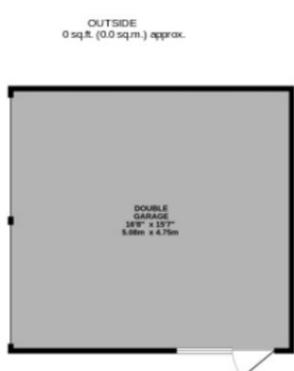


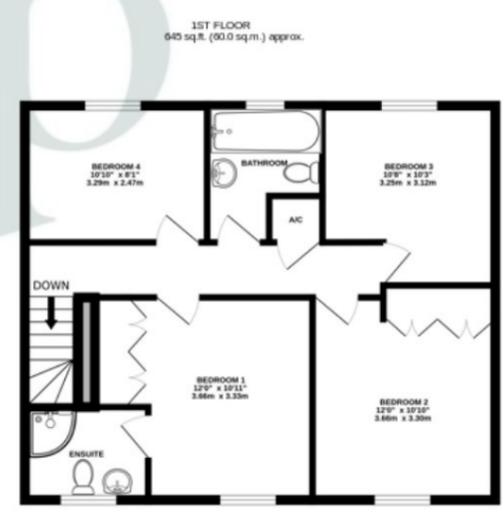
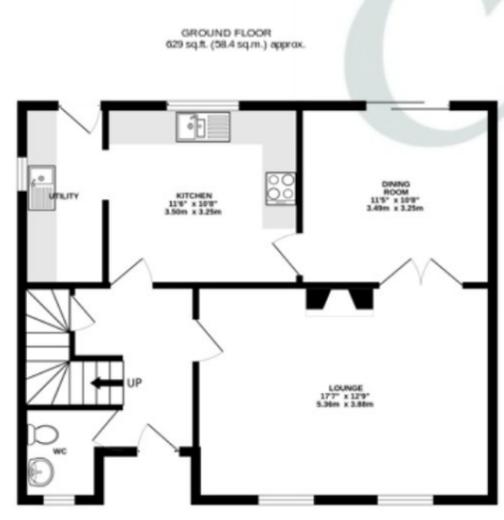


country properties

2, The Cloisters
Amptill, Bedfordshire,
MK45 2UJ
Offers in Excess of £700,000



TOTAL FLOOR AREA: 1274 sq.ft. (118.4 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
T: 01525 403033 | E: amptill@country-properties.co.uk
www.country-properties.co.uk

country properties

Situated within the incredibly prestigious "Cloisters" enclave, this immaculate four-bedroom home offers a rare opportunity to create a bespoke contemporary residence. Perfectly positioned just a stumble from Ampthill's town centre, the property features a stunning, mature garden and a detached double garage.

- Situated in a quiet, prestigious enclave within walking distance of Ampthill's historic town centre and Great Park.
- A rare probate sale offering a simplified and efficient purchase process.
- Exceptionally well-maintained home, providing a perfect blank canvas for modernization and value-add.
- Beautifully landscaped, private rear garden featuring mature specimen trees and a sunny, secluded aspect.
- Benefit from a substantial detached double garage and a private driveway.
- Four bedrooms including master with en-suite

Ground Floor

Entrance Hall

Front entrance door, upstairs cupboard, radiator.

Cloakroom

Double glazed window to front, fully tiled to all areas, towel rail, wash hand basin and low level w/c

Lounge

Two double glazed windows to front, gas feature fireplace, radiator, french doors to dining room.

Dining Room

Radiator, sliding patio door to garden.

Kitchen

Double glazed window to rear, a range of base and wall units with work surfaces over, 1 & 1/2 stainless steel sink and drainer with mixer tap over, integrated fridge, oven, electric hob and extractor, radiator, opening to utility room.



Utility Room

Double glazed window to side, a range of base and wall mounted units with worksurfaces over, stainless steel sink and drainer with mixer tap over, space for washing machine and tumble dryer, door to garden.

First Floor

Landing

Loft access, airing cupboard housing hot water tank.

Bedroom One

Double glazed window to front, fitted wardrobes, radiator.

Ensuite

Double glazed window to front, towel rail, fully tiled to all areas, suite comprising of wash hand basin, low level w/c and separate shower cubicle.

Bedroom Two

Double glazed window to front, fitted wardrobes, radiator.

Bedroom Three

Double glazed window to rear, radiator.

Bedroom Four

Double glazed window to rear, radiator.

Bathroom

Double glazed window to rear, fully tiled to all areas, radiator, suite comprising of panelled bath with shower over bath, wash hand basin, low level w/c.

Outside

Rear Garden

Mainly laid to lawn, with shrubs and borders, summer house and a patio area.

Double Garage

Detached double garage, one up and over garage door, power and light, door to garden.

Parking

Driveway to rear with parking in front of garage.

NB

These are preliminary details to be approved by the vendor.

