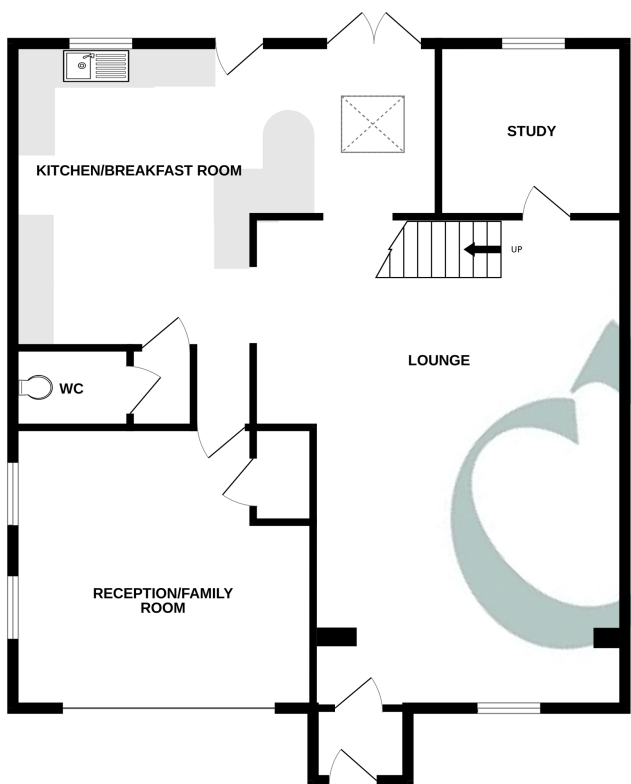




GROUND FLOOR



1ST FLOOR



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

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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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)



This beautifully presented family home boasts a double storey extension to comprise four double bedrooms, a large kitchen/breakfast room, generous study/family room, converted garage and a south facing rear garden.

- 26ft lounge with part vaulted ceiling.
- Large kitchen/breakfast room.
- Mature south facing rear garden.
- Converted double garage and ample off-road parking.

Ground Floor

Entrance Hall

Entrance door to the front, radiator.

Cloakroom

A suite comprising of a low level WC, wash hand basin, double glazed window to the side.

Lounge

26' 02" x 16' 3" (7.98m x 4.95m) Stairs rising to first floor with open balustrade, double glazed bay window to the front, radiator.

Study

10' 0" x 9' 02" (3.05m x 2.79m) Double glazed window to the rear, radiator.

Kitchen/Breakfast Room

22' 6" x 16' 0" (6.86m x 4.88m) A range of base and wall mounted units with work surfaces over, 1.5 basin sink and drainer, Rangemaster with 5 ring electric plate and extractor hood over, integrated fridge and freezer and dishwasher, Velux window to the rear, French doors opening to the garden, radiator.

Reception Room

15' 9" x 14' 8" (4.80m x 4.47m) Converted garage to provide an additional reception room with double glazed windows to the side, built-in cupboard.



First Floor

Landing

Access to loft, large airing cupboard housing hot water tank, double glazed window to the rear.

Bedroom One

13' 3" x 11' 0" (4.04m x 3.35m) Double glazed window to the rear, radiator, opening to dressing room.

Bedroom Two

11' 0" x 8' 10" (3.35m x 2.69m) Double glazed window to the front, radiator.

Bedroom Three

12' 8" x 8' 10" (3.86m x 2.69m) Double glazed window to the front, radiator.

Bedroom Four

8' 10" x 7' 8" (2.69m x 2.34m) Double glazed window to the rear, radiator.

Bathroom

A suite comprising of a panelled bath and separate shower cubicle, low level WC, vanity unit wash hand basin, double glazed window to the front, radiator.

Outside

Rear Garden

A south facing rear garden, mainly laid to lawn with large patio seating areas, mature shrubs and flower borders, two wooden sheds.

Parking

Large driveway providing off-road parking for up to 5 cars.

