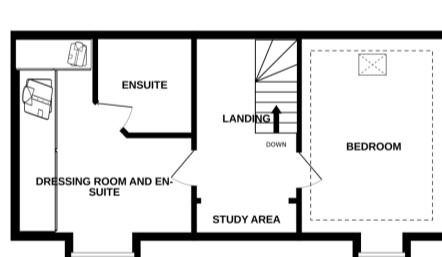
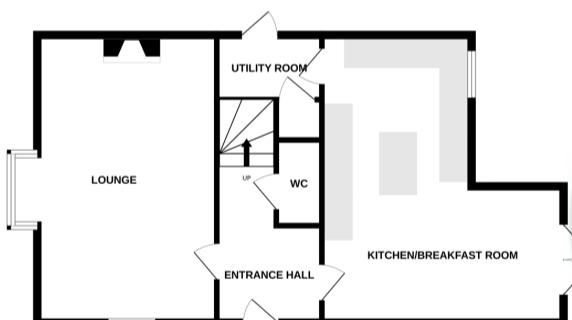




GROUND FLOOR

1ST FLOOR

2ND 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.

Made with Metropix ©2026

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)

country  
properties

This exquisite 4/5 bedroom family home over three floors, offers a perfect blend of luxury and comfort featuring high specification appliances.

- No upper chain
- Spacious lounge with feature fireplace
- Single garage and ample parking for numerous cars
- Master bedroom with ensuite
- Luxury kitchen/breakfast room plus utility room
- Garden room/study

## Ground Floor

### Entrance Hall

Front entrance door, stairs to first floor, half wall panelling and coving, radiator.

### Cloakroom

Part tiling to splashback areas, wash hand basin and low level w/c, radiator.

### Lounge

20' 3" x 11' 0" (6.17m x 3.35m) not including bay window

Two double glazed bay windows to front and double glazed window to side with plantation blinds, coving, media wall, gas log burner, radiator.

### Kitchen/Breakfast room

20' 3" x 10' 7" (6.17m x 3.23m)  
Double glazed window to side with plantation blinds, door to side, a range of base and wall mounted units with work surfaces over, integrated double oven, five ring electric hob and extractor hood, integrated dishwasher, ceiling downlight, 1.5 enamel drainer sink, radiator.

### Utility room

7' 6" x 4' 8" (2.29m x 1.42m)  
Door to side, understairs cupboard housing boiler, space for washing machine, radiator.

## First Floor

### Landing

Stairs rising to second floor accommodation.

### Bedroom Two

12' 2" x 11' 2" (3.71m x 3.40m)  
Double glazed window to front with plantation blinds, radiator.

### Ensuite

Double glazed window to side, part tiling to splashback areas, wash hand basin, low level w/c and separate shower cubicle, towel rail.



### Dressing Room

7' 10" x 7' 9" (2.39m x 2.36m) including wardrobes  
Fitted wardrobes, double glazed window to front with plantation blinds.

### Bedroom Three

10' 9" x 9' 6" (3.28m x 2.90m)  
Double glazed window to rear with plantation blinds, built in wardrobes, radiator.

### Bedroom Four

10' 7" x 10' 5" (3.23m x 3.17m) Double glazed window to front with plantation blinds

### Bathroom

Double glazed window to side, tiled floor, part tiling to splashback areas, white suite comprising of wash hand basin, low level w/c and separate shower cubicle, towel rail.

## Second Floor

### Landing

7' 5" x 5' 0" Max (2.26m x 1.52m) Loft access, airing cupboard housing hot water tank, window to side, office space/space for desk.

### Bedroom One

14' 7" x 11' 0" (4.45m x 3.35m) Restricted height  
Double glazed window to side with plantation blinds, radiator.

### Dressing Room/Bedroom Five

13' 5" x 11' 2" (4.09m x 3.40m) Max including wardrobes  
Double glazed window to side, built in wardrobes, radiator.

### Ensuite

Two Velux windows, part tiling to splash back areas, white suite comprising of wash hand basin, low level w/c and separate shower cubicle, towel rail.

## Outside

### Rear Garden

Artificial lawn area, covered pergola, wooden decking, and a large covered patio, outside lights, door to garden room.

### Garden Room/Study

9' 4" x 6' 7" (2.84m x 2.01m)  
Power and light.

### Single Garage

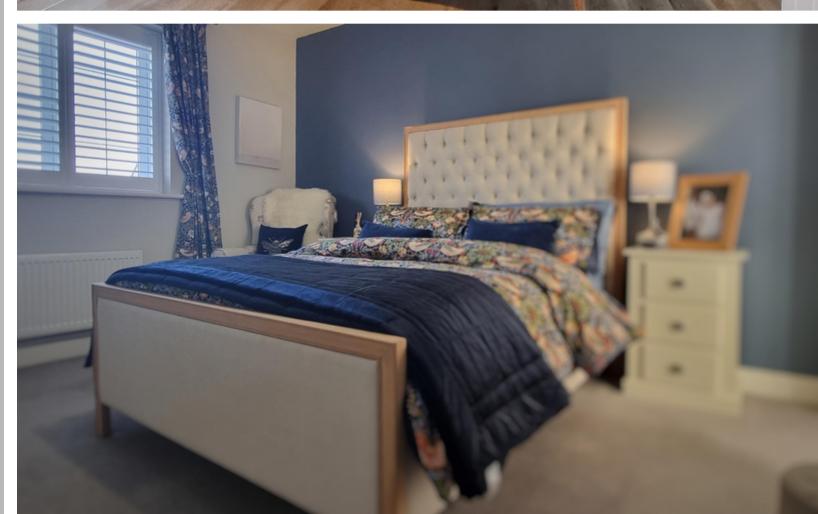
Double doors, power and light.

### Parking

Ample parking for vehicle's

### NB

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



THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDOR