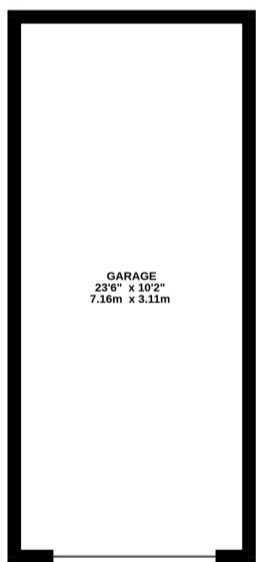
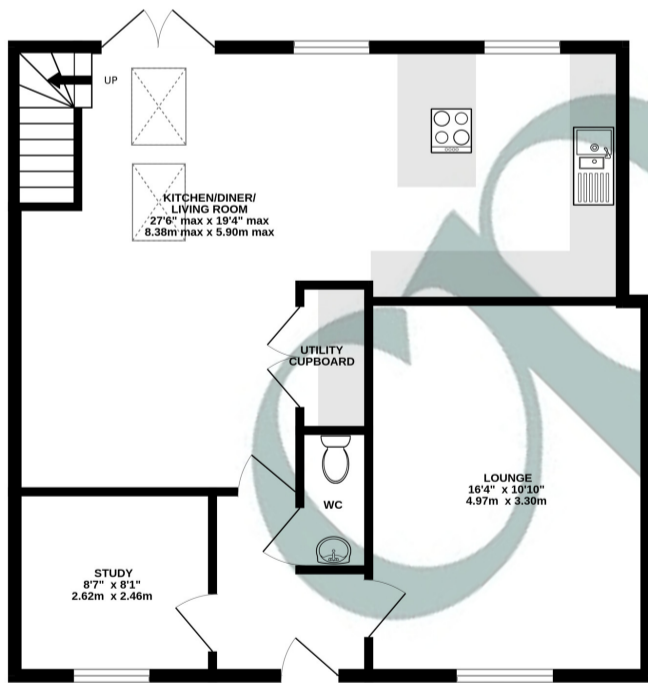




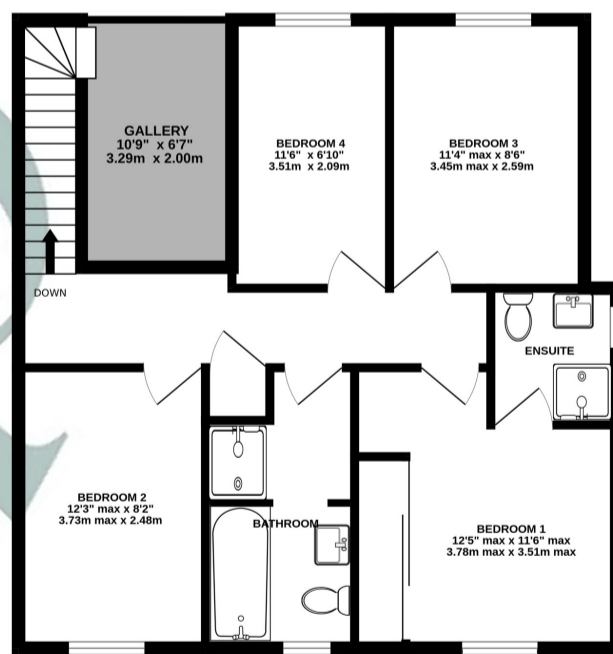
GARAGE  
240 sq.ft. (22.3 sq.m.) approx.



GROUND FLOOR  
742 sq.ft. (68.9 sq.m.) approx.



1ST FLOOR  
625 sq.ft. (58.0 sq.m.) approx.



| Energy Efficiency Rating                    |   | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs |   |         |           |
| (92+)                                       | A |         | 93        |
| (81-91)                                     | B | 86      |           |
| (69-80)                                     | C |         |           |
| (55-68)                                     | D |         |           |
| (39-54)                                     | E |         |           |
| (21-38)                                     | F |         |           |
| (1-20)                                      | G |         |           |
| Not energy efficient - higher running costs |   |         |           |
| England, Scotland & Wales                   |   |         |           |

TOTAL FLOOR AREA : 1606 sq.ft. (149.2 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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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: amptill@country-properties.co.uk  
www.country-properties.co.uk

A stunning four bedroom detached home nestled right at the edge of Amphill Chase, with one of the largest gardens on the site. Boasting a beautiful open plan kitchen/dining/living space overlooked by a galleried landing with glass balustrade and a further two reception rooms. All of this, ideally situated for the highly regarded local schools, makes this the perfect family home.

