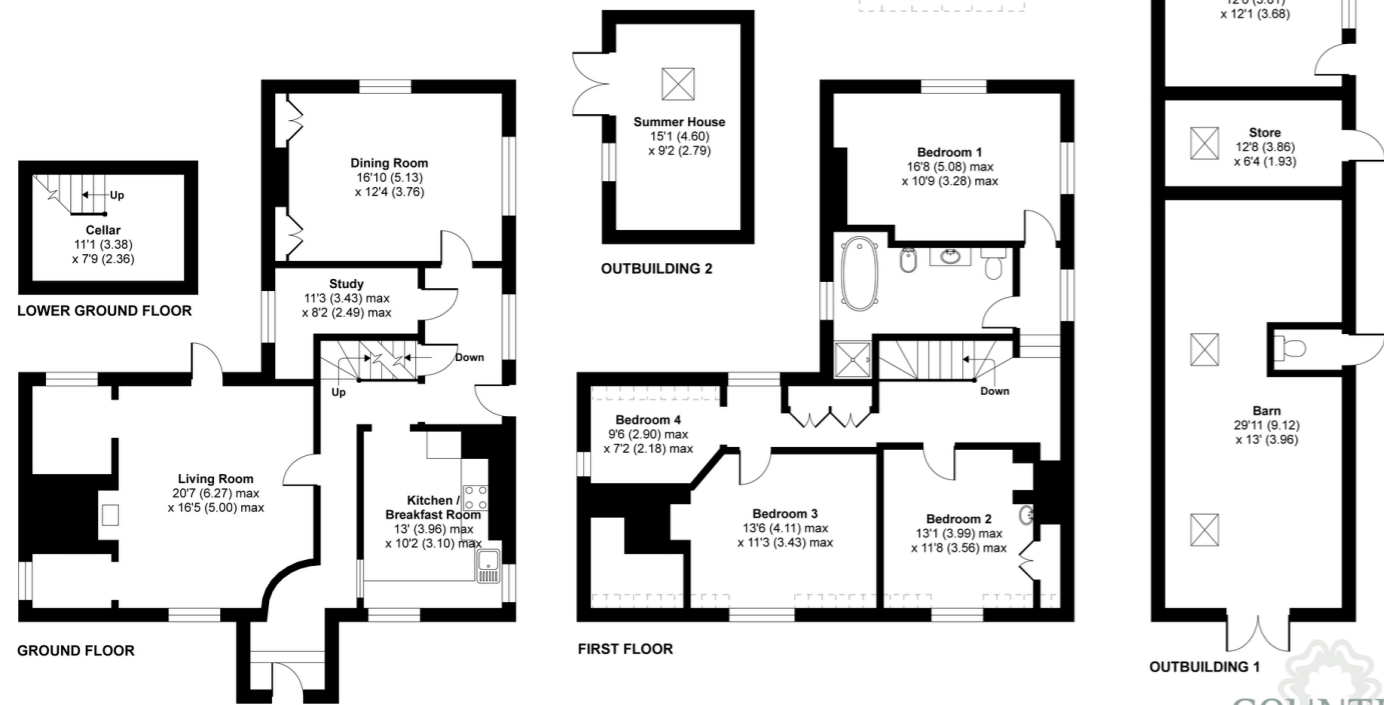


Floor Plans

Approximate Area = 1928 sq ft / 179.1 sq m
 Limited Use Area(s) = 34 sq ft / 3.1 sq m
 Outbuildings = 799 sq ft / 74.2 sq m
 Total = 2761 sq ft / 256.4 sq m
 For identification only - Not to scale



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2021. Produced for Country Properties. REF: 743265



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.

85, Dunstable Street

Amphill, Bedfordshire,
 MK45 2NQ

Offers in Excess of £800,000

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A truly stunning 4 bedroom detached character property, situated very close to Ampthill town centre, with parking and outbuildings. Boasting a wealth of original features dating back to the 1700's.

- Grade II listed property.
- Original period features and handmade joinery throughout.
- Multiple outbuildings for various uses.
- Wattle and Daub construction visible in first floor storage room.
- Four bedrooms including three doubles.
- Absolutely stunning gardens with mature hedges and a wisteria-lined walkway.
- Town centre location with ample off-road parking.

