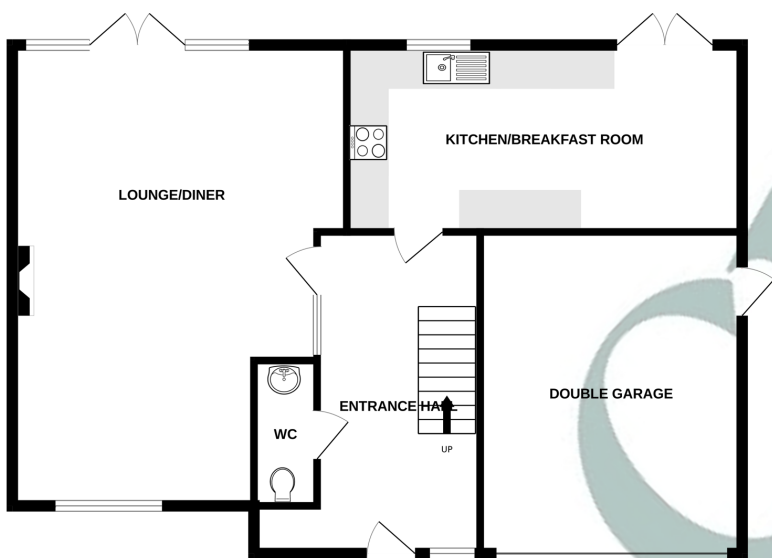




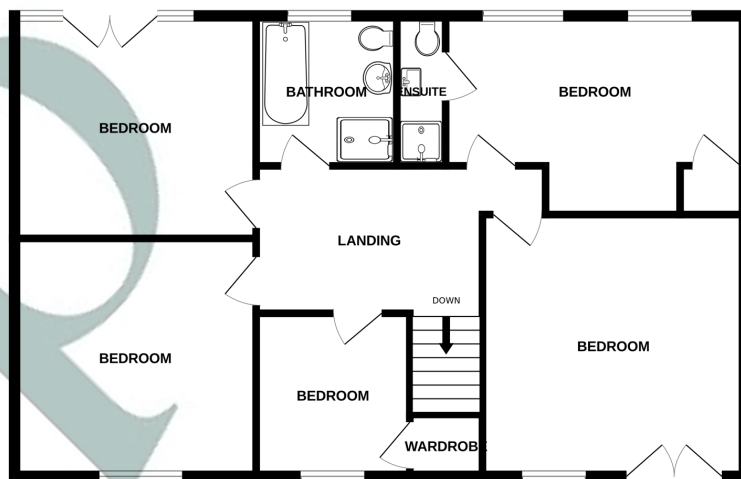
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Offers in Excess of £750,000

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GROUND FLOOR



1ST FLOOR



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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Viewing by appointment only

Country Properties | 1, Church Street | MK45 2PJ  
T: 01525 403033 | E: [amphill@country-properties.co.uk](mailto:amphill@country-properties.co.uk)  
[www.country-properties.co.uk](http://www.country-properties.co.uk)

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This beautifully refurbished five bedroom detached family residence is nestled in the historic village of Clophill, backing directly on to the serene River Flit with views overlooking the open countryside, all with the added benefit of no onward chain!

- Highly regarded lower school and Clophill Lakes Nature Reserve, part of The Greensand Trust, only a short distance away.
- No upper chain.
- 24ft lounge/diner.
- Double garage and ample off-road parking.
- Four double bedrooms and two bathrooms.
- Attractive rear garden overlooking River Flit and picturesque open countryside.
- Solar panels fitted providing reduced energy consumption and utility costs.

Ground Floor

Entrance Hall

Entrance door to the front, stairs rising to first floor with oak balustrade.

Cloakroom

A suite comprising of a low level WC, vanity unit wash hand basin, ceramic tiled flooring.

Lounge/Diner

24' 0" x 12' 7" < 16' 0" (7.32m x 3.84m < 4.88m) Feature fireplace with living flame, double glazed French doors opening to the rear, double glazed window to the front, two radiators.

Kitchen/Breakfast Room

20' 6" x 9' 3" (6.25m x 2.82m) A range of base and wall mounted units with work surfaces over and under-lighting, stainless steel sink and drainer, John Lewis induction hob with extractor over, Bosch split-level oven, integrated dishwasher and washer/dryer, space for fridge freezer, French doors opening to the rear garden overlooking River Flit, double glazed window to the rear, radiator.



First Floor

Landing

Access to loft.

Bedroom One

14' 7" x 12' 0" (4.45m x 3.66m) Built-in wardrobes, double glazed window to the rear, radiator.

Ensuite

A suite comprising of a shower cubicle, low level WC, vanity unit wash hand basin, heated towel rail.

Bedroom Two

12' 6" x 12' 0" (3.81m x 3.66m) Double glazed windows and French doors opening to the Juliet balcony with stunning views, two radiators.

Bedroom Three

14' 8" x 12' 5" (4.47m x 3.78m) Double glazed window and French doors to the front opening to the Juliet balcony, radiator.

Bedroom Four

12' 5" x 11' 6" (3.78m x 3.51m) Double glazed window to the front, radiator.

Study/Bedroom Five

8' 6" x 6' 10" (2.59m x 2.08m) Built-in wardrobes, double glazed window to the front, radiator.

Bathroom

A suite comprising of a panelled bath and separate shower cubicle, low level WC, vanity unit wash hand basin, heated towel rail, double glazed window to the rear.

Outside

Rear Garden

Shaped lawn with rockery flower beds, backing on to the River Flit, raised patio area with panoramic views overlooking Clophill woods, gated access to front from both sides with a covered area to one side for storage.

Double Garage

Electrically operated up and over door, power and light, side access.

Parking

Large shingled driveway with brick retaining walls, providing ample off-road parking.

