well-known retailers, to its array of delightful cafes, restaurants, and pubs, there is something for everyone. There is a variety of sports and leisure facilities including a leisure centre with swimming pool, gym and a range of fitness classes. There are also numerous sports clubs in the area catering to everything from rugby and football to tennis and golf.

Ripon is home to a number of historic landmarks, including its magnificent and historic cathedral located in the heart of the city. This Grade I listed building dates back to the 7th century and features stunning Gothic architecture, impressive stained-glass windows and a beautiful interior adorned with intricate carvings and decorations. The cathedral hosts regular religious services, concerts, and events throughout the year, making it a hub of cultural and spiritual activity for the local community and visitors alike.

The world heritage site of Fountains Abbey and Studley Royal deerpark is a must-visit attraction located near the property. This magnificent site comprises the spectacular ruins of the 12th-century Fountains Abbey, which is one of the largest and best-preserved ruined Cistercian monasteries in England. The Abbey ruins are set within a beautiful landscaped garden which is a delight to explore, with tranquil lakes, cascading waterfalls, and stunning views. It is surrounded by the beautiful parkland of Studley Royal, home to herds of Red, Sika, and Fallow deer.

Ripon's central location also means that it is within easy reach of many popular destinations in the region. The Yorkshire Dales National Park, a popular destination for outdoor enthusiasts, is just a short drive away, as is the historic city of York. The nearby spa town of Harrogate is also easily accessible and boasts a variety of shops, restaurants, and cultural attractions.

## EDUCATION

### Primary Schools

Ripon offers a selection of well-regarded primary schools. Ripon Cathedral Church of England Primary School is a Good-rated school with Christian values and close links to Ripon Cathedral. Similarly, Holy Trinity Church of England Junior School holds an Outstanding Ofsted rating, known for its high academic standards, excellent pastoral care, and rich extracurricular programmes. For families seeking a community-focused school, Greystone Community Primary School and Moorside Primary School & Nursery provide inclusive learning environments. St. Wilfrid's Catholic Primary School provides a Good-rated environment rooted in Catholic values, with small class sizes and strong community engagement.

Ripon's primary schools are known for their strong community spirit, high-quality teaching, and excellent opportunities for outdoor learning, arts, and sports. Many also offer nursery provision, making them ideal for early years education.

### Secondary Schools

Ripon, is home to several notable secondary schools, including Ripon Grammar School, a prestigious co-educational, selective grammar school. It offers both day and boarding options for students aged 11 to 18 and is recognised for its academic excellence, extracurricular activities, and strong performance in national rankings. Outwood Academy Ripon is a mixed secondary school for students aged 11 to 16, part of the Outwood Grange Academies Trust. Mowbray School serves students with special educational needs, providing individual support to help them succeed. Located on Harrogate Road, the school is dedicated to meeting the diverse learning needs of its students.

## TRANSPORT LINKS

### Roads:

Ripon is well-connected by a network of roads that link the city to surrounding areas. The A61 is the primary road running through Ripon, connecting the city to Harrogate to the south and extending north towards Bedale and Northallerton. This road is a key route for traffic travelling between these towns and is central to Ripon's connectivity.

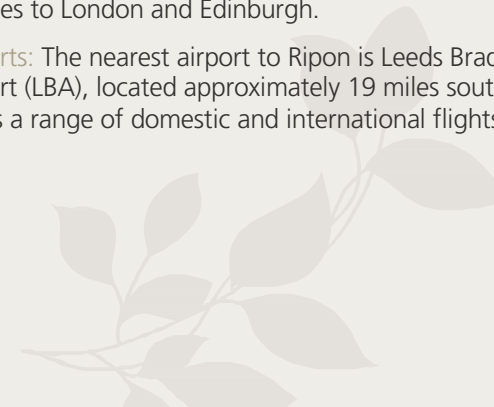
The A168 runs to the east of Ripon, offering an important link to the A1(M) motorway. This road provides easy access for travellers heading south or northeast, with direct connections to the cities of York, Leeds, and Newcastle.

Though not passing directly through Ripon, the A1(M) motorway is easily accessible via the A168, offering fast routes to major cities in the region. Additionally, the B6265 runs west from Ripon, linking the city to Pateley Bridge and the scenic Nidderdale area, making it an important road for local travel. Together, these road networks ensure Ripon remains easily accessible, connecting it to neighbouring towns, cities, and major regional highways.

**Trains:** The closest station is Harrogate Railway Station, offering regular services to Leeds, York and London.

There are two further train stations in Ripon's vicinity – Northallerton and Thirsk – both of which offer regular services to Leeds, York and Manchester and also direct services to London and Edinburgh.

**Airports:** The nearest airport to Ripon is Leeds Bradford Airport (LBA), located approximately 19 miles south. LBA offers a range of domestic and international flights.











## GARDEN AND GROUNDS

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*Springfield enjoys mature and well-tended gardens to the front and rear, providing an attractive setting and excellent outdoor amenity space.*

*To the front, the garden is mainly laid to lawn and bordered by well-stocked beds with a variety of shrubs, roses, perennials, and specimen trees that provide colour and structure throughout the seasons.*

*A timber summer house is tucked neatly into the planting, offering a charming focal point and a peaceful spot from which to enjoy the surroundings. From here, a private pathway gives direct pedestrian access to Studley Road, offering convenience in addition to the principal driveway approach.*

*To the rear, a wide tarmacadam driveway offers ample parking for several vehicles and leads to a detached garage. Beyond this, there is a further expanse of lawn complemented by established planting and ornamental trees, together with a greenhouse for those with an interest in gardening.*



*A second summer house sits within the rear garden, providing an additional sheltered seating or hobby space and further opportunities to enjoy the outlook over the grounds.*

*Please note: The neighbouring property benefits from vehicular access across part of the rear approach.*









## SETTING

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*Springfield is located within one of Ripon's most highly regarded residential areas, enjoying a discreet and peaceful setting tucked away from the main thoroughfare. The property lies immediately adjacent to Ripon Cricket Ground, adding to the sense of space and greenery in the surroundings. Despite its privacy, the house is ideally placed within comfortable walking distance of Ripon's historic city centre. The location also provides excellent access to the celebrated Studley Royal Deer Park and the UNESCO World Heritage Site of Fountains Abbey.*







**Method of Sale:** The house is offered for sale by private treaty; however, the Agents reserve the right to conclude negotiations by any other means at their discretion.

**Services:** Mains electricity, water and drainage. Gas fired central heating

**Fixtures and fittings:** All items normally designated as fixtures and fittings are specifically excluded from the sale unless they are mentioned in the particulars of sale.

**Covenants, Easements, Rights of Way:** The property will be sold subject to all covenants, easements and rights of way whether specifically mentioned in these particulars or not.

**Energy Performance Certificate:** Rating C: Full copy of the energy performance certificate is available upon request.

**Tenure and Possession:** The property is offered for sale freehold with vacant possession upon completion.

**Mileages:** A1(M) 4 miles, Harrogate 10 miles, Thirsk 12 miles, Northallerton 15 miles, York 22 miles, Leeds 26 miles, (All mileages are approximate)

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Buchanan Mitchell  
Estate Agents

Buchanan Mitchell Ltd Chartered Surveyors & Estate Agents  
5 Foundry Yard New Row Boroughbridge York YO51 9AX  
01423 360055 | [Info@buchananmitchell.com](mailto:Info@buchananmitchell.com)  
[www.buchananmitchell.com](http://www.buchananmitchell.com)

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