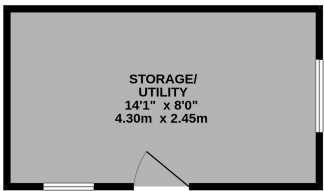
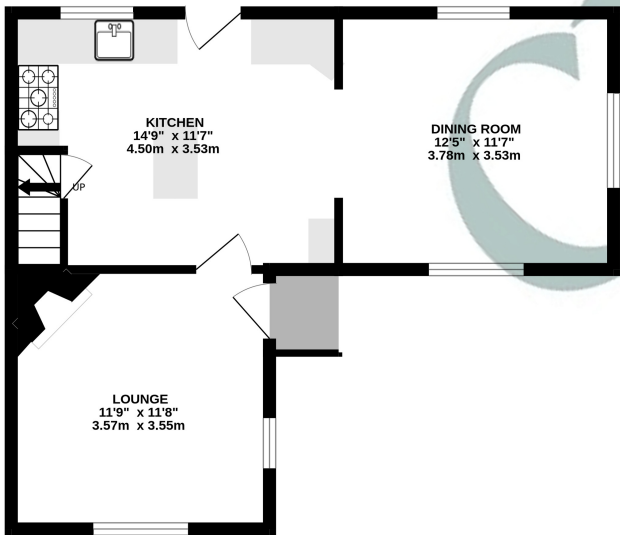




OUTSIDE  
0 sq.ft. (0.0 sq.m.) approx.



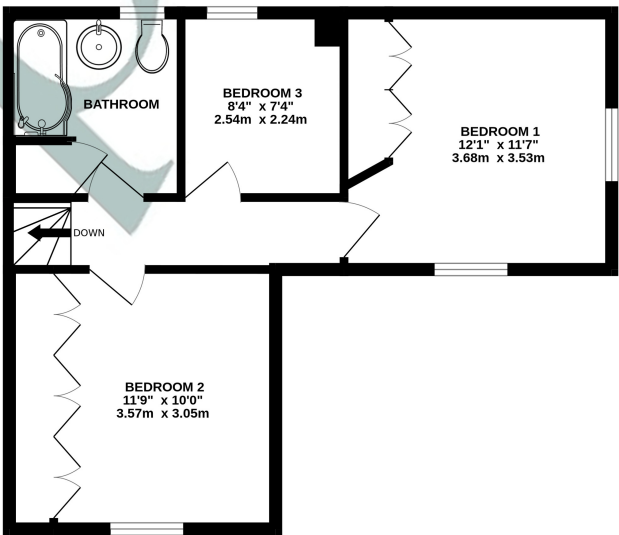
GROUND FLOOR  
442 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 896 sq.ft. (83.3 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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1ST FLOOR  
454 sq.ft. (42.2 sq.m.) approx.



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential |
| (92+)<br><b>A</b>                           |         | 79        |
| (81-91)<br><b>B</b>                         |         |           |
| (69-80)<br><b>C</b>                         |         |           |
| (55-68)<br><b>D</b>                         |         |           |
| (39-54)<br><b>E</b>                         |         |           |
| (21-38)<br><b>F</b>                         | 59      | 59        |
| (1-20)<br><b>G</b>                          |         |           |
| Not energy efficient - higher running costs |         |           |
| England, Scotland & Wales                   |         |           |
| EU Directive 2002/91/EC                     |         |           |

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  
T: 01525 403033 | E: [amphill@country-properties.co.uk](mailto:amphill@country-properties.co.uk)  
[www.country-properties.co.uk](http://www.country-properties.co.uk)



Set on a stunning corner plot, this previously extended ex-Duke of Bedford end-of-terrace cottage offers character in abundance with the rare opportunity of ample outside space, amazing views and 2 outbuildings. This home really is a beautiful scenic retreat.

Ground Floor

Entrance Porch

Covered entrance porch.

Lounge

11' 9" x 11' 8" (3.58m x 3.56m) Brick fireplace with tiled hearth and inset multi fuel stove, electric wall mounted storage heater, double glazed windows to the front and side.

Kitchen

14' 9" x 11' 7" (4.50m x 3.53m) A range of farmhouse style timber units with work surfaces over, inset butler sink with mixer taps, tiling to splashbacks, space for Range cooker, space for dishwasher and fridge freezer, central island with built-in drawers, rear stable door to the courtyard, ceramic tiled flooring, double glazed window to the rear.

Dining Room

12' 5" x 11' 7" (3.78m x 3.53m) Engineered wood flooring, wall mounted electric storage heater, double glazed windows to the front, side and rear.

First Floor

Landing

Bedroom One

12' 1" x 11' 7" (3.68m x 3.53m) Electric storage heater, fitted wardrobes, double glazed windows to the front and side.

Bedroom Two

12' 0" x 11' 9" (3.66m x 3.58m) Electric storage heater, fitted wardrobes, double glazed window to the front.

Bedroom Three

8' 4" x 7' 4" (2.54m x 2.24m) Electric storage heater, double glazed window to the rear.



Bathroom

A suite comprising of a panelled bath with shower over, wash hand basin, low level WC, part tiled walls, ceramic tiled flooring, double glazed window to the rear.

Outside

Front Garden

A wrap around front and side predominantly laid to lawn, mature trees, mostly hedge row borders.

Rear Garden

Mostly paved with raised timber decking, outside lighting.

Garden Room

15' 8" x 9' 1" (4.78m x 2.77m) Timber construction with two windows and french doors, power and light.

Brick Outbuilding/Utility

Brick construction with power and light, windows to the front and side, space and plumbing for washing machine.

Parking

Off-road parking for two vehicles.

