



**COUNTRY
PROPERTIES**

26 Woburn Street, Amptill, MK45 2LL

£299,995

www.country-properties.co.uk

A most impressive and beautifully presented period property in this prestigious and convenient location moments from the town centre and Ampthill Great Park

- 2/3 bedrooms with accommodation arranged over 3 floors
- Fabulous bay fronted sitting room with open fireplace
- Superb open plan dining kitchen, ideal for entertaining
- Most attractive walled courtyard style garden, designed for easy maintenance
- Gated off street parking
- Rarely available beautifully presented period property

GROUND FLOOR

Entrance Hall 10' 4" x 5' 9" (3.15m x 1.75m)
Double glazed sash window to side. Engineered wood flooring. Radiator. Stairs to first floor.

Lounge 11' 9" x 10' 4" (3.58m x 3.15m)
Double glazed window to front. Feature fireplace. Engineered wood flooring. Radiator.

Dining Room 17' 10" x 12' 2" (5.44m x 3.71m)
Window to rear. French doors to side courtyard. Engineered wood flooring. Radiator. Open plan to :-

Kitchen 12' 4" x 9' 11" (3.76m x 3.02m)
Stunning kitchen with attractive garden aspect, delightful vaulted ceiling with exposed beams and part exposed brick wall. Range of floor and wall mounted units with worktops over incorporating sink unit with mixer tap. Breakfast bar. Space and plumbing for washing machine, space for fridge/freezer and cooker. Stainless steel extractor canopy. Double glazed window to rear. Victorian style radiator. Ceramic tiled floor. Door to :-

Lobby Door to:-

Cloakroom Double glazed window to side. Suite comprising of wash hand basin and low level wc. Tiled splashbacks. Radiator. Quarry tiled floor.

Master Bedroom 14' x 10' 4" (4.27m x 3.15m) Two sash windows to front. Feature fireplace. Engineered wood flooring. Built in cupboards.

Bedroom Two 10' 3" x 7' 1" (3.12m x 2.16m) Sash window to rear. Radiator.

Bathroom Suite comprising of roll top bath with shower over, pedestal wash hand basin and low level wc. Tiled splashbacks. Double glazed sash window to rear. Radiator. Tiled floor.

FIRST FLOOR

Landing Built in storage cupboard.



Please Note 1. When making an appointment to view, please verify with us that the information you have is up to date and coincides with your expectations. 2. None of the statements contained in these particulars are to be relied on as statements of fact. Areas, measurements of distances are given us a guide only. 3. Unless otherwise stated, we have not tested any of the equipment, appliances or services to this property nor do we have any knowledge of any defects. 4. Potential purchasers are strongly advised to commission their own investigations into general condition of the property and to check critical dimensions for themselves, especially if ordering carpets or fitted furniture.



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