



**SHIPTON LEE ROAD, EDGCOTT, HP18**  
£2,300 per month\*

**Carter Jonas**



# SHIPTON LEE ROAD, EDGCOTT, HP18

A five bedroom semi-detached property in a rural location.

Accommodation comprising - Ground Floor: Entrance hall, two reception rooms, cloakroom, kitchen/breakfast room (cooker and microwave included), utility and conservatory. First Floor: Five bedrooms, one en suite shower room and separate family bathroom.

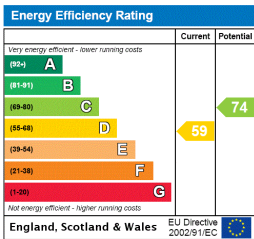
Externally the property benefits from a south facing garden with a timber constructed office building. To the front of the property is a gravelled drive with ample parking along with a car port for two cars.

No access to Loft. No white goods. Mains electricity and water. Oil Heating. Septic Tank. Flood Zone 1 – Low Risk.

Internet & Mobile: Further information on availability and speeds can be found at [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

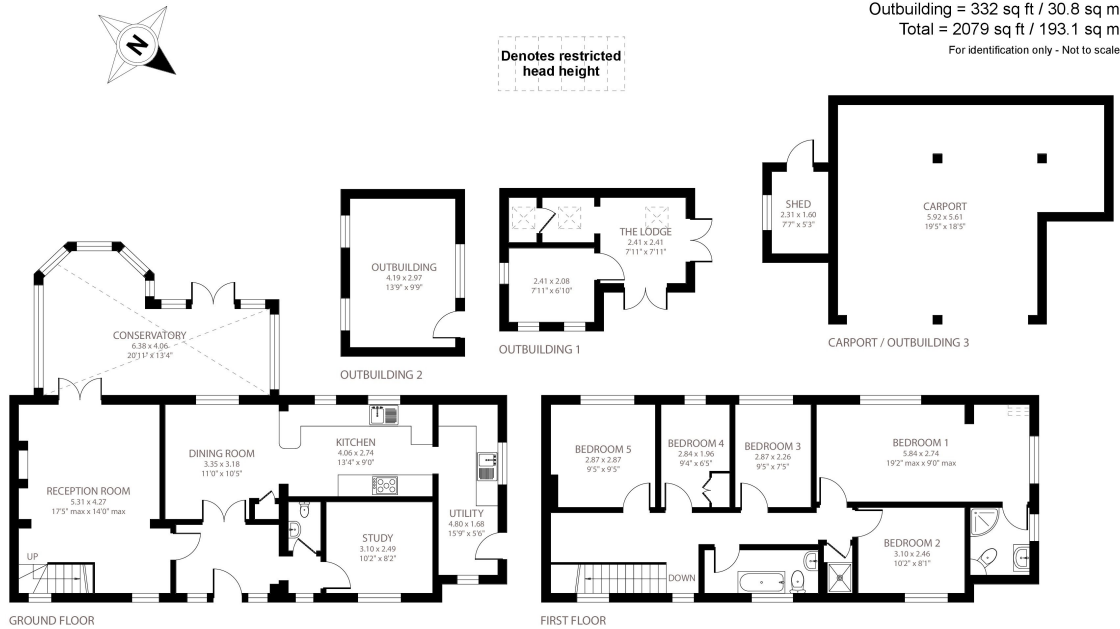
Available unfurnished from early January 2025 for an initial 12 month term.

- Council Tax = D
- Deposit Required = £2,653.00
- Minimum term 12 months
- 5 Bedrooms
- 2 Receptions
- Kitchen/Breakfast Room
- Utility
- Downstairs Cloakroom
- Conservatory
- En suite Shower
- 1 Bathroom
- Garden
- Outbuildings
- Car Port
- Off street parking
- EPC = D



## Edgcott, Aylesbury, HP18

Approximate Area = 1745 sq ft / 162.1 sq m (excludes carport)  
Limited Use Area(s) = 2 sq ft / 0.2 sq m  
Outbuilding = 332 sq ft / 30.8 sq m  
Total = 2079 sq ft / 193.1 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©ricshcom 2021. Produced for Carter Jonas. REF: 767641



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Classification L2 - Business Data

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