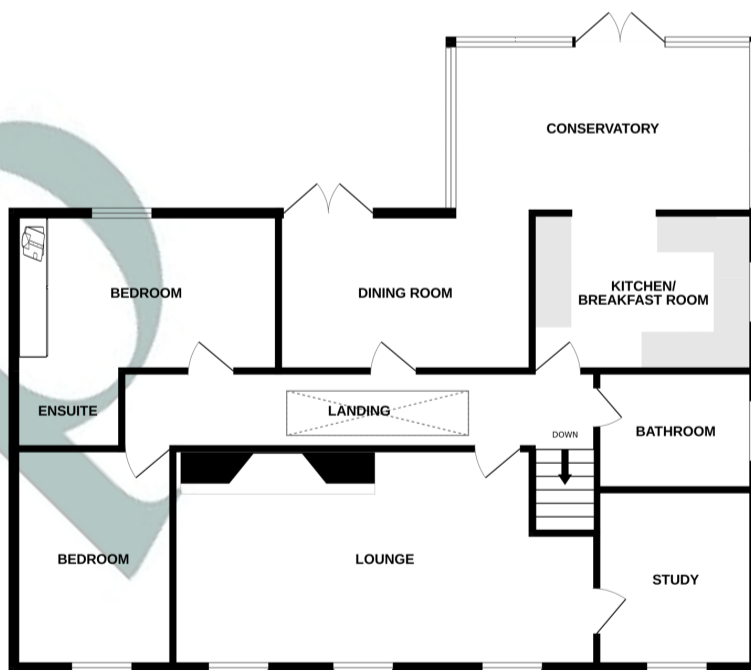
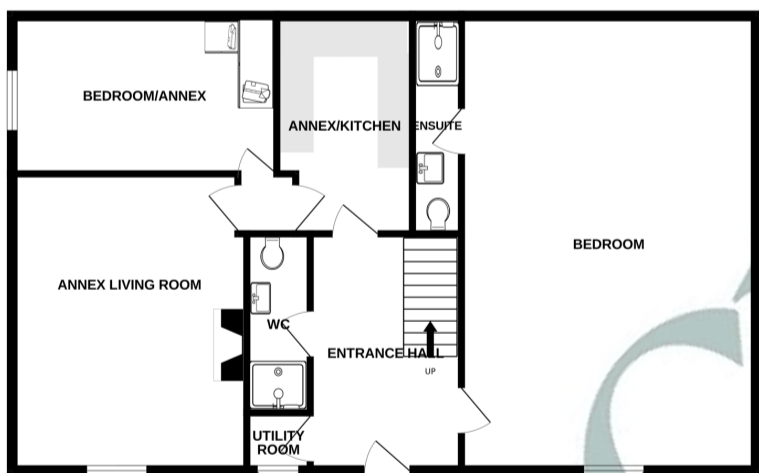




GROUND FLOOR

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)

country  
properties

This charming and well appointed family home offers versatile living space with a total of five bedrooms across two floors, three reception rooms and ample off-road parking.

- Ground floor annex with bedroom, lounge and kitchen.
- Large open plan kitchen/breakfast room.
- Large rear garden mainly laid to lawn.
- Master bedroom with fitted wardrobes and ensuite.
- Single garage and off-road parking for several cars.

Ground Floor

Entrance Hall

Entrance door to the front, stairs rising to first floor, access to:

Utility

Double glazed window to the front, gas boiler.

Shower Room

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

Annex Kitchen

12' 2" x 7' 6" (3.71m x 2.29m) A range of base and wall mounted units with work surfaces over and glass cabinets, sink and drainer with mixer tap, radiator.

Annex Living Room

16' 4" x 12' 6" (4.98m x 3.81m) Double glazed window to the front, feature fireplace, radiator.

Annex Bedroom

14' 6" x 8' 9" (4.42m x 2.67m) Double glazed window to the side, fitted wardrobes, radiator.

Ground Floor Guest Room

25' 2" x 9' 7" (7.67m x 2.92m) Double glazed window to the front, radiator, door into:

Guest ensuite

A suite comprising of a shower cubicle, low level WC, wash hand basin.

First Floor

Landing

Roof light, radiator.



Lounge

22' 7" x 12' 0" (6.88m x 3.66m) Brick feature fireplace with log burner, double glazed windows to the front, radiator, access to:

Study/Family Room

9' 10" x 9' 6" (3.00m x 2.90m) Double glazed window to the front, radiator.

Dining Room

13' 11" x 9' 9" (4.24m x 2.97m) Double glazed French doors opening to the rear, radiator.

Kitchen/Breakfast Room

20' 6" x 10' 2" (6.25m x 3.10m) A range of base and wall mounted units with granite work surfaces over and breakfast bar, sink and drainer with mixer tap, split-level ovens and gas hob with extractor over, integrated low-level fridge and freezer plus integrated dishwasher, double glazed window to the side, radiator, open-plan to:

Conservatory

Double glazed construction with brick dwarf wall, double doors opening to the garden, two radiator.

Bedroom One

14' 2" x 9' 9" plus wardrobes (4.32m x 2.97m) Fitted wardrobes, double glazed window to the rear, radiator.

Ensuite

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

Bedroom Two

12' 1" x 8' 10" (3.68m x 2.69m) Double glazed window to the front, radiator.

Bathroom

A suite comprising of a panelled bath with shower over plus separate shower cubicle, low level WC, vanity unit wash hand basin, fully tiled, double glazed window to the side, heated towel rail.

Outside

Rear Garden

Mainly laid to lawn with large patio area, raised flower beds, pond, shed and enclosed area for storage to the side of the property, access to garage.

Garage

Single garage with up and over door, power and light.

Parking

Driveway to the front of the property providing ample off-road parking with hard-standing patio area and shrubs.

