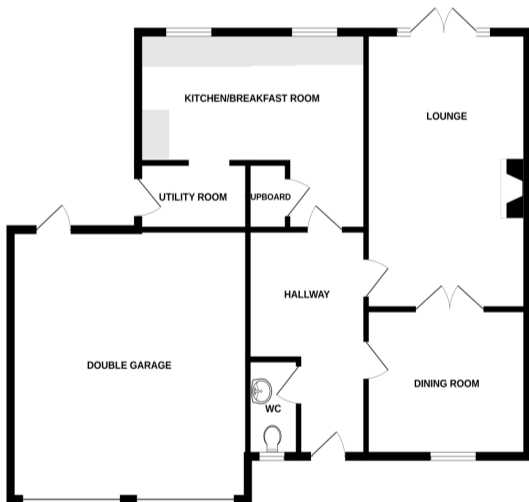
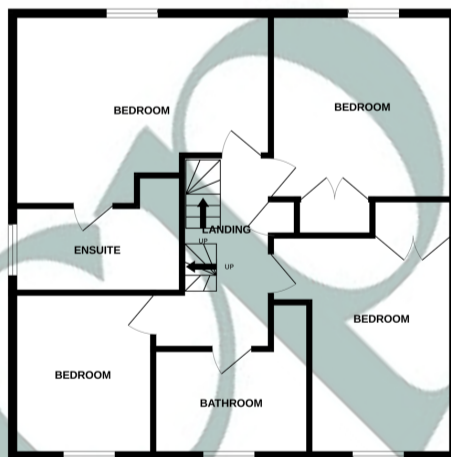


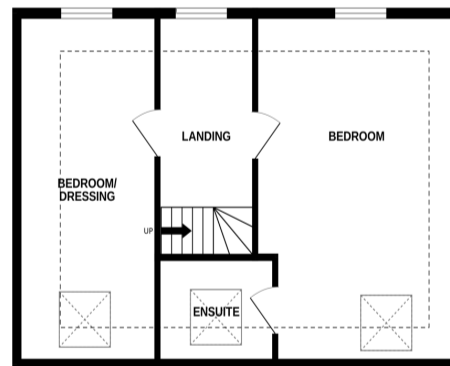
GROUND FLOOR  
995 sq.ft. (92.4 sq.m.) approx.



1ST FLOOR  
809 sq.ft. (75.2 sq.m.) approx.



2ND FLOOR  
532 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA : 2336 sq.ft. (217.0 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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		74	81
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 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

A stunning and versatile six bedroom family home, set over three floors and located at the end of Clophill woods with the benefit of a double garage and ample off-road parking.

- Lounge with feature fireplace and log burner.
- Second floor master suite with sunken bath.
- 4/5 double bedrooms.
- Secluded and mature rear garden.
- Double garage and off-road parking.
- Separate lounge, dining room and kitchen.

## Ground Floor

### Entrance Hall

Entrance door to the front, stairs rising to first floor with under stairs cupboard, radiator.

### Cloakroom

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

### Lounge

18' 0" x 11' 7" (5.49m x 3.53m) Adam feature fireplace with multi-fuel burner, Georgian French doors to the rear, two radiators, double doors opening to:

### Dining Room

11' 7" x 10' 0" (3.53m x 3.05m) Double glazed window to the front with fitted shutters, radiator.

### Kitchen

16' 0" x 8' 6" (4.88m x 2.59m) A range of base and wall mounted units with work surfaces over and breakfast bar, 1.5 basin stainless steel sink and drainer, integrated dishwasher and space for further appliances, built-in cupboard, double glazed window to the rear.

### Utility

A range of base and wall mounted units, space and plumbing for washing machine, door to the rear, radiator.

## First Floor

### Landing

Airing cupboard housing hot water tank.

### Bedroom Two

16' 01" x 13' 4" (4.90m x 4.06m) Two fitted mirror-fronted wardrobes, double glazed window to the rear, radiator.



### Ensuite Two

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

### Bedroom Three

12' 4" x 11' 9" (3.76m x 3.58m) Built-in wardrobes, double glazed window to the rear, radiator.

### Bedroom Four

12' 4" x 9' 2" (3.76m x 2.79m) Built-in wardrobes, double glazed window to the front, radiator.

### Bedroom Five

10' 2" x 9' 1" (3.10m x 2.77m) Double glazed window to the front, radiator.

### Bathroom

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

## Second Floor

### Bedroom One

18' 8" x 11' 0" with restricted head height (5.69m x 3.35m) Velux window to the front and double glazed window to the rear, radiator.

### Ensuite One

A suite comprising of a large circle sunken bath with shower attachment, low level WC, wash hand basin, heated towel rail, Velux window.

### Dressing Room/Bedroom Six

18' 7" x 8' 9" with restricted head height (5.66m x 2.67m) Velux window to the front and double glazed window to the rear, radiator.

## Outside

### Rear Garden

A mature rear garden, mainly laid to lawn with patio seating area and pergola, greenhouse and two wooden sheds, established trees and shrub/flower borders, electric point and tap, access to garage.

### Double Garage

Two up and over doors, loft storage, power and light, sink and running water.

### Parking

Block paved driveway providing ample off-road parking.

