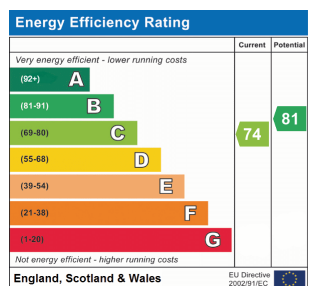
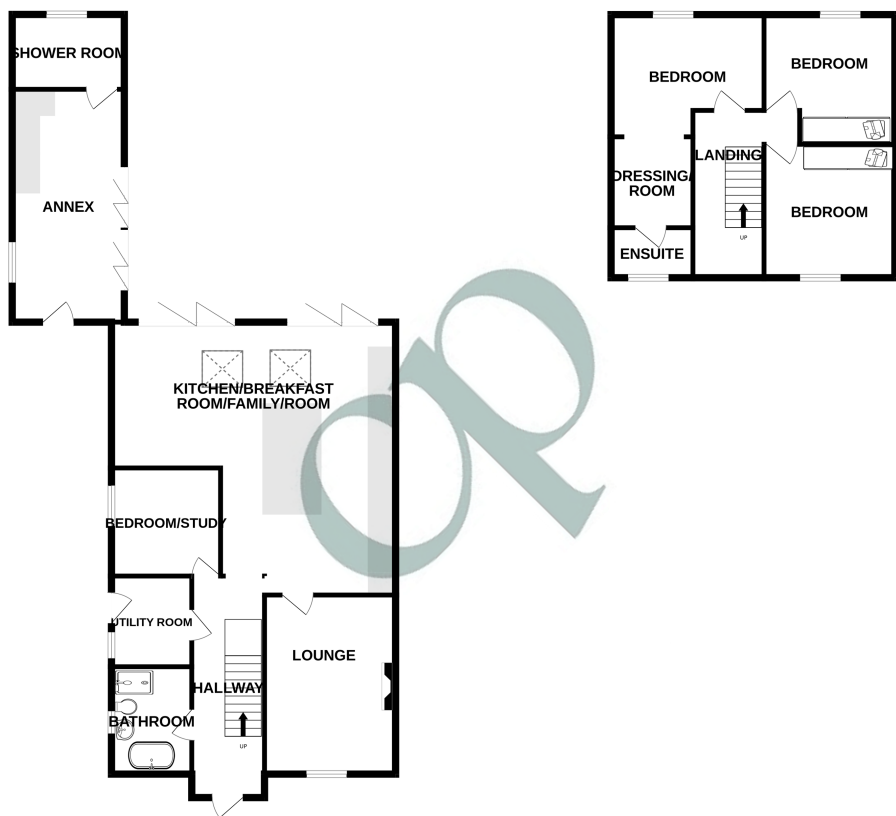




GROUND FLOOR

1ST FLOOR



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: [ampthill@country-properties.co.uk](mailto:ampthill@country-properties.co.uk)  
[www.country-properties.co.uk](http://www.country-properties.co.uk)



An extended and a completely refurbished chalet style property with a separate annex/office, views overlooking the open countryside to the front and being offered with no onward chain!

- Magnificent 23ft kitchen/breakfast/family room.
- Lounge and separate study.
- Master ensuite and dressing room.
- Low maintenance rear garden.
- No onward chain.

Ground Floor

Entrance Hall

Entrance door and double glazed window to the front, stairs rising to first floor, radiator.

Lounge

14' 9" x 10' 10" (4.50m x 3.30m) Double glazed window to the front, radiator.

Kitchen/Breakfast/Family Room

23' 7" x 21' 4" (7.19m x 6.50m) A range of base and wall mounted units with granite work surfaces over and central island, double stainless steel sink and drainer with Quooker tap and water softener. Skylight window and bi-folding doors opening to the garden. Radiator. Integrated appliances to include – split-level ovens, Neff hob with extractor over, fridge freezer and wine fridge, dishwasher, coffee machine.

Utility

A range of base and wall mounted units with work surfaces over, sink and drainer, wall mounted gas boiler, space and plumbing for washing machine, double glazed door and window to the side.

Bedroom Four/Study

8' 10" x 8' 10" (2.69m x 2.69m) Double glazed window to the side, radiator.



Bathroom

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

First Floor

Landing

Skylight window and access to bedrooms.

Bedroom One

12' 2" x 11' 6" (3.71m x 3.51m) Double glazed window to the rear, radiator, opening to dressing room with fitted wardrobes.

Ensuite

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

Bedroom Two

12' 6" x 8' 10" (3.81m x 2.69m) Mirror-fronted wardrobes, double glazed window to the front, radiator.

Bedroom Three

10' 6" x 8' 10" (3.20m x 2.69m) Mirror-fronted wardrobes, double glazed window to the rear, radiator.

Outside

Annex Living Room

Entrance door opening to self-contained annex space, bi-folding doors opening to the garden, radiator.

Annex Kitchen

A range of base and wall mounted units with work surfaces over, electric hob with extractor over, sink and drainer.

Annex Shower Room

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

Rear Garden

A south facing garden, laid to artificial lawn with raised flower beds and timber fencing.

Parking

Shingled driveway providing off-road parking for up to 3 cars.

