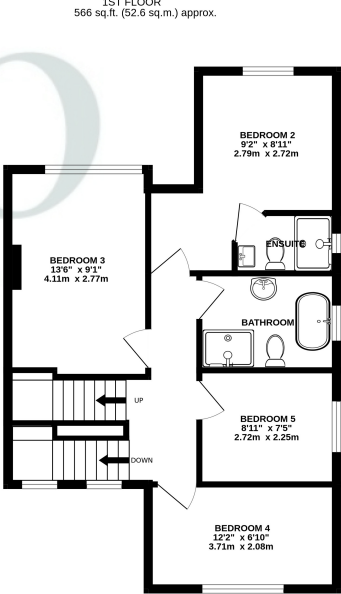
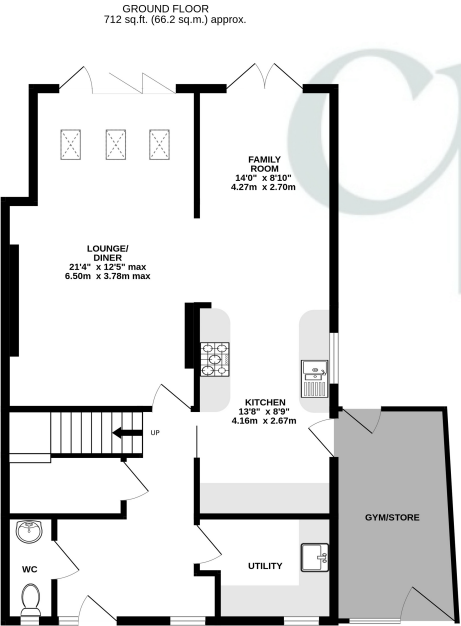
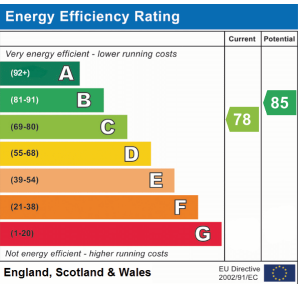




TOTAL FLOOR AREA : 1580 sq.ft. (146.8 sq.m.) approx.

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

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

A beautifully extended and renovated five bedroom family home, providing ample open-plan living accommodation along with 4 double bedrooms and 3 bathrooms, all set just a stone's throw from the Kings Arms Path leading to Amphill's vibrant town centre.

- Five bedrooms and three bathrooms set over three floors
- Ample parking for numerous vehicles
- A stones throw away from the kings arms path leading to Amphill Town Centre
- Renovated throughout – a real credit to the current owners
- South facing private garden
- Highly regarded local school catchment

Ground Floor

Entrance Hall

Front entrance door, double glazed window to front, understairs storage, radiator.

Cloakroom

Double glazed window to front, tiling to splashback areas, wash hand basin, lower level w/c, towel rail.

Living/Dining Room

Three skylight windows to rear, bifold doors to garden, media wall, radiator.

Kitchen/Family Room

Double glazed window to side, french doors to garden, opening to lounge/diner, a range of base and wall mounted units with quartz work surfaces over, 1.5 stainless steel sink drainer unit with mixer tap over, integrated eye level ovens, fridge freezer, dish washer and gas hob, tiling to splashback areas, radiator.

Utility Room

Double glazed window to front, range of base and wall mounted units with work surfaces over, ceramic sink with mixed tap over, space for washing machine/tumble dryer.

First Floor

Landing

Two double glazed windows to front, radiator.

Bedroom Two

Double glazed window to rear, radiator.



Ensuite

Double glazed window to side, a white suite comprising of wash hand basin, low level w/c, separate shower cubicle, part tiled walls, heated towel rail.

Bedroom Three

Double glazed window to rear, radiator.

Bedroom Four

Double glazed window to front, radiator.

Bedroom Five

Double glazed window to side, radiator.

Bathroom

Double glazed window to side, roll top bath with telephone shower mixer attachment, white suite comprising of wash hand basin, lower level w/v and a separate shower cubicle, part tiled walls, radiator.

Second Floor

Bedroom One

Three skylight windows to front, cast iron styles radiator.

Dressing Area

Double glazed window to rear, fitted wardrobes, access to loft.

Ensuite

Double glazed window to rear, a white suite comprising of wash hand basin, low level w/c and separate shower cubicle, loft access, towel rail.

Outside

Driveway

Ample parking for numerous cars.

Gym / Store Room

Power and light, wall mounted combi boiler, barn door to front and door to rear garden.

Rear Garden

Southerly facing tiered and landscaped rear garden, Mainly laid to lawn with upper and lower patio seating areas, storage sheds, side access.

NB

It is becoming increasingly likely that modern developments have a management company responsible for communal areas such as play areas and opens greens, therefore this will usually incur management fees.

These are preliminary details to be approved by the vendor.

