



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			
England, Scotland & Wales		79	83

TOTAL FLOOR AREA : 3328 sq.ft. (309.2 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

Viewing by appointment only

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An incredibly rare 6 bedroom Neo-Georgian property in beautiful condition. Spanning circa 3,000 square foot, this detached home has all the space any large family would need, with it's 6 large double bedrooms, 4 bathrooms, open plan kitchen/breakfast room and lounge both opening onto the private wrap around garden creating a wonderful entertaining space, not forgetting the two other receptions spaces currently used as a formal dining room and cinema room. If you are a larger than average family this house really is a must see!

- 6 bedrooms and 4 bathrooms across 3 floors with dressing area and sizeable en-suite to bedroom 1.
- Driveway providing ample off road parking leading to double garage.
- Wrap around garden with open plan living create an amazing entertaining space.
- Hot water additionally heated by solar panels on roof.
- Great commuter access via A6, A421, M1 and Flitwick Station.
- Short distance to scenic country walks with Maulden woods.

Ground Floor

Entrance Hall

Entrance door to the front, storage cupboard, radiators, double doors into:

Hallway

Under stairs cupboard, double glazed window to the rear, radiator.

Cloakroom

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

Lounge

22' 0" x 14' 8" (6.71m x 4.47m) Feature fireplace with stone surround, bespoke fitted units in reveals, glazed French doors to the garden, double glazed windows to the front and rear, three radiators.

Dining Room

16' 4" x 10' 4" (4.98m x 3.15m) Two double glazed windows to the front, two radiators.

Cinema Room

13' 2" x 11' 5" (4.01m x 3.48m) Double glazed windows to the side and rear, radiator.

Kitchen/Breakfast Room

15' 7" x 14' 0" (4.75m x 4.27m) A range of base, full height and wall mounted units with Corian work surfaces over and matching breakfast bar peninsula, 1.5 basin integrated Corian sink and drainer with mixer tap and boiling water tap, two integrated fridges and dishwasher, double eye-level oven and induction hob with extractor over, integrated microwave and coffee machine, walk-in pantry, underfloor heating, bi-fold doors to the garden, double glazed window to the side.

Utility Room

A range of base and wall mounted units with work surfaces over, stainless steel sink and drainer with mixer tap, space for washing machine and tumble dryer, door to side garden, gas boiler cupboard, radiator.



First Floor

Landing

Double glazed window to the rear, storage cupboard, radiator.

Bedroom One

16' 3" x 15' 8" (4.95m x 4.78m) Vaulted ceiling, two double glazed windows to the side with shutters, two radiators.

Dressing Area

Multiple fitted double wardrobes, double glazed window to the rear, access to loft, radiator.

Ensuite One

A suite comprising of a panelled bath and separate shower cubicle, low level WC, wash hand basin, back-lit mirror, underfloor heating and heated towel wall, airing cupboard housing hot water tank, double glazed window to the side.

Bedroom Two

14' 10" x 10' 8" (4.52m x 3.25m) Fitted wardrobes, two double glazed windows to the front, two radiators.

Ensuite Two

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

Bedroom Three

14' 10" x 10' 1" (4.52m x 3.07m) Fitted wardrobes, two double glazed windows to the front, radiator.

Bedroom Four

11' 10" x 9' 3" (3.61m x 2.82m) Juliet balcony, radiator.

Bathroom

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

Second Floor

Second Floor Landing

Double glazed window to the front, radiator.

Bedroom Five

16' 10" x 11' 11" (5.13m x 3.63m) Fitted wardrobes, Skylight window to the rear and double glazed window to the front, eaves storage, two radiators.

Bedroom Six

16' 11" x 13' 0" (5.16m x 3.96m) Fitted wardrobes, Skylight window to the rear and double glazed window to the front, access to loft, two radiators.

Second Floor Bathroom

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

Outside

Garden

Mature walled garden, mainly laid to lawn with covered block paved and patio seating areas.

Kitchen Garden

Walled patio area accessible from the Utility Room with sleeper-lined raised vegetable and herb patches.

Double Garage

18' 2" x 16' 8" (5.54m x 5.08m) Two up and over doors, power and light, door to garden.

Parking

Block-paved driveway providing ample off-road parking.

