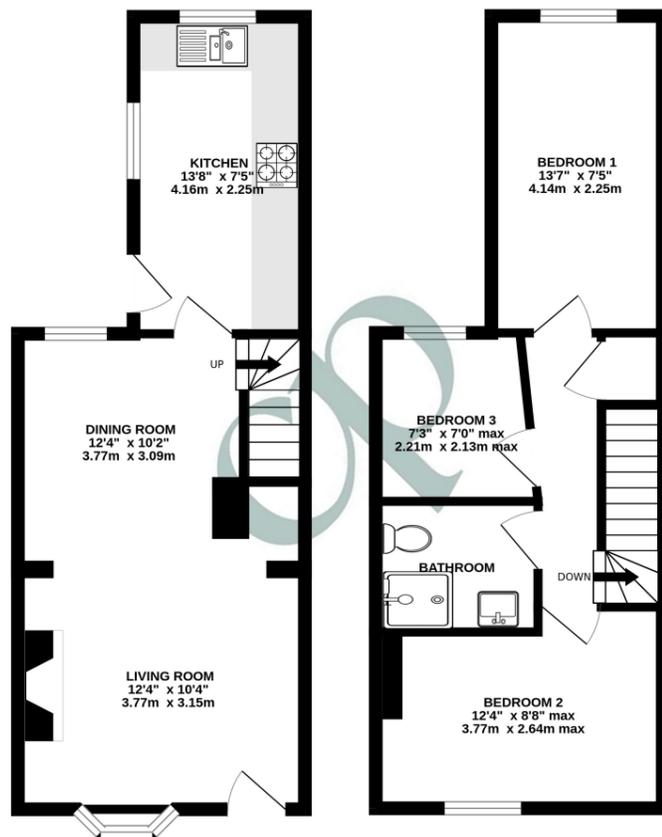




GROUND FLOOR  
345 sq.ft. (32.1 sq.m.) approx.

1ST FLOOR  
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA: 696 sq.ft. (64.7 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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

Known as one of Hillside Cottages, this 3 bedroom property has the rare benefit of having a garage and parking to the rear, a southerly facing garden, a character lounge with open fireplace and a dining area too.

- Latch doors, exposed beams and open fireplace, a true village cottage.
- 3 Bedrooms, bed 3 is fitted as a study.
- A popular village with a well regarded lower school.
- Single garage & off road parking space.
- South facing cottage style garden.
- Short distance to local amenities and Ampthill's town centre.

## Ground Floor

### Lounge/Diner

20' 6" x 12' 5" (6.25m x 3.78m) UPVC Double glazed entrance door. Open fireplace with wood burner, brick surround, granite hearth and mantle. Exposed beams. Staircase to first floor. Timber latch door to kitchen. Cast-iron style radiator. Double glazed window to rear and double glazed hanging bay window to front.

### Kitchen

13' 8" x 7' (4.17m x 2.13m) Range of cream base and wall units, roll top work surfaces. Tiled splashbacks. Integrated dishwasher. Space and plumbing for washing machine. Space for cooker. Space for fridge. Recently fitted Worcester Bosch boiler. Cast-iron style radiator. Double glazed window to side and rear.



## First Floor

### Landing

Exposed beams. Access to loft. Storage cupboard over the stairs.

### Bedroom One

13' 9" x 7' (4.19m x 2.13m) Full height cast-iron style radiator. UPVC Double glazed window to rear.

### Bedroom Two

11' 10" x 6' 10" > 8' 9" (3.61m x 2.08m > 2.67m) Cast-iron style radiator. Double glazed leaded window to front.

### Bedroom Three/Study

7' 3" x 6' 10" > 5' 10" (2.21m x 2.08m > 1.78m) Cast-iron style radiator. Double glazed window to rear.

### Bathroom

Walk-in shower, wash hand basin with backlit vanity cabinet over and low level Japanese-style smart toilet. Fully Tiled. Extractor fan. Towel rail.

## Outside

### Front Garden

Shingle area laid to low maintenance with iron railing boundary and path to front door.

### Rear Garden

Designed for low maintenance. Shingle and stone areas. Shaped paved pathway to rear access. Two patio areas, established bushes and shrub borders. Fully enclosed with gated access to garage.

### Garage

Garage with up and over door. Off road parking space in front of garage.

### Directions

Entering Maulden via Ampthill, this road is Snow Hill and No.9 is on the right about 50ft after The Pathway.

