



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

Country Properties | 1, Church Street | MK45 2PJ
T: 01525 403033 | E: amphill@country-properties.co.uk
www.country-properties.co.uk

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A beautifully extended four bedroom period property providing ample family living accommodation in the heart of the village.

- Four double bedrooms and three bathrooms
- Character features throughout
- Recently extended and renovated throughout
- Off road parking in front of the property and freely available off road parking directly opposite
- Planning permission granted for an additional single story extension

Ground Floor

Entrance Hall

UPVC Double glazed front door, under stairs storage cupboard, radiator.

Cloakroom

Wash hand basin, low level WC, heated towel rail, window to rear.

Lounge

Bay fronted double glazed window to front with fitted shutters, cast iron style radiator, capped feature fireplace with fitted units to the reveals.

Office

Double glazed window to front, radiator.

Kitchen/Diner/Family Room

A range of base and wall mounted units with quartz work surfaces over, breakfast bar peninsular, inset ceramic sink with Kettle hot water tap over, backlit full height units with power for microwave and coffee machine, integrated split level ovens, gas hob with extractor hood over, integrated dishwasher, space for washing machine, space for tumble dryer, integrated wine fridge, space for American style fridge freezer, two bifolding doors to garden, door to side access, double glazed window to rear, radiator. Opening to:

Snug

Radiator, door to hallway, open plan to the kitchen/family room.

First Floor

Landing One

Cast iron style radiator, double glazed window to front.



Bedroom Two

Double glazed window to front, radiator. Door to:

Ensuite

Wash hand basin, low level WC, shower cubicle, fully tiled, heated towel rail, double glazed window to rear.

Bedroom Three

Cast iron style radiator, feature fireplace, double glazed window to rear.

Bedroom Four

Radiator, double glazed window to front, fitted wardrobes to the reveals.

Bathroom

A suite comprising of a P shaped bath with shower over, wash hand basin, low level WC, part tiled walls, heated towel rail, double glazed window to rear, storage cupboard.

Second Floor

Landing Two

Skylight window to front.

Bedroom One

Cast iron style radiator, two double glazed dormer windows to front, Juliet balcony and full height window to rear, fitted wardrobes and dressing table. Door to:

Ensuite

Wash hand basin, low level WC, shower cubicle, part tiled walls, heated towel rail, backlit mirror, double glazed full height window to rear.

Outside

Parking

Electric car charging point, shingle driveway.

Further freely available parking directly over the road.

Rear Garden

Mainly laid to lawn with both a patio and decking seating area, side gated access.

Directions

Upon entering Maulden from Ampthill via Snow Hill and just as the road merges into Ampthill Road take the first turning on the left past the recreational ground onto The Brache. Number 4 is then on the right hand side just past The Magpies.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDOR

