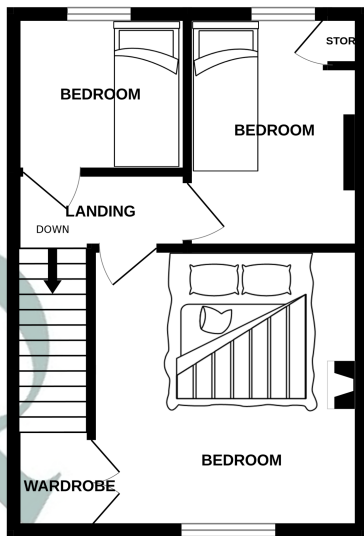
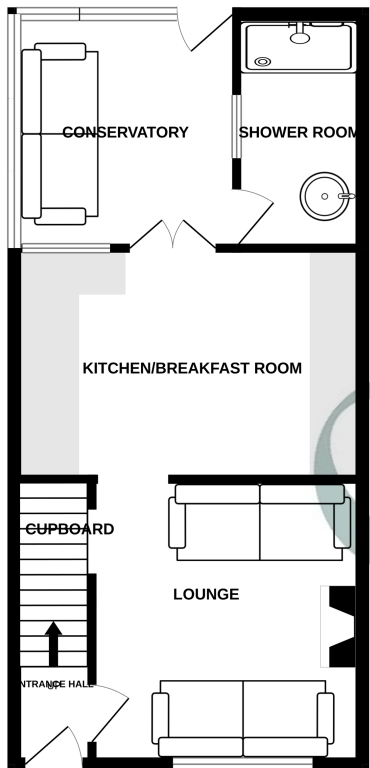




GROUND FLOOR

1ST 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 Metreage 12/2024

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: amphill@country-properties.co.uk
www.country-properties.co.uk

Welcome to this stunning, eco-friendly property that perfectly combines modern living with energy efficiency. One of the standout features of this property is its recent eco-friendly upgrades. The house has been fitted with state-of-the-art solar panels, an air source heat pump, and external wall insulation. These enhancements significantly reduce energy consumption, making your utility costs extremely minimal.

GROUND FLOOR

Entrance

Steps leading up to composite door with picture window leading into;

Entrance Hall -

Stairs to first floor. Stripped pine flooring. Panel door leading into;

Lounge -

12' 5" x 11' 9" (3.78m x 3.58m) Into alcoves. Bay double glazed window to the front aspect. Feature fireplace with log burner. Coving to ceiling. Under stair storage area. Laminate flooring with insulation. Radiator. Panel door leading into;

Kitchen Breakfast Room -

15' 0" x 10' 0" (4.57m x 3.05m) A range of base and wall mounted units with solid wooden work tops. Butler sink with mixer taps over and cupboards below. Plumbing and space for washing machine and dishwasher. Stainless steel extractor hood. Built in floor standing cooker. Central island. Coving and inset lights to ceiling. Slate flooring. Radiator. Double French doors and window leading into conservatory.

Conservatory -

10' 0" x 9' 8" (3.05m x 2.95m) Double glazed doors and windows to the rear aspect. Laminate flooring. Radiator. Double glazed door leading into;

Shower Room -

10' 3" x 5' 3" (3.12m x 1.60m) Frosted double glazed window to the side aspect. Wall mounted wash hand basin. Low level WC. Corner shower cubicle. Fully tiled ceiling to floor. Ceiling down lighters. Tiled flooring.

FIRST FLOOR

Landing -

Access to loft. Panel doors leading to all bedrooms.

Bedroom One -

11' 11" x 12' 6" (3.63m x 3.81m) Double glazed windows to the front aspect with views overlooking the open countryside. Feature fireplace (currently not in use). Walk in wardrobe with hanging space. Stripped pine flooring. Radiator.



Bedroom Two -

9' 10" x 7' 6" (3.00m x 2.29m) Double glazed window to the rear aspect. Built in airing cupboard with water tank and shelving. Stripped pine flooring. Radiator.

Bedroom Three -

7' 6" x 6' 10" (2.29m x 2.08m) Double glazed window to the rear. Stripped pine flooring. Radiator.

OUTSIDE -

Front Garden -

Mainly laid to lawn.

Rear Garden -

Substantial rear garden. Lawn shrub and flower borders. Patio area. Large, fully insulated office/summer house, constructed in 2023 (to be sold by separate negotiation). Outside lighting.

