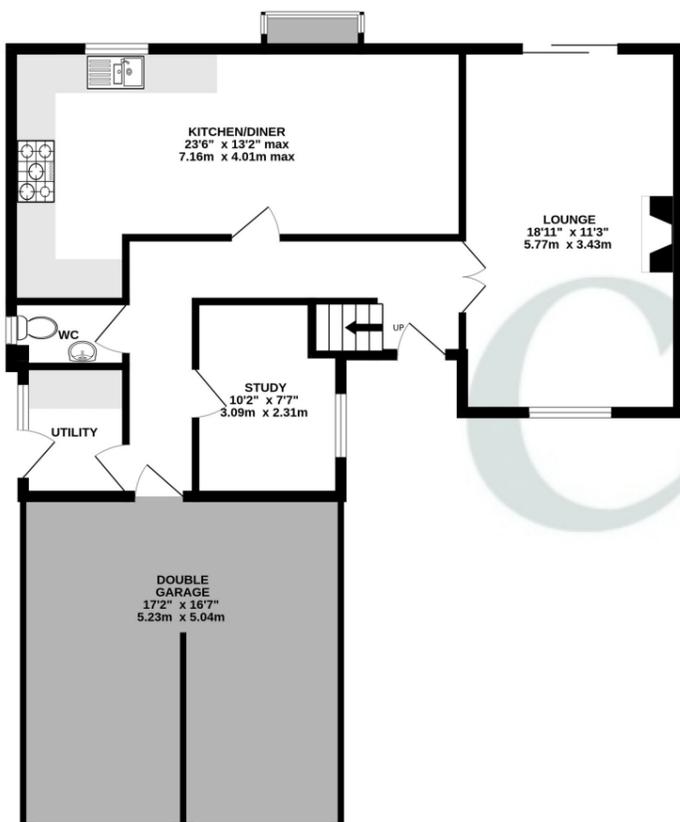
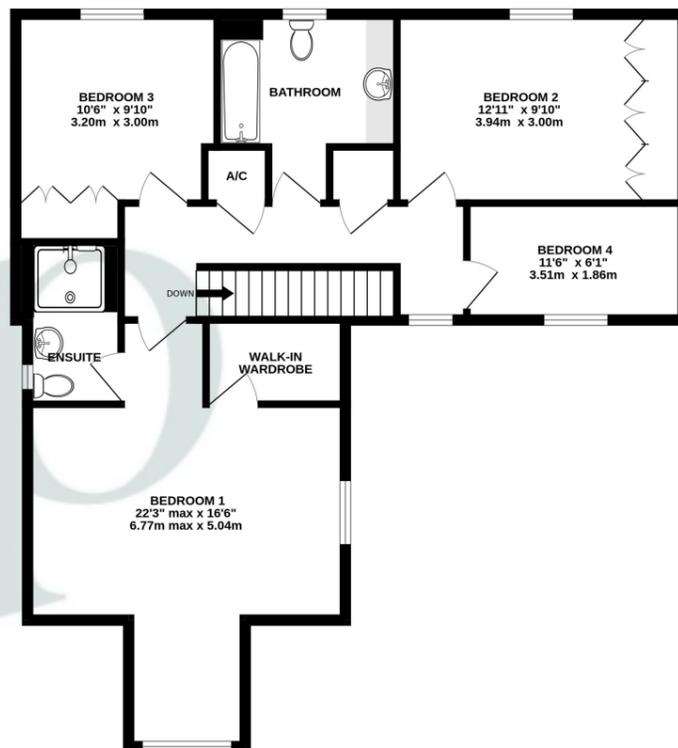




GROUND FLOOR  
703 sq.ft. (65.3 sq.m.) approx.



1ST FLOOR  
845 sq.ft. (78.5 sq.m.) approx.



TOTAL FLOOR AREA : 1548 sq.ft. (143.8 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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Nestled in an exclusive Ampthill cul-de-sac, this substantial four-bedroom detached residence offers the perfect blend of space and style. Highlights include an expansive kitchen/diner ideal for entertaining, a dedicated home office, and a magnificent master suite boasting a walk-in wardrobe and en-suite. Complete with a private rear garden and double garage, this impressive home with no onward chain, offers a premium lifestyle near top-tier schools and local amenities.

- Over 1,500 sq. ft. of versatile living space in a quiet, sought-after location.
- An exceptionally large primary bedroom featuring a private walk-in wardrobe and modern en-suite.
- Double garage and a private driveway providing parking, with potential for even more parking spaces.
- Walking distance to Ampthill's historic town centre and highly-regarded local schooling.
- Offered with no onward chain for a seamless move-in process.
- Includes a dedicated ground-floor study

## Ground Floor

### Entrance Hall

Front entrance door, radiator.

### Cloakroom

Double glazed window to side, radiator, part tiling to splashback areas, wash hand basin and low level w/c.

### Lounge

Double glazed window to front, feature fireplace, two radiators, sliding patio doors to rear.

### Study

Double glazed window to side, radiator.

### Kitchen/Diner

Double glazed window to rear, hanging bay window to rear, a range of base and wall mounted units with work surfaces over, counter sunk 1.5 stainless steel sink and drainer with mixer tap over, integrated dishwasher, fridge freezer, range cooker, gas hob and extractor, radiator.

### Utility Room

Double glazed window to side, a range of base and wall mounted units with work surfaces over, space for washing machine and tumble dryer, radiator, door to side access.



## First Floor

### Landing

Double glazed window to front, loft access, airing cupboard housing hot water tank, storage cupboard.

### Bedroom One

Double glazed window to front and side, walk in wardrobe, two radiators.

### Ensuite

Double glazed window to side, fully tiled to all areas, towel rail, white suite comprising of wash hand basin, low level w/c and walk in shower.

### Bedroom Two

Double glazed window to rear, fitted wardrobes, radiator.

### Bedroom Three

Double glazed window to rear, fitted wardrobes, radiator.

### Bedroom Four

Double glazed window to front, radiator.

### Bathroom

Double glazed window to rear, towel rail, part tiling to splashback areas, white suite comprising of panelled bath with telephone mixer attachment and shower over, wash hand basin, low level w/c.

## Outside

### Rear Garden

Mainly laid to lawn with patio seating area, timber outbuilding, mature trees and shrub borders.

### Double Garage

Integrated, two up and over doors, gas boiler, power and light.

### Front Garden

Lawned front garden with trees, shrubs and bushes.

### Parking

Driveway in front of garage providing off-road parking.

### NB

These are preliminary details to be approved by the vendor.

