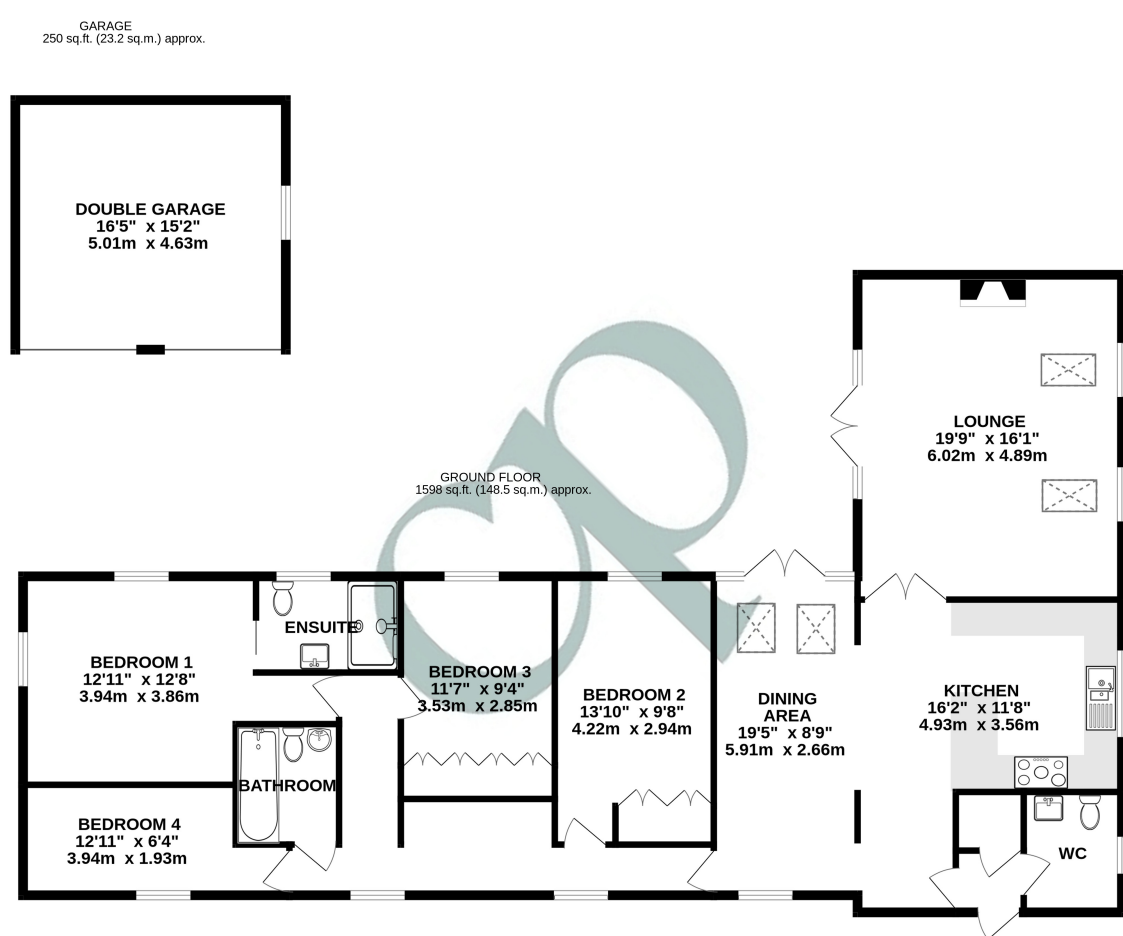




country  
properties

la, Silbury Court  
Silsoe, Bedfordshire,  
MK45 4RU  
Offers in Excess of £800,000



TOTAL FLOOR AREA : 1848 sq.ft. (171.7 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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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: [ampthill@country-properties.co.uk](mailto:ampthill@country-properties.co.uk)  
[www.country-properties.co.uk](http://www.country-properties.co.uk)

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A particularly attractive, bespoke detached barn style property, pleasantly situated in a prestigious village location set among the old curtilage of Newbury Manor, with versatile accommodation and a delightful front aspect over paddocks.

- Stunning open plan kitchen/dining room with feature exposed brick archway
- Double garage and gated parking
- Flagstone paved garden with central water feature. Designed for low maintenance
- Future-proof one storey living
- Master bedroom with air-conditioning and ensuite.
- Bright dual aspect sitting room with a vaulted ceiling and air conditioning

Ground floor

Entrance lobby

Accessed via the front entrance door. Built in storage cupboard housing boiler. Down lighting. Tiled flooring. Access to loft.

Cloakroom

Wash hand basin set into work top with cupboard below. Low level WC with concealed cistern. Down lighting. Tiled walls and flooring. Heated towel rail. Double glazed window to side.

Lounge

19' 9" x 16' 1" (6.02m x 4.90m) Delightful dual aspect room with double glazed double doors to the courtyard and two double glazed windows to the side. Air conditioning. Vaulted ceiling with two electric Skylight windows. Gas burner with brick surround. Wall light points. Wood flooring. Two radiators.

Kitchen/Diner

Kitchen – 16' 2" x 11' 8" (4.93m x 3.56m)  
Dining Area – 19' 5" x 8' 9" (5.92m x 2.67m)  
Excellent range of Oak fitted floor and wall mounted units and drawers with stone work surface over and matching peninsula with integrated fridge under. Incorporated inset stainless steel sink unit with mixer tap. Integrated fridge freezer, dishwasher and washing machine. Range style oven to remain with extractor fan over. Down lighting. Tiled flooring. Double glazed windows to the front and side plus two electric Skylight windows. Double doors opening to the courtyard and double doors into the lounge. Feature brick archway separating kitchen and dining area. Two radiators.



Inner lobby

Doors to all rooms. Two double glazed windows to the front. Access to loft. Radiator.

Bedroom One

12' 11" x 12' 8" (3.94m x 3.86m) Air conditioning. Double glazed windows to the side and rear. Radiator.

Ensuite

Wash hand basin and low level WC with separate walk-in shower cubicle. Down lighting. Tiled walls and flooring with underfloor heating. Towel rail. Double glazed window to rear.

Bedroom Two

13' 10" x 9' 8" (4.22m x 2.95m) Fitted wardrobes. Double glazed window to the rear. Radiator.

Bedroom Three

11' 7" x 9' 4" (3.53m x 2.84m) Fitted wardrobes. Double glazed window to the rear. Radiator.

Bedroom 4

12' 11" x 6' 4" (3.94m x 1.93m) Double glazed window to the front. Radiator.

Bathroom

Suite of panelled bath with shower over. Wash hand basin and low level WC. Tiled, heated walls and tiled flooring. Down lighting.

Outside

Front garden

Laid to lawn with hedge-lining.

Rear garden

A low maintenance garden with Flagstone paving and a central water feature. Side access and light.

Parking

Double garage with two electric up and over doors, power and light, plus block paved driveway parking in front of the garage.

Directions

From the centre of Ampthill take Dunstable Street towards Flitwick. At the first mini-roundabout take the 1st exit onto Oliver Street. Follow this road to the T junction and turn right onto Flitwick road. At the roundabout take the 1st exit onto the A507 signposted Shefford. Turn Right sign posted Flitton, Silsoe. Bear right onto Ampthill Road. Turn left onto Silbury Court.

