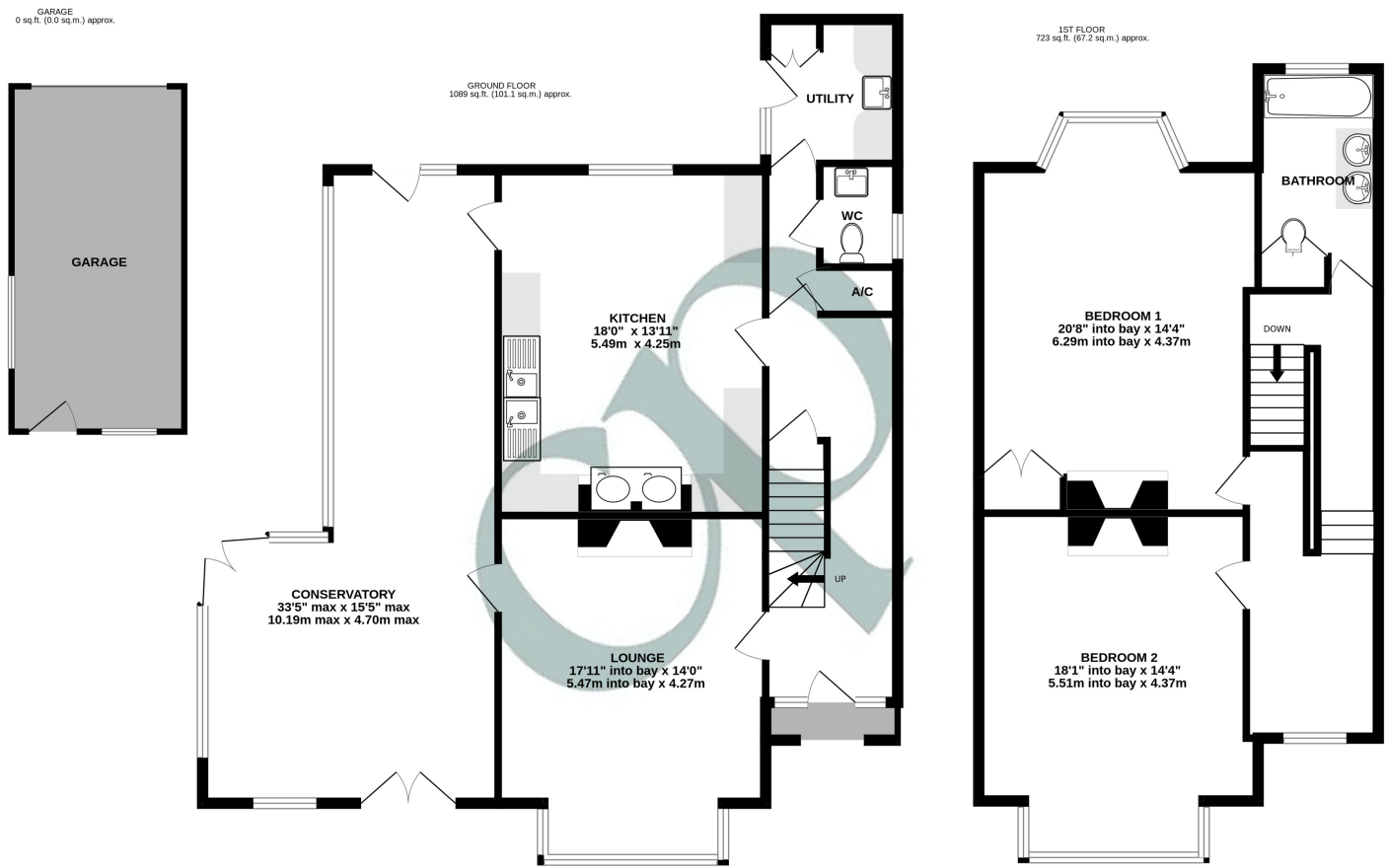
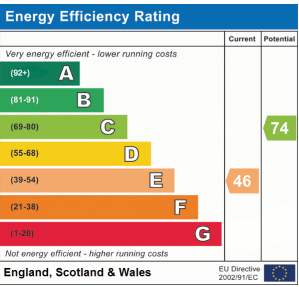




TOTAL FLOOR AREA : 1812 sq.ft. (168.3 sq.m.) approx.

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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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: ampthill@country-properties.co.uk
www.country-properties.co.uk

Don't let the number of bedrooms fool you! This property is a real one off! This restored period villa, with all of it's character and charm, spanning over 1800sq.ft, is one of the best two beds you'll find in the area. If you like character, this is a must see!

- Two very large double bedrooms both with bay windows.
- Stunning character features throughout with high ceilings.
- Detached garage and off-road parking.
- Beautiful south facing, walled garden.
- Room to extend either in the loft or to the side (STPP).
- Kitchen/breakfast room with Aga with bespoke Ash units and additional utility.
- 33ft bespoke wooden conservatory.

Ground Floor

Entrance Hall

Canopy entrance porch with stained glass door and side panels, stairs to first floor with cupboard under, radiator cover, dado rail, panelled doors to:

Lounge

17' 11" into bay x 14' 0" (5.46m x 4.27m)
Feature fireplace with inset gas coal effect fire, radiator, dado and picture rails, bay window to front.

Kitchen/Breakfast Room

18' 0" x 13' 11" (5.49m x 4.24m) A range of bespoke Ash units with granite work surfaces over, freestanding Ash island with inset granite work surface, double Belfast sink with drainer and mixer tap, Aga fitted in to the chimney breast reveal, integrated dishwasher and eye-level oven with gas hob, plate rack, pantry cupboard, window to the rear, radiator.

Rear Lobby

Built in airing cupboard, door to:

Cloakroom

A vintage style suite comprising of a low level WC, wash hand basin, window to the rear, radiator.



Utility Room

A range of units with work surfaces over, Belfast sink and drainer with mixer tap, space for washing machine and tumble dryer, door to garden and window to the side, gas boiler, radiator.

Conservatory

33' 5" x 15' 5" Max. (10.19m x 4.70m) Exposed brickwork, two sets of French doors opening to both the rear and front gardens, three radiators with covers.

First Floor

Landing

Balustrade landing with further half landing, access to loft, window to front, radiator, panelled doors to:

Bedroom One

20' 8" into bay x 14' 4" (6.30m x 4.37m)
Feature fireplace with fitted wardrobes in reveal, bay window to the rear with built-in window seat, two radiators.

Bedroom Two

18' 1" into bay x 14' 4" (5.51m x 4.37m) Feature fireplace, bay window to the front, radiator.

Bathroom

A vintage style suite comprising of a tiled bath with shower over, twin wash hand basins, low level WC, fitted vanity units, back-lit mirror, heated towel rail, window to the rear.

Outside

Garage

Brick built detached garage with greenhouse and summer house attached. Accessed via rear shared driveway and an additional parking space.

Front Garden

A walled and hedge-lined front garden with paved path to the front door and access to the conservatory. Mainly shingle with lined flower beds and mature trees.

Rear Garden

A south-facing, landscaped rear garden - walled and mainly laid to patio with brick lined flower beds and an artificial lawn area. The garden is also full of mature and rare trees. Access to garage.

Directions

Proceed to Maulden via Snowhill, Ampthill Road and Clophill Road and the house is situated near the end of the village on the right hand side.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDOR

