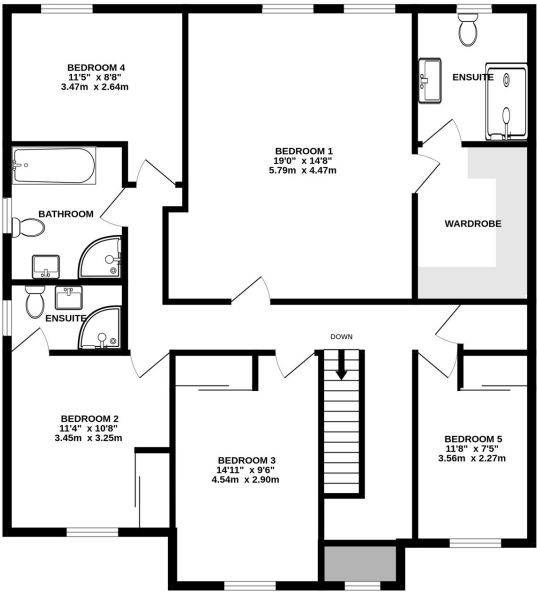
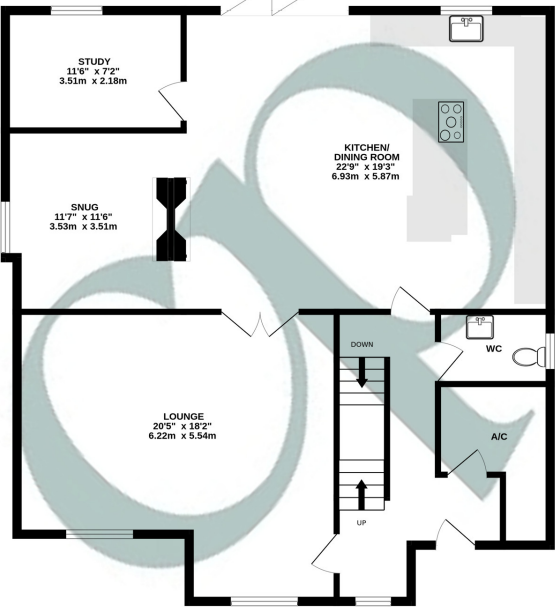
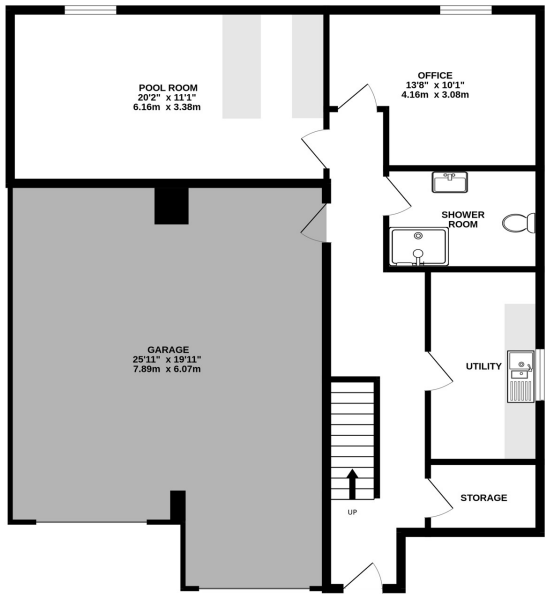




GROUND FLOOR
696 sq.ft. (64.7 sq.m.) approx.


1ST FLOOR
1207 sq.ft. (112.2 sq.m.) approx.

2ND FLOOR
1163 sq.ft. (108.1 sq.m.) approx.



TOTAL FLOOR AREA : 3067 sq.ft. (284.9 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		
(81-91)	B	86	90
(69-80)	C		
(55-68)	D		
(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 valuation, contact the numbers listed on the brochure

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

Situated on the private section of the highly desirable Ashburnham Road in Ampthill, this 3-storey detached family home spanning circa 3,000 square feet, seamlessly blends contemporary style with the convenience and charm of Ampthill. Ideally positioned for all the local schools and offered with no onward chain, this property with additional annex potential is a must see!

- 5 bedrooms with a possible 6th/annex on the ground floor.
- Offered with no onward chain.
- Situated on the private section of Ashburnham Road.
- Perfectly located for the highly regarded local schools and town centre.
- Open plan family living opening on to the garden.
- Beautifully presented with a stunning specification throughout.
- Large integrated garage, accessible from inside the property and off-road parking.

Ground Floor

Entrance Hall

UPVC front door, stairs to first floor, radiator, internal access to garage.

Utility Room

A range of base mounted units with work surfaces over, 1.5 stainless steel sink and drainer with mixer tap, space for washing machine, double glazed window to side, radiator,

Shower Room

A part tiled suite comprising of shower cubicle, wash hand basin and low level WC and towel rail.

Office

Double glazed window to rear via light-well, ceiling wi-fi speakers and radiator.

Pool Room

Fitted bar area, double glazed window to rear via light-well, ceiling wi-fi speakers and radiator.

Garage

Large integrated double garage on the ground floor with two up and over electric garage doors. Also accessible from inside the property.

First Floor

Entrance Hall

UPVC front door, double glazed window to front with fitted shutters, stairs to ground & second floor with double height ceiling to galleried landing area, large coat & shoe cupboard housing gas boiler & water tank. Underfloor heating.

Cloakroom

A part tiled suite comprising of wash hand basin, low level WC and backlit mirror. Double glazed window to side, underfloor heating.



Kitchen/Diner

A range of base and wall mounted units with Dekton work surfaces over and island with split material wooden breakfast bar. Countersunk oversized stainless steel sink with mixer tap. Integrated eye-level ovens, induction hob, extractor, dishwasher, wine fridge, ceiling wi-fi speakers & space for American fridge/freezer. Feature dual-sided wood burner shared with snug. Bi-folding doors to garden, double glazed window to rear and underfloor heating.

Snug

Dual-sided wood burner, double glazed window to side and underfloor heating.

Lounge

Two double glazed windows to front both with fitted shutters, ceiling wi-fi speakers and underfloor heating.

Study

Double glazed window to rear and underfloor heating.

Second Floor

Landing

Gallery landing to the front, double glazed window to front, storage cupboard with radiator and loft access with ladder.

Bedroom One

Cast-iron style radiator, two double glazed windows to the rear, ceiling wi-fi speakers, walk-through wardrobe to en-suite.

En-suite

A part-tiled suite comprising of walk-in shower with fitted backlit shelf, wash hand basin, low level WC, backlit mirror and towel rail. Double glazed window to rear.

Bedroom Two

Double glazed window to front with fitted shutters, fitted wardrobe and radiator.

En-suite

A part-tiled suite comprising of shower cubicle, wash hand basin, low level WC, backlit mirror and towel rail. Double glazed window to side.

Bedroom Three

Double glazed window to front with fitted shutters, fitted wardrobe and radiator.

Bedroom Four

Double glazed window to rear and radiator.

Bedroom Five

Double glazed window to front, fitted wardrobe and radiator.

Bathroom

A part-tiled suite comprising of tiled bath, shower cubicle, wash hand basin, low level WC, backlit mirror and towel rail. Double glazed window to side.

Outside

Lower Garden

Large patio with covered seating area with underground gas connection for a fire pit, separate dining area and steps to the upper garden level.

Upper Garden

Mainly laid to lawn with additional patio seating area.

Parking

Block paved driveway in-front of property providing generous off-road parking for three cars and a further two in the garage.

