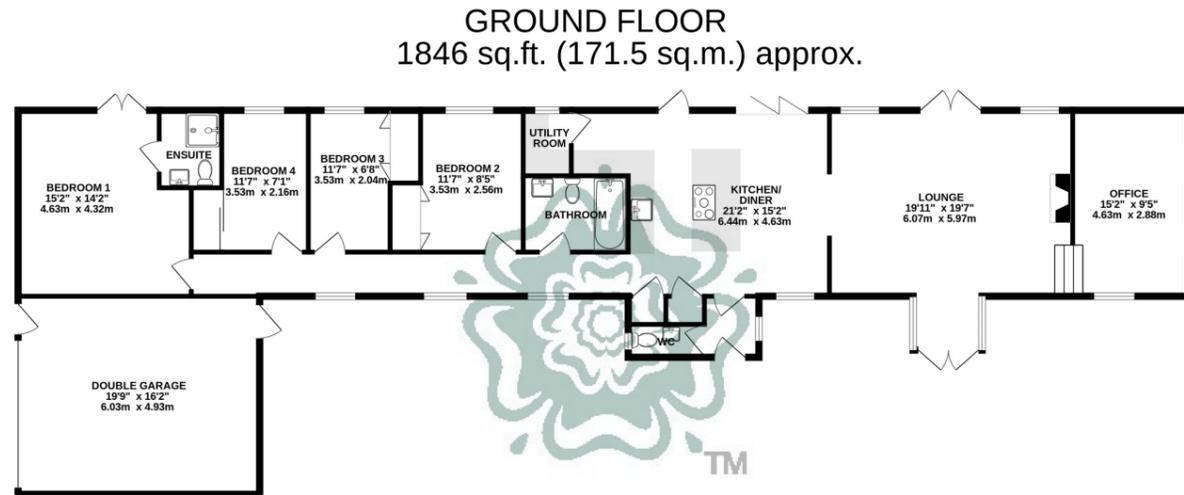


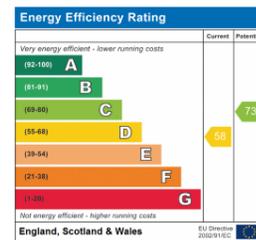
Floor Plans



TOTAL FLOOR AREA: 1846 sq.ft. (171.5 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 valuation, contact the numbers listed on the brochure.



1 The Stables, Oliver Street

Amphill, Bedfordshire,
MK45 2RT

Offers in Excess of £675,000

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This recently renovated four bedroom barn conversion is beautifully presented and benefits from a double garage, ample parking, stunning open plan space and future-proof one-level living accommodation.

- Double garage and off-road parking for several cars.
- Open plan living with kitchen/diner opening to split-level lounge with pitch ceiling and open fire.
- Four bedrooms and two bathrooms.
- For commuters, Flitwick to St Pancras train journey is less than 50mins.
- Circa 100ft wide garden plus enclosed courtyard.
- Highly regarded local schools.

Accommodation

Entrance Hall

Entrance door to the front, audio security entrance lock, ceramic tiled flooring, double glazed window to the side.

Cloakroom

A suite comprising of a low level WC, wash hand basin, tiling to splashbacks, radiator, double glazed window to the side.

Kitchen/Diner

21' 2" x 15' 2" (6.45m x 4.62m) A range of base and wall mounted units with work surfaces over, Belfast sink with Quooker tap, island with induction hob, breakfast bar, integrated split-level oven and wine fridge, integrated fridge freezer and dishwasher, bi-folding doors to the garden, underfloor heating, opening to:

Lounge

19' 11" x 19' 7" (6.07m x 5.97m) Split-level with steps up to office area (15' 2" x 9' 5"), feature fireplace with log burner, exposed trusses, pitched ceiling, three radiators, Sky point, bay with French doors and double glazed window to the courtyard, French doors and double glazed window to garden, underfloor heating.

Utility

Cupboard and work surfaces, sink, space for washing machine and additional appliances.

Inner Hallway

Three double glazed windows to the front, access to loft, radiator.

Bedroom One

15' 2" x 14' 2" (4.62m x 4.32m) A range of fitted bedroom furniture with matching freestanding drawers, French doors with integrated window to the garden, radiator.

Ensuite

A suite comprising of a shower area, wash hand basin, low level WC, heated towel rail, ceramic tiled flooring with 'Cosytoes' under floor heating.

Bedroom Two

11' 7" x 8' 5" (3.53m x 2.57m) Double built-in wardrobes, Sky point, double glazed window to the rear, radiator.

Bedroom Three

11' 7" x 7' 1" (3.53m x 2.16m) Double built-in wardrobes, double glazed window to the rear, radiator.

Bedroom Four

11' 7" x 6' 8" (3.53m x 2.03m) Double built-in wardrobes, double glazed window to the rear, radiator.

Bathroom

A suite comprising of a panelled bath with shower over, wash hand basin, low level WC, fully tiled walls, heated towel rail, ceramic tiled flooring with 'Cosytoes' underfloor heating.

Outside

Garden

Circa 100' 0" wide x 21' 0" deep (30.48m x 6.40m) Mainly laid to lawn, established Fir trees, holly hedges, shed, flower borders, gated side access.

Double Garage

19' 9" x 16' 2" (6.02m x 4.93m) Electric roller shutter door, power and light.

Directions

From the centre of Amphill take Dunstable Street towards Flitwick, at the first mini roundabout turn left into Oliver Street, follow down to the bottom and The Stables are on the right hand side.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDORS.

AMPTHILL – is a Georgian market town steeped in history with connections to Henry VIII. Situated between Bedford and Luton it has a population of about 14,000. A regular market with local traders has taken place on Thursdays for centuries. The town has several lively pubs, a wide variety of very well-regarded restaurants, a Waitrose supermarket and a selection of small independent specialist shops and a small museum. A number of small businesses such as solicitors, estate agents, financial services, hairdressers, and music schools are located in town. Larger businesses are to be found on the commercial and industrial developments on the outskirts, along the town's bypass. Amphill Great Park is beautiful, a great place to walk the dogs. There's a children's play area and a place to get a snack and a refreshment. It also hosts a three day music and family gala weekend in the summer. Amphill also has a high concentration of public amenities, The local Upper School in Amphill, Redborne School, is a very successful 13 - 18 school that was graded "outstanding" in their recent Ofsted inspection. There is a bus service to Bedford and a private bus to the excellent Harpur Trust schools. Also there are doctor's surgeries, fire & ambulance stations. Amphill benefits from excellent commuter links, located between junctions 12 and 13 of the M1, nearby the A6 links Luton to Bedford and the A421 an efficient road into Milton Keynes. Amphill is twinned with Nissan Lez Enservne in France. There are also rugby, football, cricket and bowls clubs.