- Open plan kitchen/dining/living room opening onto garden.
- Separate lounge, study and utility cupboard.
- Great location for all local schools.
- Four bedrooms and two bathrooms.
- Driveway parking for two cars with visitors bays opposite.
- Situated on a corner plot with a large garden.

## Ground Floor

### Entrance Hall

Entrance door to the front, doors to:

### Cloakroom

A suite comprising of a low level WC, wash hand basin, radiator.

### Lounge

16' 4" x 10' 10" (4.98m x 3.30m) Double glazed window to the front with fitted shutters, radiator.

### Study

8' 7" x 8' 1" (2.62m x 2.46m) Double glazed window to the front with fitted shutters, radiator.

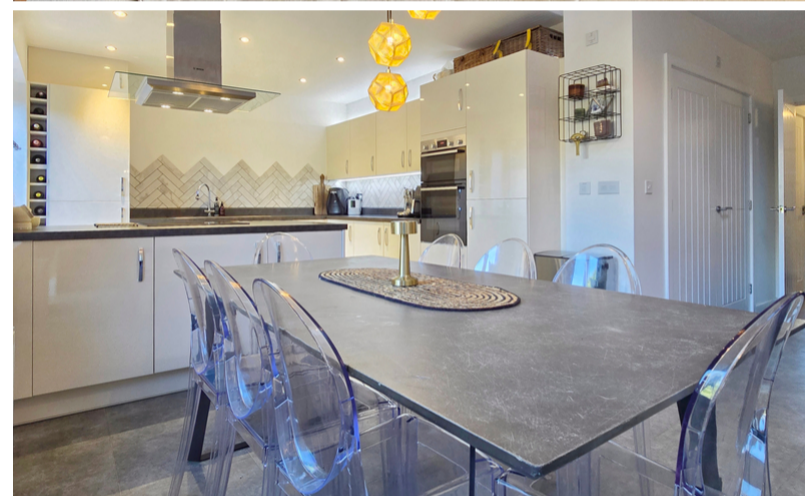
### Kitchen/Dining/Living Room

Max. 27' 6" x 19' 4" (8.38m x 5.89m) A range of base and wall mounted units with work surfaces over and separate peninsula, 1.5 basin composite sink and drainer with mixer tap, split level oven and electric hob with extractor fan, integrated fridge freezer and dishwasher, stairs rising to first floor, electrically operated skylight windows to the rear, double glazed window to the side and two to the rear, double doors to the garden, radiator, access to utility cupboard with base and wall mounted units and space for a washing machine and tumble dryer.

## First Floor

### Landing

Stairs rising from the ground floor with glazed bannisters, access to mostly boarded loft with ladder, storage cupboard, radiator.



### Bedroom One

Max. 12' 5" x 11' 6" (3.78m x 3.51m) Fitted wardrobes, double glazed window to the front, radiator.

### Ensuite

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

### Bedroom Two

12' 3" x 8' 2" (3.73m x 2.49m) Double glazed window to the front, radiator.

### Bedroom Three

11' 4" x 8' 6" (3.45m x 2.59m) Double glazed window to the rear, radiator.

### Bedroom Four

11' 6" x 6' 10" (3.51m x 2.08m) Double glazed window to the rear, radiator.

### Bathroom

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

## Outside

### Rear Garden

A north-east facing garden, mainly laid to lawn with patio seating area and additional decked seating/BBQ area, side access, outside power and tap.

### Garage

Single garage with power and light and up and over door.

### Parking

Driveway providing off-road parking for two cars in front of the garage with electric vehicle charger plus visitors parking.

### 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.

