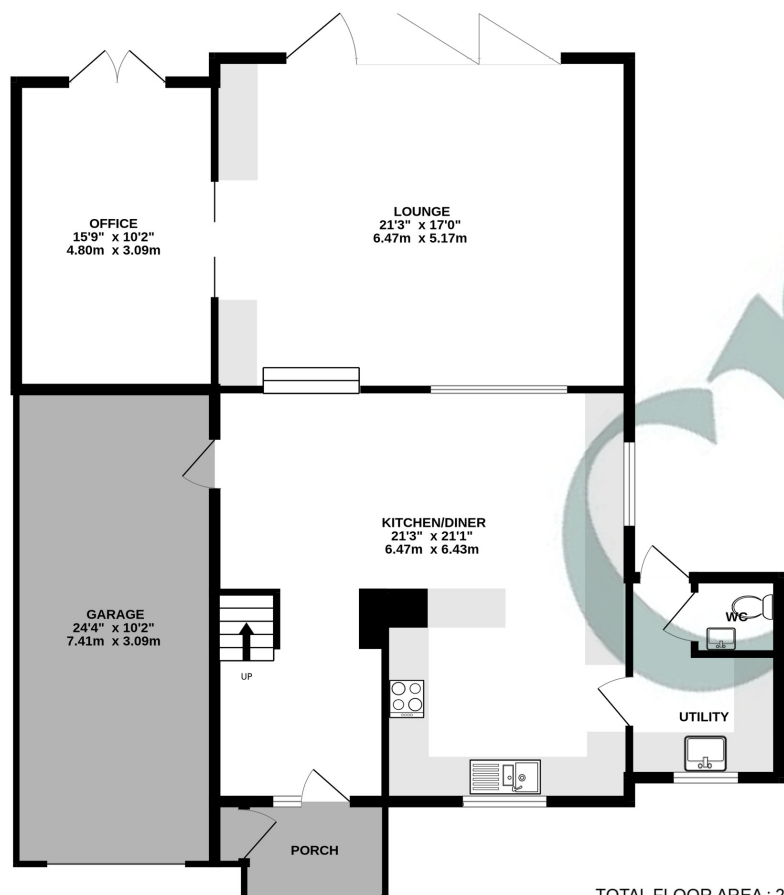
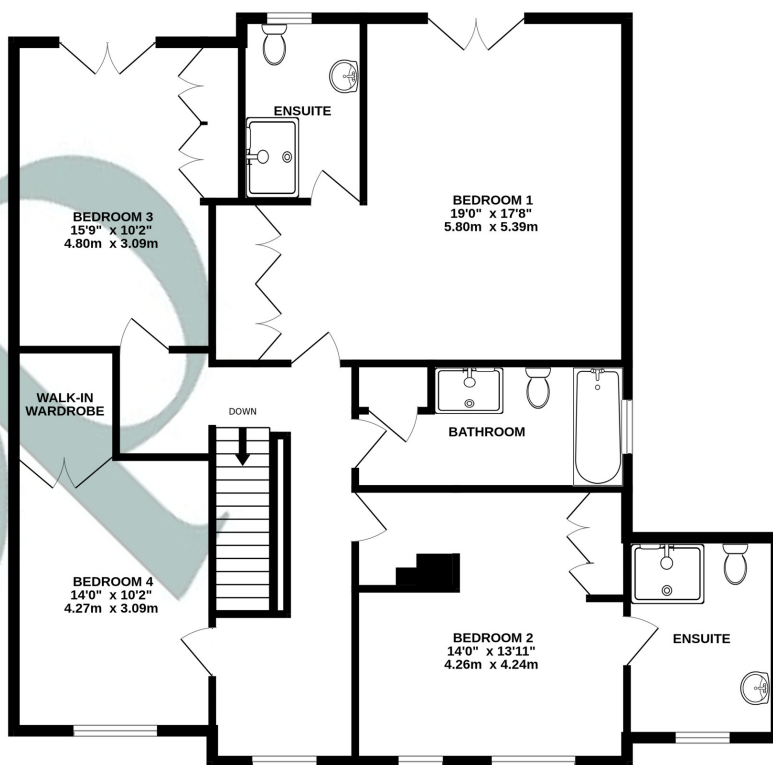




GROUND FLOOR
1038 sq.ft. (96.4 sq.m.) approx.



