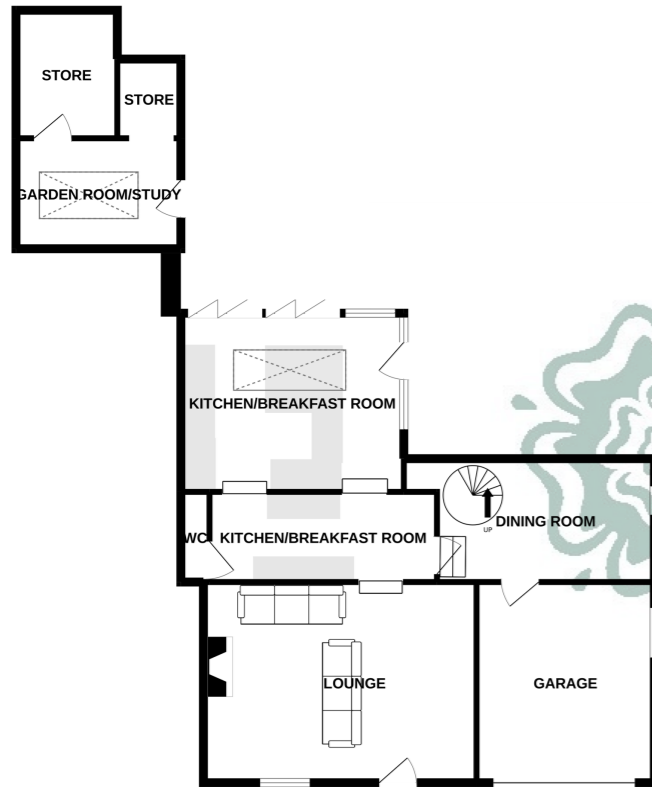
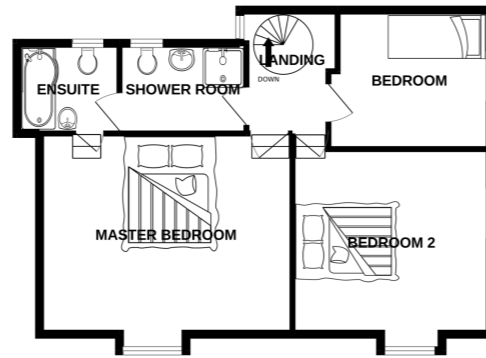


# Floor Plans

GROUND FLOOR  
951 sq.ft. (88.3 sq.m.) approx.



1ST FLOOR  
632 sq.ft. (58.7 sq.m.) approx.



TOTAL FLOOR AREA : 1583 sq.ft. (147.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 2, Church Road

Silsoe, Bedfordshire,  
MK45 4EH  
£500,000

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

Country Properties | 1, Church Street | MK45 2PJ  
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[www.country-properties.co.uk](http://www.country-properties.co.uk)

COUNTRY PROPERTIES  
PART OF HUNTERS

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An extended and delightful Grade II listed period cottage built in circa 1650s, set in mature gardens within the historic village of Silsoe - being sold with vacant possession.

- A wealth of exposed beams to ceilings and walls.
- Recently extended (2022) kitchen/breakfast room with atrium roof window.
- Front, side and rear gardens.
- Spacious lounge with log burner.
- Heated garden room/study with atrium roof window.
- Single garage and parking.

## Ground Floor

### Lounge

18' 3" x 13' 3" (5.56m x 4.04m) Entrance door to the front, exposed beams to ceiling and walls, feature fireplace with log burner, quarry tiled flooring, wall light points, window to the front, radiator, step up to:

### Kitchen/Breakfast Room

17' 6" x 14' 01" (5.33m x 4.29m) A range of base and wall mounted units and breakfast bar with granite work surfaces over, 1.5 basin sink and drainer, eye-level double oven and electric hob with extractor hood, integrated fridge/freezer and dishwasher, steps down to extension vaulted ceiling with atrium roof window, double glazed bi-folding doors, tiled flooring with underfloor heating, steps down to dining room.

### Utility Area

Exposed brick wall, space and plumbing for washing machine, ceramic flooring, radiator, access to cloakroom.

### Dining Room

9' 1" x 8' 2" (2.77m x 2.49m) Spiral stairs rising to first floor, door to garage, parquet flooring, wall light points, window to the side, radiator.

### Cloakroom

A suite comprising of a low level WC, wash hand basin, tiled flooring, exposed brick wall.

## First Floor

### Landing

Doors to:

### Bedroom One

16' 0" x 10' 0" with restricted head height (4.88m x 3.05m) Steps down in to bedroom, cast iron feature fireplace, exposed beams to ceiling, window to the front, radiator, steps up to:

### Ensuite

A suite comprising of a panelled bath with shower over, low level WC, wash hand basin, heated towel rail, frosted window to the rear, Jack and Jill door into:

### Shower Room

A suite comprising of a shower cubicle, low level WC, wash hand basin, built-in cupboard, heated towel rail, window to the rear, door to the landing.

### Bedroom Two

13' 1" x 11' 4" with restricted head height (3.99m x 3.45m) Steps down in to bedroom, access to loft, windows to the front and side, radiator.

### Bedroom Three

10' 11" x 8' 0" (3.33m x 2.44m) Window to the side, radiator.

## Outside

### Gardens

Approaching the property, you have off-road parking for approximately three cars behind a brick retaining wall. To the side, there are mature grounds with large lawn areas, shrubs and flowers borders plus mature trees with a path leading to the rear garden which has a large water feature, patio area, block paving to the greenhouse.

### Outbuildings

There is a garden room measuring 10'11" x 7'3" which has an atrium roof window and tiled flooring with underfloor heating and two further brick built sheds - first one measuring 10'2" x 6'10" with power and light, the second one measuring 4'8" x 4'1".

### NB

There is a shared boundary wall in the garden room and the retaining wall outside the kitchen belongs to number 4.

### NB

It is becoming increasingly likely that modern developments have a management company responsible for communal areas such as play areas and opens greens, therefore this will usually incur management fees.