Ground Floor

Entrance Hall

Entrance door to the front, brick tiling, window to the side.

Cellar

11' 1" x 7' 9" (3.38m x 2.36m) Boiler, fuse-board and meters.

Lounge

20' 7" x 16' 5" max. (6.27m x 5.00m) Beautiful open fireplace with wooden lintel and two large storage alcoves behind, lead-lined arch windows with external shutters to the front and conventional lead-lined windows to the side, access to the garden, radiator, hand-made glass-panelled archway door to garden

Dining Room

16' 10" x 12' 4" (5.13m x 3.76m) Sash windows to the side and rear, radiator.

Study

11' 3" x 8' 2" max. (3.43m x 2.49m) window to the side, radiator.

Kitchen/Breakfast Room

13' 0" x 10' 2" max. (3.96m x 3.10m) A range of wooden base and wall mounted units with work surfaces over, double basin composite sink, tiling to splashbacks, space for Range cooker, space for half-fridge, terracotta tiled flooring, lead-lined arch window with external shutters to the front, radiator.

First Floor

Split-level landing

Sash windows to the rear and side, storage on landing.

Bedroom One

16' 8" x 10' 9" max. (5.08m x 3.28m) Sash windows to the side and rear, radiator.

Bedroom Two

13' 6" x 11' 3" max. (4.11m x 3.43m) lead-lined arch window window to the front, radiator, access to storage room.

Bedroom Three

13' 1" x 11' 8" max. (3.99m x 3.56m) Exposed brick fireplace, built-in storage, wash hand basin, lead-lined arch window to the front, radiator.

Bedroom Four

9' 6" x 7' 2" max. (2.90m x 2.18m) lead-lined window to the side, radiator.

Bathroom

A suite comprising of a free-standing cast iron bath, separate tiled shower cubicle, high level WC, wash hand basin, bidet, lead-lined window to the side, radiator.

Outside

Front Garden

There's a paved path leading to the front door plus a shingled walk-way through the front garden with assorted shrubs and flowers beds as well as it's very own palm tree.

Rear Garden

Mature hedgerows separate the multiple sections of this beautiful walled garden with lawn areas, patios, wisteria-lined walkways, raised flower beds, a garden room and more. A real must-see!

Garden Room

Glass and brick construction, French doors, two sky lights, brick tiled flooring.

Outbuildings

One large outbuilding consisting of three parts; one of brick built construction with brick flooring, another of wooden construction with a concrete base and finally an integrated outside toilet, all with power and lighting.

Parking

Brick paved driveway providing ample off-road parking.

Directions

From the centre of Ampthill, take Dunstable Street towards Flitwick. Number 85 is on the left hand right just past Chandos Road.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDORS

AMPTHILL – is a Georgian market town steeped in history with connections to Henry VIII. Situated between Bedford and Luton it has a population of about 14,000. A regular market with local traders has taken place on Thursdays for centuries. The town has several lively pubs, a wide variety of very well-regarded restaurants, a Waitrose supermarket and a selection of small independent specialist shops and a small museum. A number of small businesses such as solicitors, estate agents, financial services, hairdressers, and music schools are located in town. Larger businesses are to be found on the commercial and industrial developments on the outskirts, along the town's bypass. Ampthill Great Park is beautiful, a great place to walk the dogs. There's a children's play area and a place to get a snack and a refreshment. It also hosts a three day music and family gala weekend in the summer. Ampthill also has a high concentration of public amenities, The local Upper School in Ampthill, Redborne School, is a very successful 13 - 18 school. There is a bus service to Bedford and a private bus to the excellent Harpur Trust schools. There is also a doctor's surgery, fire & ambulance stations. Ampthill benefits from excellent commuter links, located between junctions 12 and 13 of the M1, nearby the A6 links Luton to Bedford and the A421 an efficient road into Milton Keynes. Ampthill is twinned with Nissan Lez Enservne in France. There are also rugby, football, cricket and bowls clubs.

