

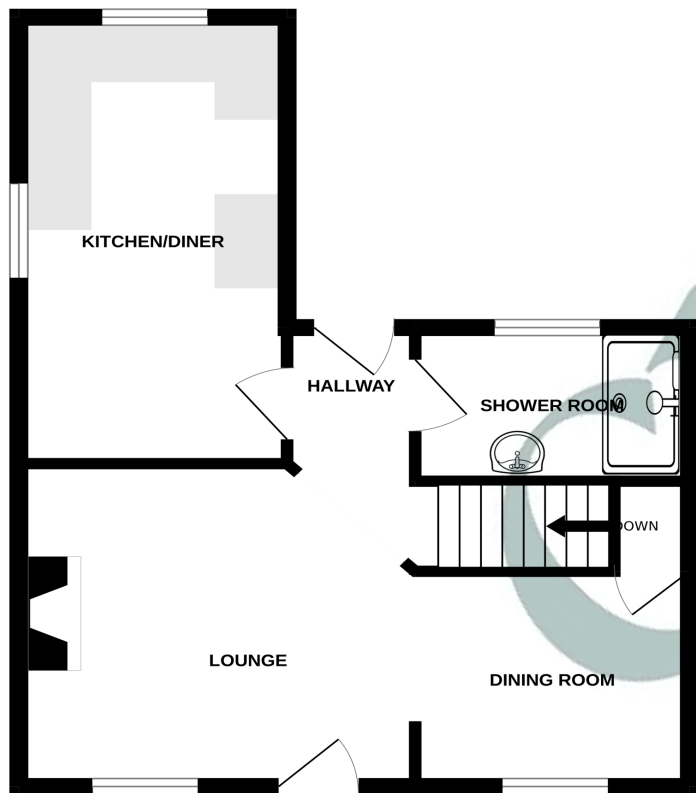


8, The Green
Clophill, Bedfordshire,
MK45 4AD

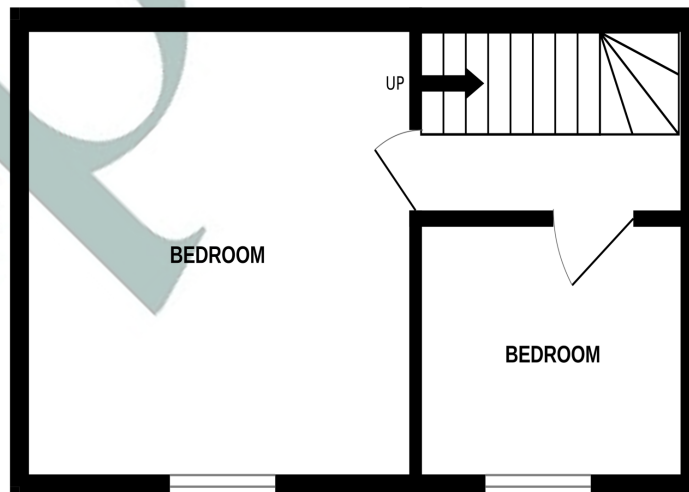
Offers in Excess of £295,000

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GROUND FLOOR



1ST FLOOR



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Viewing by appointment only

Country Properties | 1, Church Street | MK45 2PJ
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A truly stunning Grade II listed cottage, situated overlooking the village green and being offered with no onward chain.

- Open plan lounge/diner/study.
- Two bedrooms.
- Ground floor shower room.
- Off-road parking for two cars.
- Secluded rear garden.
- Thatch and flat roof replaced 4 years ago.

Ground Floor

Lounge

12' 3" x 11' 3" max. (3.73m x 3.43m)
Entrance door to the front, brick feature fireplace, wooden flooring, window to the front, radiator, opening to:

Dining Room/Study Area

8' 8" x 7' 6" (2.64m x 2.29m)
Window to the front, radiator.

Kitchen/Breakfast Room

15' 6" x 8' 3" (4.72m x 2.51m) A range of base and wall mounted units with work surfaces over, sink and drainer with mixer tap, space for appliances, window to the rear and porthole window to the side, radiator.

Shower Room

A suite comprising of a shower cubicle, low level WC, wash hand basin, window to the rear, heated towel rail.

First Floor

Bedroom One

12' 3" x 11' 3" with restricted head height (3.73m x 3.43m) Exposed beams and eyebrow window to the front, radiator.

Bedroom Two

7' 6" x 6' 7" with restricted head height (2.29m x 2.01m) Exposed beams and eyebrow window to the front, radiator.

Outside

Garden

A mature rear garden, mainly laid to lawn with hard standing area and shrub/flower borders. There is a useful large summer house (16ft x 6ft), great for an office space or hobby room!

Parking

Off-road parking to the side of the property for two cars.

