



5 Castle Street, Aylesbury

In Excess of £375,000



5 Castle Street

Aylesbury, Aylesbury

Chain-free Grade II listed townhouse in town centre with 3 bedrooms, flexible basement, open-plan lounge, character features, balcony, permit parking, and easy access to amenities and transport.

Council Tax band: D

Tenure: Freehold



Ground Floor

The ground floor offers a characterful open-plan lounge/diner, featuring exposed beams and brickwork, with a fireplace and log-burner providing a focal point and ample space for both seating and dining, further enhanced by underfloor heating. The kitchen is positioned to the rear and fitted with a range of units and worktop space, enhanced by a lantern skylight window which allows for plenty of natural light. Stairs from the main living area lead down to the basement level, while a further staircase rises to the first floor, adding to the unique and versatile flow of the property.

Basement

The basement is surprisingly light and spacious, offering versatile accommodation currently used as a further reception area, with potential for use as an additional bedroom. Retaining character features such as exposed beams, the space offers good proportions and adds flexibility to the overall accommodation.

First Floor

The first floor comprises a spacious bedroom, featuring exposed beams and brickwork which continue the characterful feel of the property. A well-appointed bathroom is also located on this level, fitted with a four-piece suite including a freestanding bath and separate shower, creating a distinctive and practical space.

Second Floor

The second floor offers two further bedrooms, both enjoying a wealth of character with exposed beams and vaulted ceilings creating a sense of space and individuality. One of the bedrooms provides access to a balcony, offering a quiet elevated seating area with rooftop views, while a stained glass window adds a distinctive feature and enhances the character of the space. The layout also lends itself to flexible use, with one room currently arranged as a workspace alongside sleeping accommodation, making this level well suited to a variety of needs.

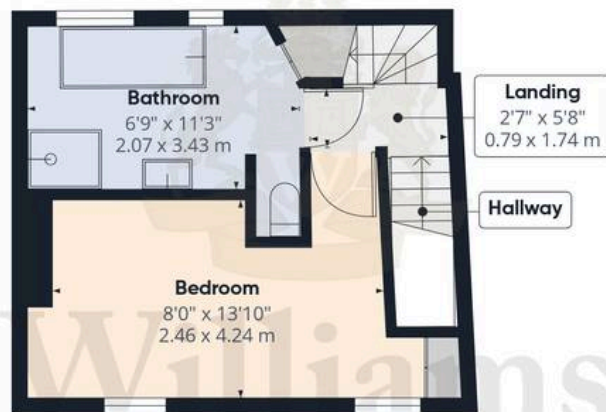




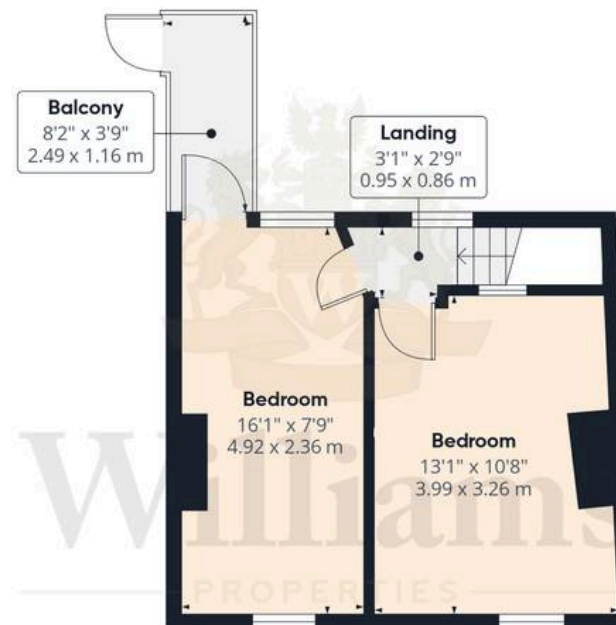
Floor 0



Floor 1



Floor 2



Floor 3

Approximate total area⁽¹⁾

1014 ft²

94.3 m²

Balconies and terraces

28 ft²

2.6 m²

(1) Excluding balconies and terraces

Calculations
3C standa
approximat
floor plan is

