



TOTAL FLOOR AREA : 4067 sq.ft. (377.9 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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Viewing by appointment only

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Spanning circa 4,000 square foot including the garage, this large detached property really is a wonderful home for any large family, with it's 5 double bedrooms and multiple reception spaces plus the added benefit of an office space above the double garage as well the added benefit of planning permission for a larger kitchen/diner living space & an annex in the garage.

- Five double bedrooms and four bathrooms.
- Kitchen/breakfast room with separate utility and three further reception rooms.
- Front and rear gardens.
- Large double garage with office space above.
- Planning permission approved for a large single storey extension off of the kitchen & an annex conversion for the garage.

Ground Floor

Entrance Hall

Wooden entrance door, stairs rising to first floor, storage cupboard, steps down to reception areas.

Cloakroom

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

Lounge

23' 4" x 16' 5" (7.11m x 5.00m) Brick Inglenook fireplace, double doors to patio, double glazed window to the rear, two radiators.

Dining Room

Max. 16' 6" x 12' 9" (5.03m x 3.89m) Double glazed window to the side, radiator.

Play Room

10' 3" x 10' 0" (3.12m x 3.05m) Double glazed window to the side, radiator.

Kitchen/Breakfast Room

Max. 20' 0" x 13' 2" (6.10m x 4.01m) A range of base and wall mounted units with granite work surfaces over, 1.5 basin countersunk stainless steel sink and drainer with mixer tap, integrated Range cooker, hob and microwave, built-in dishwasher and fridge freezer, door to garden, double glazed windows to the side and rear, two radiators.

Utility

A range of base and wall mounted units with work surfaces over, stainless steel sink and drainer, door to garden, conventional gas boiler, radiator.



First Floor

First Floor Landing

Airing cupboard housing hot water tank, radiator, stairs rising to second floor.

Bedroom One

Max. 23' 4" x 12' 0" (7.11m x 3.66m) Walk-in wardrobe, two double glazed windows to the side, two radiators.

Ensuite One

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

Bedroom Two

20' 1" x 12' 4" (6.12m x 3.76m) Walk-in wardrobe, double glazed windows to the side and rear, two radiators.

Ensuite Two

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

Bedroom Three

12' 9" x 11' 6" (3.89m x 3.51m) Fitted wardrobes, double glazed window to the side, radiator.

Bathroom

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

Second Floor

Second Floor Landing

Access to loft, Skylight window.

Bedroom Four

13' 11" x 9' 1" (4.24m x 2.77m) Double glazed window to the side, access to bathroom, radiator.

Bedroom Five

15' 11" x 12' 10" (4.85m x 3.91m) Two double glazed windows to the side, two radiators.

Shower Room

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

Outside

Front Garden

A walled, tiered front garden with lawn and a patio seating area.

Rear Garden

Slightly tiered, mainly laid to lawn, hedge and tree-lined.

Double Garage

Two electric up and over doors, office/study space above.

Parking

Driveway providing off-road parking for four cars.

