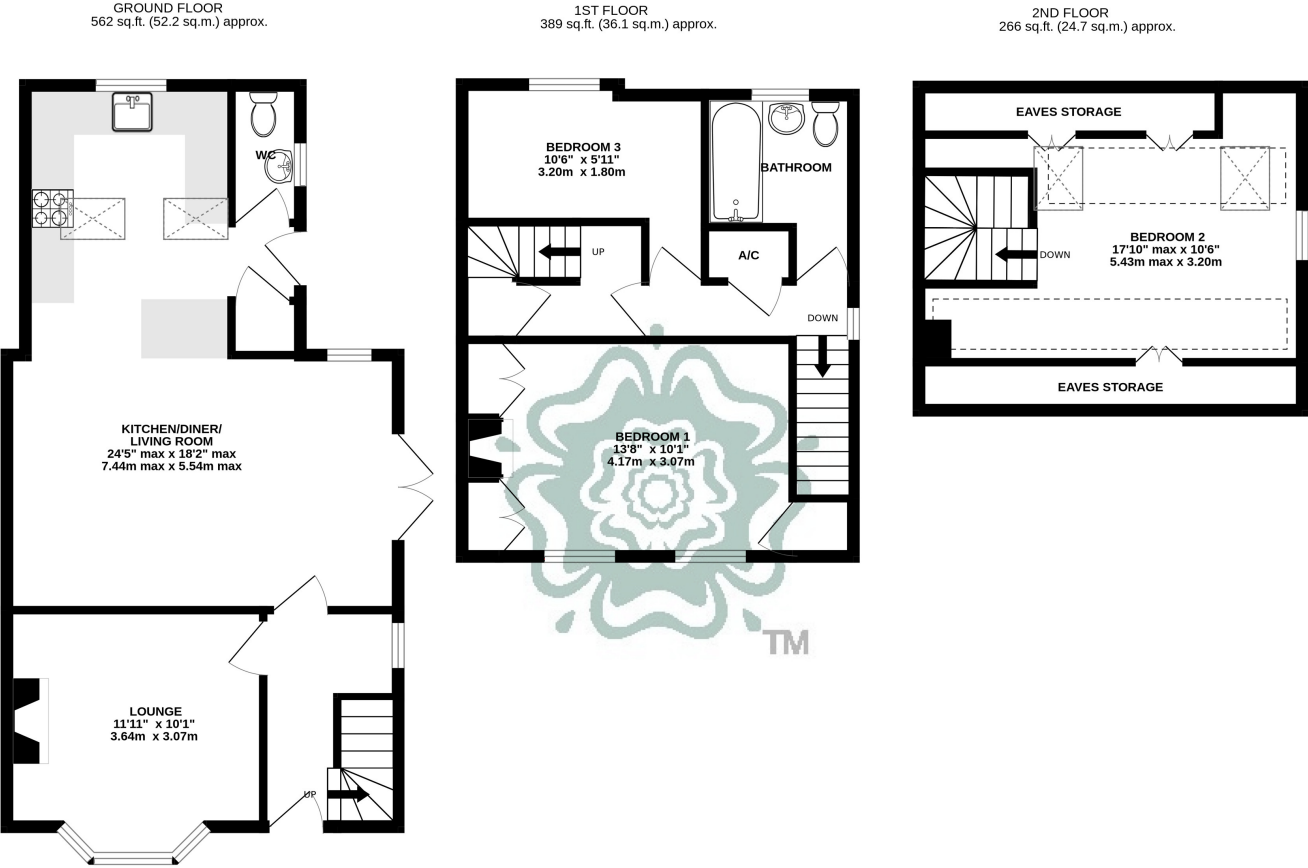


Floor Plans



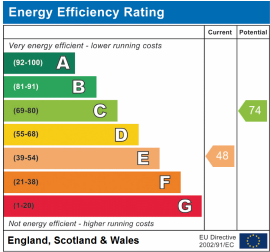
TOTAL FLOOR AREA : 1216 sq.ft. (113.0 sq.m.) approx.

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



26, Woburn Street

Amphill, Bedfordshire,
MK45 2LL
Offers in Excess of £550,000



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

- Superb open plan dining kitchen, ideal for entertaining
 - Walled courtyard style garden, designed for easy maintenance
 - Fabulous bay fronted sitting room with log burner
- Rarely available beautifully presented period property
 - Three bedrooms with accommodation arranged over three floors
 - Off-road parking for one car with electric car charging point.

GROUND FLOOR

Entrance Hall

Parquet flooring, double glazed window to the side with shutters, cast iron-style radiator.

Lounge

11' 11" x 10' 1" (3.63m x 3.07m) Feature fireplace with log burner, double glazed bay window to the front with shutters, cast iron-style radiator.

Kitchen/Diner/Living Room

Max. 24' 5" x 18' 2" (7.44m x 5.54m) A range of base and wall mounted units with stone work surfaces over and lighting under, peninsula and breakfast bar, Smeg oven with gas hob and extractor over, integrated wine fridge, dishwasher and washing machine, space for fridge freezer, French doors to the garden, vaulted ceiling with exposed beams, two Skylight windows and two double glazed windows to the rear with shutters, cast iron-style radiator.

Cloakroom

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

FIRST FLOOR

Landing

Double glazed window with shutters.

Bedroom One

13' 8" x 10' 1" (4.17m x 3.07m) Feature fireplace, back-lit panelled headboard, fitted wardrobes, two double glazed sash windows to the front, radiator.

Bedroom Three

10' 6" x 5' 11" (3.20m x 1.80m) Double glazed sash window to the rear, radiator.

Bathroom

A vintage suite comprising of a tiled bath with shower over, low level WC, wash hand basin, cast iron-style heated towel rail, double glazed sash window to the rear.

SECOND FLOOR

Bedroom Two

17' 10" x 10' 6" (5.44m x 3.20m) Two skylight windows, double glazed porthole window to the side with shutters, eaves storage, radiator.

OUTSIDE

Rear Garden

A walled, south facing courtyard garden with patio and a decked seating area, storage shed and brick log store, side access.

Parking

Off-road parking for one car with electric car charging point.

Directions

From the centre of Ampthill take Woburn Street and 26 Woburn Street is just over the brow on the left hand side.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDORS

AMPTHILL – is a Georgian market town steeped in history with connections to Henry VIII. Situated between Bedford and Luton it has a population of about 14,000. A regular market with local traders has taken place on Thursdays for centuries. The town has several lively pubs, a wide variety of very well-regarded restaurants, a Waitrose supermarket and a selection of small independent specialist shops and a small museum. A number of small businesses such as solicitors, estate agents, financial services, hairdressers, and music schools are located in town. Larger businesses are to be found on the commercial and industrial developments on the outskirts, along the town’s bypass. Ampthill Great Park is beautiful, a great place to walk the dogs. There’s a children’s play area and a place to get a snack and a refreshment. It also hosts a three day music and family gala weekend in the summer. Ampthill also has a high concentration of public amenities, The local Upper School in Ampthill, Redborne School, is a very successful 13 - 18 school. There is a bus service to Bedford and a private bus to the excellent Harpur Trust schools. There is also a doctor’s surgery, fire & ambulance stations. Ampthill benefits from excellent commuter links, located between junctions 12 and 13 of the M1, nearby the A6 links Luton to Bedford and the A421 an efficient road into Milton Keynes. Ampthill is twinned with Nissan Lez Enserune in France. There are also rugby, football, cricket and bowls clubs.

