



TOTAL FLOOR AREA : 1088 sq.ft. (101.0 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

Viewing by appointment only

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Don't miss out on this incredibly rare opportunity for a town centre future-proof home. This 1920s character filled semi-detached property perfectly marries the charm of a period property with the convenience of being close to all local amenities.

- Future proof house with ground floor bedroom and bathroom.
- Town centre location, close to all local amenities.
- Opposite Ampthill Great Park and backing on to fields/woodland.
- Beautifully presented private, tiered rear garden.
- Driveway providing off-road parking for 3 cars.
- Three bedrooms and two bathrooms.

Ground floor

Entrance Hall

Wooden entrance door to the front with stained glass window, radiator.

Lounge

14' 1" x 12' 2" (4.29m x 3.71m) Feature fireplace with fitted units in reveals, double glazed bay window to the front, radiator.

Dining Room

13' 0" x 11' 2" (3.96m x 3.40m) Double glazed bay window to the front, radiator.

Kitchen/Breakfast Room

17' 3" x 11' 3" (5.26m x 3.43m) A range of base and wall mounted units with work surfaces over, 1.5 basin ceramic sink and drainer with mixer tap, integrated split-level ovens with gas hob and extractor over, space for further appliances, door to garden, double glazed windows to the side and rear, radiator.

Bedroom One

14' 0" x 10' 6" (4.27m x 3.20m) Double glazed window to the rear, radiator.

Bathroom

A suite comprising of a panelled bath with electric shower over, low level WC, wash hand basin, heated towel rail, gas combi-boiler, double glazed window to the side.



First Floor

Bedroom Two

15' 0" x 9' 2" (4.57m x 2.79m) Fitted wardrobes, restricted head height and eaves storage, Skylight windows to the front and rear with integrated blinds.

Shower Room

A suite comprising of a shower cubicle, low level WC, wash hand basin, bidet, storage cupboard, heated towel rail, Skylight window to the front.

Bedroom Three

15' 0" x 10' 1" (4.57m x 3.07m) Fitted wardrobes, restricted head height and eaves storage, Skylight windows to the front and rear with integrated blinds.

Outside

Rear Garden

A stunning, secluded, and mature tiered garden backing onto tranquil woodland, featuring fruit trees, meticulously maintained raised flower beds, and a charming block-paved path that winds its way to a serene patio seating area at the top.

Parking

Gravel and tarmac driveway to the front of the property providing off-road parking.

