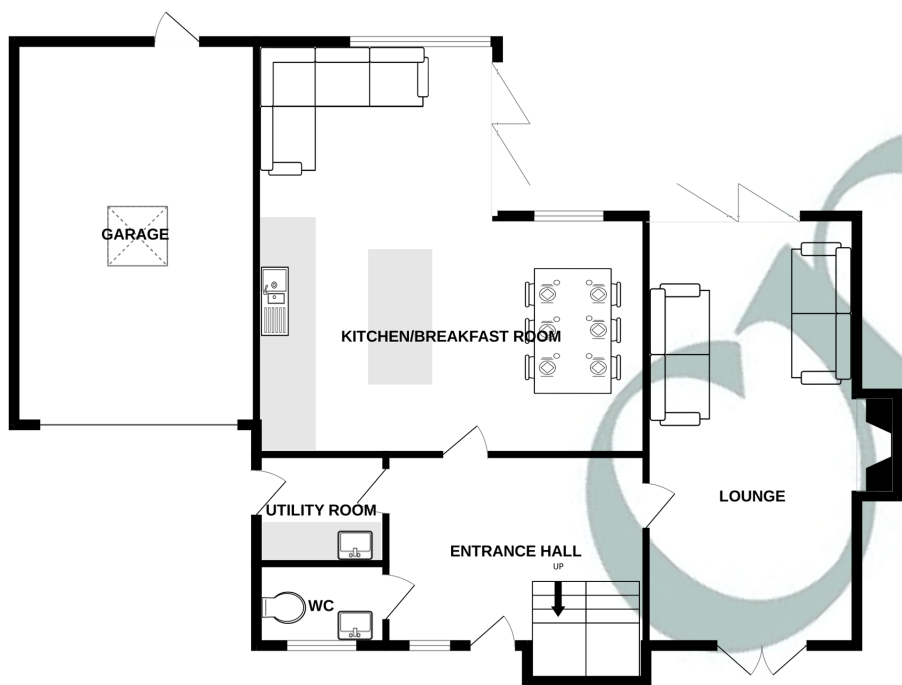
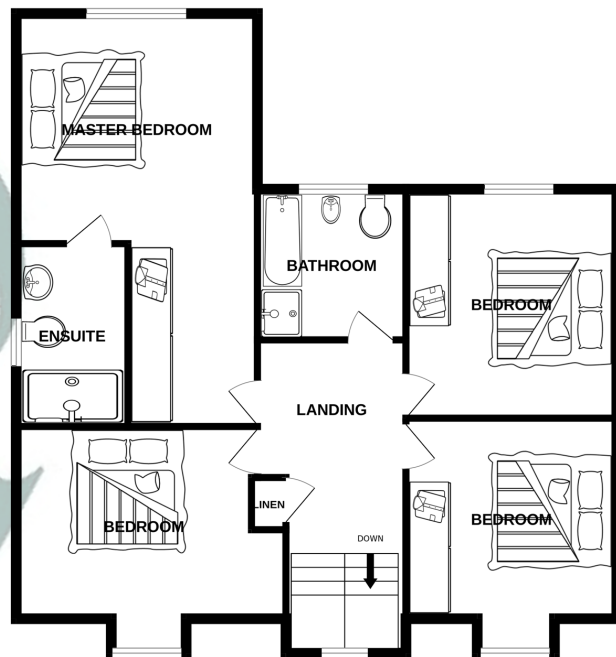




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		100
(81-91) B	88	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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
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www.country-properties.co.uk

country
properties

Built by a reputable local builder approximately 4 years ago is this beautifully presented four bedroom detached family residence, with spectacular views overlooking open fields and farmland to both aspects.

- Lounge with bi-folding doors opening on to the rear garden.
- 22ft kitchen/dining/family room.
- Four bedrooms and two bathrooms to the first floor.
- Solar panels and oil-fired boiler.
- Single garage with electric door plus private driveway.
- Underfloor heating throughout ground floor.

Ground Floor

Entrance Hall

Entrance door to the front, stairs rising to first floor, Karndean flooring with underfloor heating.

Cloakroom

A suite comprising of a low level WC, vanity units with hand basin, underfloor heating, double glazed window to the front.

Lounge

23' 7" x 11' 8" (7.19m x 3.56m) Bi-folding doors to the rear and French doors to the front, log burner, underfloor heating.

Kitchen/Dining/Family Room

22' 2" x 21' 4" (6.76m x 6.50m) A superb range of base and wall mounted units with granite work surfaces over, centre island, 1.5 stainless steel sink and drainer, Neff double ovens and electric hob with extractor over, integrated fridge freezer and dishwasher, bi-folding doors to the rear, floor to ceiling double glazed window to the rear, underfloor heating.

Utility

Stainless steel sink and drainer, space and plumbing for washing machine and tumble dryer, door to side, underfloor heating.

First Floor

Landing

Access to loft, airing cupboard housing hot water tank, double glazed window to the front, radiator.

Bedroom One

22' 2" x 13' 0" (6.76m x 3.96m) Double glazed window to the rear, Karndean flooring, half wall wood panelling, radiator.



Ensuite

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

Bedroom Two

12' 7" x 11' 8" (3.84m x 3.56m) Karndean flooring, double glazed window to the rear, radiator.

Bedroom Three

11' 8" x 10' 7" (3.56m x 3.23m) Karndean flooring, double glazed window to the front, radiator.

Bedroom Four

11' 8" x 10' 7" (3.56m x 3.23m) Karndean flooring, 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

Front Garden

Fully enclosed, west facing garden, laid to patio and shingle with seating area ideal for evening al-fresco dining.

Rear Garden

Mainly laid to lawn with patio seating area and pergola, shrubs and flower borders, external lighting, views overlooking open countryside, oil tank, access to front via both sides, access to garage.

Garage

Electric up and over door, power and light, oil-fired boiler, loft area for storage.

Driveway

Shingle driveway to the front of the property providing off-road parking.

