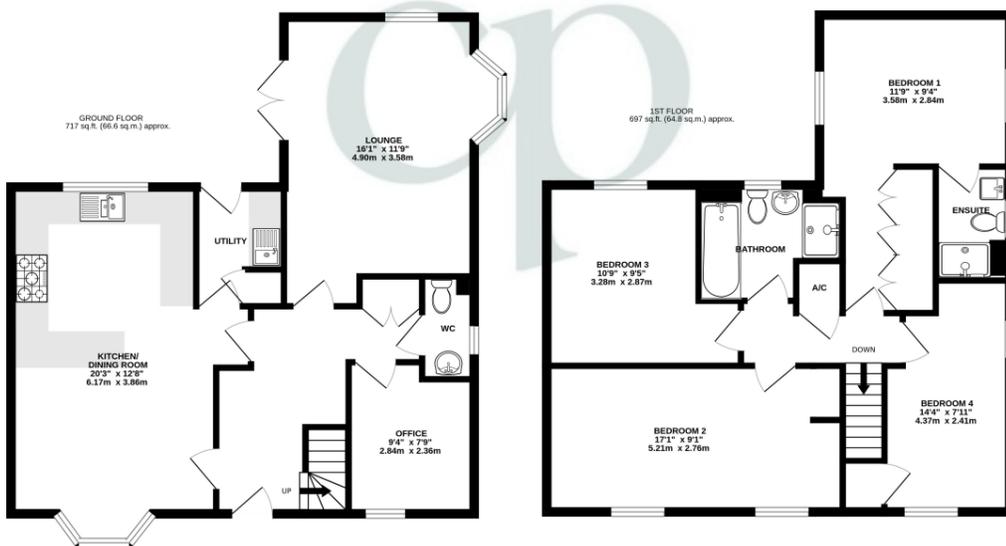


TOTAL FLOOR AREA : 1414 sq.ft. (131.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		92
(81-91)	B	85	
(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			



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

Viewing by appointment only

Country Properties | 1, Church Street | MK45 2PJ
T: 01525 403033 | E: amphill@country-properties.co.uk
www.country-properties.co.uk

This impeccably presented four-bedroom detached home perfectly balances modern style with village charm. The ground floor boasts a spacious kitchen/dining room ideal for entertaining, a dedicated office for home working, and a light-filled lounge opening onto a private garden. Upstairs, four generous bedrooms including a principal en-suite provide ample space for growing families. Complete with a detached garage and driveway, this property offers a premium lifestyle near Ampt Hill.

- Over 1,400 sq ft. of living space, including a dedicated ground-floor office.
- High specification kitchen/diner with bay fronted window and stylish shutters.
- South westerly facing private garden with patio
- Detached Garage
- Set within a quiet, sought after development with excellent links to the M1 and Thameslink.
- Off the main road on a private side street shared by two properties.

Ground Floor

Entrance Hall

Front entrance door, storage cupboard, radiator.

Cloakroom

Double glazed window to side, partly tiled to splashback areas, wash hand basin and low level w/c, radiator.

Lounge

Double glazed window to rear, bay window with shutters to side, two radiators, french doors to garden.

Study

Double glazed window to front with shutters, radiator.

Kitchen/Diner

Double glazed window to rear, bay window with shutters to front, a range of base and wall mounted units with work surfaces over, 1 & 1/2 stainless steel sink and drainer with mixer tap over, gas boiler, integrated fridge/freezer, split level ovens, gas hob and dish washer.

Utility Room

Range of base and wall mounted units with work surfaces over, stainless steel sink and drainer with mixer tap over, space for washing machine and tumble dryer.



First Floor

Landing

Access to loft, airing cupboard housing hot water tank, radiator.

Bedroom One

Double glazed windows with shutters to side, fitted wardrobes, two radiators.

Ensuite

Double glazed window to side, fully tiled, towel rail, back lit mirror, white suite comprising of wash hand basin, low level w/c and separate cubicle.

Bedroom Two

Two double glazed windows to side, radiator.

Bedroom Three

Double glazed window to rear, radiator.

Bedroom Four

Double glazed window to side, double glazed window to front with shutters, cupboard over stairs, radiator.

Bathroom

Double glazed window to rear, part tiling to splash back areas, towel rail, white suite comprising of panelled bath with telephone shower mixer attachment over, wash hand basin, low level w/c and separate shower cubicle.

Outside

Rear Garden

Rear garden mainly laid to lawn with patio seating area.

Front Garden

Hedge-lined front garden mainly laid to lawn with paved path to front door.

Garage

Detached single garage.

Parking

Private driveway in front of garage.

NB

These are preliminary details to be approved by the vendor.

