



TOTAL FLOOR AREA : 3462 sq.ft. (321.6 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.
Made with Metropix ©2023

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

This beautiful Victorian detached home is a real one-off!
 Located in the heart of Ampthill on the highly sought after Arthur Street, this five bedroom property really does have it all!

Ground Floor

Entrance Hall

Wooden entrance door to the front, radiators.

Cloakroom

A suite comprising of a low level WC, wash hand basin, heated towel rail.

Lounge

21' 5" x 14' 8" (6.53m x 4.47m) Double doors to the garden, double glazed wooden sash window to the rear, radiators.

Dining Room

18' 9" x 12' 1" (5.71m x 3.68m) Gas feature fireplace, double glazed wooden bay window to the front, radiators.

Study

11' 11" x 11' 11" (3.63m x 3.63m) Gas feature fireplace, double glazed wooden bay window to the front, radiator.

Kitchen/Breakfast Room

20' 7" x 11' 9" (6.27m x 3.58m) A range of base and wall mounted units with work surfaces over and peninsula, 1.5 basin ceramic sink and drainer with mixer tap, Range Master oven with gas hob, space for dishwasher and fridge freezer, door to garden, conventional gas boiler, double glazed wooden windows to the side and rear, radiator and heated towel rail.

Utility

A range of units with work surfaces over, countersunk Belfast sink and drainer with mixer tap, space and plumbing for washing machine and tumble dryer, shelving, double glazed window to the side, radiator.

Side Lobby

Wooden door to side access, storage cupboard for shoes and coats.

Cellar

12' 1" x 12' 0" (3.68m x 3.66m) Power and light.

First Floor

Landing

Double glazed window to the rear, airing cupboard housing hot water tank, box room with double glazed window to the front.

Bedroom Two

11' 11" x 9' 6" (3.63m x 2.90m) Fitted wardrobe, double glazed wooden sash windows to the side and rear, radiator.

Ensuite Two

A suite comprising of a shower cubicle, low level WC, wash hand basin, heated towel rail, double glazed window to the side.

Bedroom Three

Max. 12' 10" x 11' 9" (3.91m x 3.58m) Fitted wardrobe, double glazed wooden sash window to the rear, radiator.



Bedroom Four

Max. 11' 9" x 11' 8" (3.58m x 3.56m) Fitted wardrobe, double glazed wooden sash bay window to the front, radiator.

Bedroom Five

Max. 11' 9" x 11' 8" (3.58m x 3.56m) Fitted wardrobe, double glazed wooden sash bay window to the front, radiator.

Bathroom

A suite comprising of a panelled bath with shower attachment, low level WC, wash hand basin, double glazed wooden sash window to the side, radiator.

Second Floor

Bedroom One

Max. 20' 0" x 14' 4" (6.10m x 4.37m) Walk-in wardrobe, access to eaves storage, two double glazed wooden windows to the rear, radiators.

Ensuite

A suite comprising of a shower cubicle, low level WC, wash hand basin, heated towel rail, double glazed window to the side.

Outside

Rear Garden

South-east facing rear garden, mainly laid to lawn with mature trees, block lined flower beds, patio seating area, greenhouse and vegetable garden.

Double Garage

22' 7" x 18' 1" (6.88m x 5.51m) Two electric up and over doors, power and light, additional room above for storage/office space (17'11" x 13'8"). Further storage to the side.

Parking

Block paved driveway providing off-road parking with an electric car charging port.

Directions

From the centre of Ampthill, take Dunstable Street towards Flitwick. At the mini roundabout, turn left on to Oliver Street, proceed down the road and turn left in to Arthur Street. Number 51 is on the right hand side.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDOR

AMPTHILL – is a Georgian market town steeped in history with connections to Henry VIII. Situated between Bedford and Luton it has a population of about 14,000. A regular market with local traders has taken place on Thursdays for centuries. The town has several lively pubs, a wide variety of very well-regarded restaurants, a Waitrose supermarket and a selection of small independent specialist shops and a small museum. A number of small businesses such as solicitors, estate agents, financial services, hairdressers, and music schools are located in town. Larger businesses are to be found on the commercial and industrial developments on the outskirts, along the town's bypass. Ampthill Great Park is beautiful, a great place to walk the dogs. There's a children's play area and a place to get a snack and a refreshment. It also hosts a three day music and family gala weekend in the summer. Ampthill also has a high concentration of public amenities, The local Upper School in Ampthill, Redborne School, is a very successful 13 - 18 school. There is a bus service to Bedford and a private bus to the excellent Harpur Trust schools. There is also a doctor's surgery, fire & ambulance stations. Ampthill benefits from excellent commuter links, located between junctions 12 and 13 of the M1, nearby the A6 links Luton to Bedford and the A421 an efficient road into Milton Keynes. Ampthill is twinned with Nissan Lez Enserune in France. There are also rugby, football, cricket and bowls clubs.

