



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	89	90
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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

Viewing by appointment only

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A rare example of an impeccably finished detached home with five double bedrooms, four bathrooms, ample off-road parking and a double garage - tucked peacefully between the town centre and Amptill's Great Park.

- Five double bedrooms and four bathrooms across three floors.
- Potential for a sixth bedroom/annexe.
- Beautifully high specification throughout.
- Amptill town centre location backing on to woodland.
- Low maintenance tiered garden.
- Open plan kitchen/dining/living room opening onto the garden, perfect for entertaining.
- Part converted double garage and ample off-road parking.
- Maintenance approx £200 PA.

## Ground Floor

### Entrance Hall

Entrance door and double glazed window to the front with shutters, radiator.

### Cloakroom

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

### Lounge

18' 2" x 11' 9" (5.54m x 3.58m) Gas fireplace, double glazed window to the front with shutters, radiator.

### Study

6' 7" x 6' 0" (2.01m x 1.83m) Double glazed window with shutters, radiator.

### Kitchen/Dining/Living Room

27' 3" x 26' 5" (8.31m x 8.05m) A range of units and breakfast island with a Quartz waterfall edge countertop, countersunk stainless steel sink with mixer tap, integrated appliances include - induction hob and extractor fan, wine fridge, dishwasher, full-height fridge and full-height freezer, double ovens, microwave oven, steaming oven. Four Skylight windows and two sets of bi-folding doors to the rear, radiator.

### Utility

A range of base and wall mounted units with Quartz work surfaces over, stainless steel sink with mixer tap, space for washing machine and tumble dryer.

## First Floor

### First Floor Landing

Double glazed window to the front with shutters.

### Bedroom One

20' 4" x 11' 9" (6.20m x 3.58m) Walk-in wardrobe space, double glazed windows to the front and side with shutters, radiator.



### Ensuite One

A suite comprising of a free-standing bath and separate shower cubicle, low level WC, double wash hand basins, two double glazed windows to the rear.

### Bedroom Four

12' 0" x 9' 4" (3.66m x 2.84m) Double glazed window to the front with shutters, radiator.

### Bathroom

A suite comprising of a panelled bath and separate shower cubicle, low level WC, wash hand basin, back-lit mirror, heated towel rail, double glazed window to the rear.

## Second Floor

### Second Floor Landing

Skylight windows to the front and rear, access to loft, radiator.

### Bedroom Two

16' 6" x 8' 10" (5.03m x 2.69m) Double glazed window to the front with shutters, radiator.

### Ensuite Two

A suite comprising of a shower cubicle, low level WC, wash hand basin, back-lit mirror, heated towel rail, Skylight window to the rear, eaves storage.

### Bedroom Three

15' 5" x 10' 9" (4.70m x 3.28m) Double glazed window to the front and shutters, Skylight window to the side, radiator.

### Ensuite Three

A suite comprising of a shower cubicle, low level WC, wash hand basin, heated towel rail.

### Bedroom Five

10' 2" x 8' 9" (3.10m x 2.67m) Double glazed window to the rear with shutters, access to eaves storage, radiator.

## Outside

### Rear Garden

Tiered courtyard garden mainly laid to patio with raised brick-lined flower beds, backing on to the woodland of Amptill Great Park.

### Parking

Block paved driveway providing off-road parking.

## Double Garage

### Ground Floor

19' 4" x 18' 5" (5.89m x 5.61m) Part converted with a WC and wash hand basin to the rear, double glazed window to the rear, power and light, gas boiler, door to the garden.

### First Floor/Cinema Room/Bedroom Six

19' 4" x 11' 8" (5.89m x 3.56m) A range of base and wall mounted units with Quartz work surfaces over, countersunk stainless steel sink with mixer tap, integrated dishwasher and fridge, electric radiator, double glazed windows to the front and rear.

### NB

It is becoming increasingly likely that modern developments have a management company responsible for communal areas such as play areas and opens greens, therefore this will usually incur management fees.