1ST FLOOR
1238 sq.ft. (115.1 sq.m.) approx.



TOTAL FLOOR AREA : 2276 sq.ft. (211.5 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
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www.country-properties.co.uk

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properties

A true forever home! This established detached home on the incredibly sought-after private section of Ashburnham Road in the Georgian market town of Ampthill, is one you need never move from. With it's four generous bedrooms, three bathrooms and ample reception space, all opening on to the garden creating a seamless indoor-outdoor experience, it's truly something to behold, especially during the summer months! All centrally located for the highly regarded local schools.

- Four bedrooms, two ensuites and family bathroom
- Non estate position and sought after location
- Large established rear garden
- Well positioned for local amenities and schools
- Plenty of parking and a one and a half length garage
- Stunning split level, open plan family living, opening onto the garden.

Ground Floor

Entrance Hall

Double glazed door and window to front. Stairs to first floor with recess under. Inset spotlights. Oak flooring. Radiator.

Cloakroom

Suite comprising of low level wc and wall mounted wash hand basin. Tiled splashbacks. Oak flooring.

Kitchen/Diner

Fitted with an extensive range of contemporary floor and wall mounted units with quartz work surfaces over incorporating a 1.5 stainless steel sink with mixer tap. Split level ovens, induction hob and extractor hood over, integrated fridge/freezer and dishwasher, part tiled walls. Oak flooring. Inset spotlights. Double glazed window to front and side. Opening and steps down to lounge, door to side access.

Utility Room

Double glazed window to front. A range of base and wall mounted units with quartz work tops over incorporating a single drainer sink unit with mixer tap. Space for washing machine and tumble dryer. Oak flooring. Radiator.

Lounge

Built in bookshelves, feature wood burner, bi-folding doors to rear garden. Inset spotlights. Oak flooring. Radiator. Pocket doors to office.

Office

Radiator. French doors to garden.



First Floor

Landing

Access to loft. Double glazed window to front. Skylight window to rear. Radiator.

Bedroom One

Range of fitted wardrobes. Inset spotlights. Double doors opening to rear with Juliette style balcony. Radiator.

Ensuite

Suite comprising of a shower cubicle, low level wc and wall mounted wash hand basin. Heated towel rail. Fully tiled. Double glazed obscure window to rear.

Bedroom Two

Two double glazed windows to front. Built in wardrobes. Inset spotlights. Radiator.

Ensuite

Suite comprising of shower cubicle, low level wc and wall mounted wash hand basin. Heated towel rail. Extractor fan. Part tiled walls and tiled floor. Double glazed obscure window to front.

Bedroom Three

Double doors opening to rear with Juliette style balcony. Fitted wardrobes. Radiator.

Bedroom Four

Double glazed window to front. Walk in wardrobe. Radiator.

Bathroom

Suite comprising of shower cubicle, tiled bath, low level wc and wall mounted wash hand basin. Heated towel rail. Fully tiled. Double glazed obscure window to side. Storage cupboard.

Outside

Front Garden

Driveway with pathway to front door.

Garage

One and a half length garage with electric roller shutter door. Power and light. Gas boiler and hot water tank.

Rear Garden

A stunningly elegant tree lined rear garden laid mainly to lawn with raised decking area accessed immediately to the rear of the property. Well stocked plant and shrub borders. Pergola covered patio area. Garden room at the end of the garden. Enclosed by timber fencing.

Directions

From the centre of Ampthill take Dunstable Street towards Flitwick. Take the fourth right into Sidney Road and at the end turn right into Ashburnham Road and No.11 is on the left hand side.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY VENDORS

