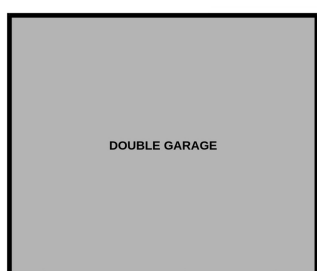




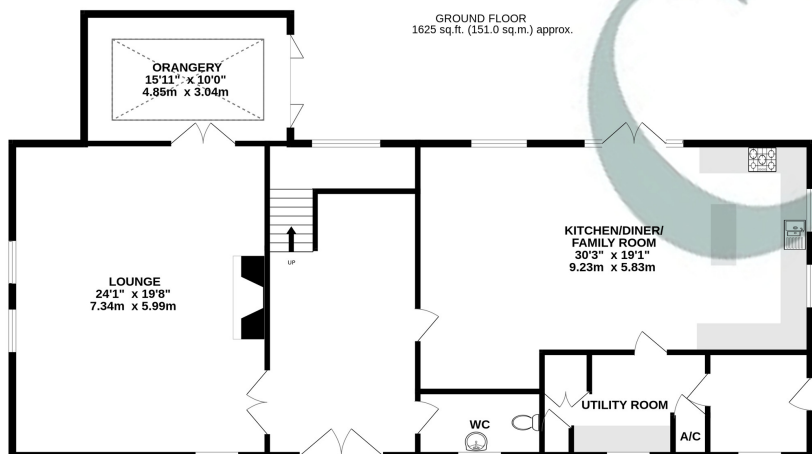
GARAGE
0 sq.ft. (0.0 sq.m.) approx.



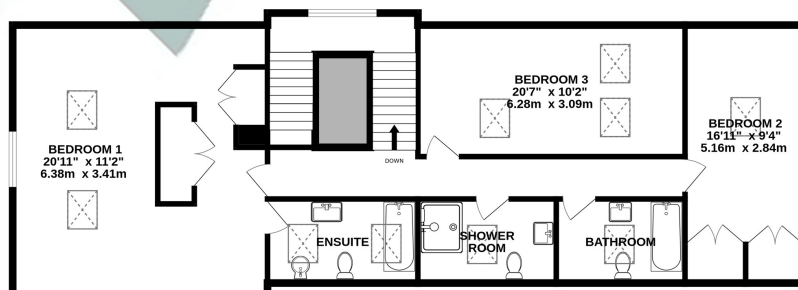
TOTAL FLOOR AREA : 2840 sq.ft. (263.9 sq.m.) approx.

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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GROUND FLOOR
1625 sq.ft. (151.0 sq.m.) approx.



1ST FLOOR
1215 sq.ft. (112.9 sq.m.) approx.



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
www.country-properties.co.uk

Originally built in the 1950s as the telephone exchange, and later sympathetically converted by the owner into a stylish, comfortable family home, this unique, character-filled detached property on a quiet private road is just a couple of minutes' walk from the amenities of Amphill town centre. The main house is supplemented by a detached double garage (that could be converted into a home office or annexe), a mature walled garden and parking for up to four vehicles.

- Three double bedrooms and three bathrooms.
- Beautifully large 24ft entrance hall with character features throughout.
- 30ft open plan kitchen/dining/family room opening on to the garden.
- Tucked away on one of the back streets in the town centre.
- Detached double garage and off-road parking.
- No onward chain.

Ground Floor

Entrance Hall

Large double front doors, galleried staircase to first floor and under stairs storage, double glazed window to the rear.

Cloakroom

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

Lounge

24' 1" x 19' 8" (7.34m x 5.99m) Feature fireplace, French doors opening to the orangery, double glazed windows to the front and side.

Boot Room

Side door to garden, boiler, double glazed window to the front.

Kitchen/Dining/Family Room

30' 3" x 19' 1" (9.22m x 5.82m) A range of base and wall mounted units with work surfaces over, 1.5 basin stainless steel sink and drainer with mixer tap, integrated split-level ovens and gas hob with extractor over, integrated dishwasher and space for fridge freezer, French doors opening to the garden, double glazed windows to the side and rear, underfloor heating.

Utility

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, airing cupboard housing hot water tank, double glazed window to the front, radiator.

Orangery

15' 11" x 10' 0" (4.85m x 3.05m) Roof lantern, bi-folding doors opening to the garden.



First Floor

Galleried Landing

Skylight windows to the front and rear, radiator.

Bedroom One

20' 11" x 11' 2" (6.38m x 3.40m) Fitted wardrobes, Skylight windows to the front and rear, double glazed window to the side, access to loft, two radiators.

Ensuite

A suite comprising of a panelled bath with shower mixer attachment, low level WC, wash hand basin, bidet, Skylight windows to the front, radiator.

Bedroom Two

16' 11" x 9' 4" (5.16m x 2.84m) Fitted wardrobes, Skylight window to the rear, two double glazed windows to the side, access to loft, radiator.

Bathroom

A suite comprising of a panelled bath, low level WC, wash hand basin, Skylight window to the front, radiator.

Bedroom Three

20' 7" x 10' 2" (6.27m x 3.10m) Three Skylight windows to the rear, two radiators.

Shower Room

A suite comprising of a shower cubicle, low level WC, wash hand basin, Skylight window to the front, radiator.

Outside

Garden

A south-west facing mature, wrap around garden, mainly laid to lawn with pergola covered patio area.

Parking

Detached double garage and driveway providing off-road parking.

