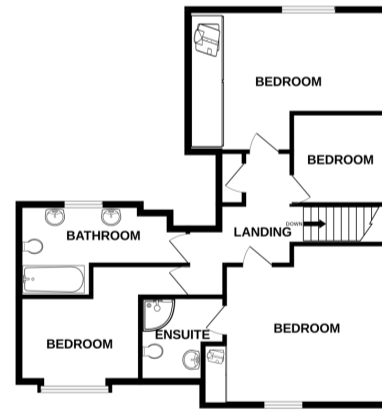
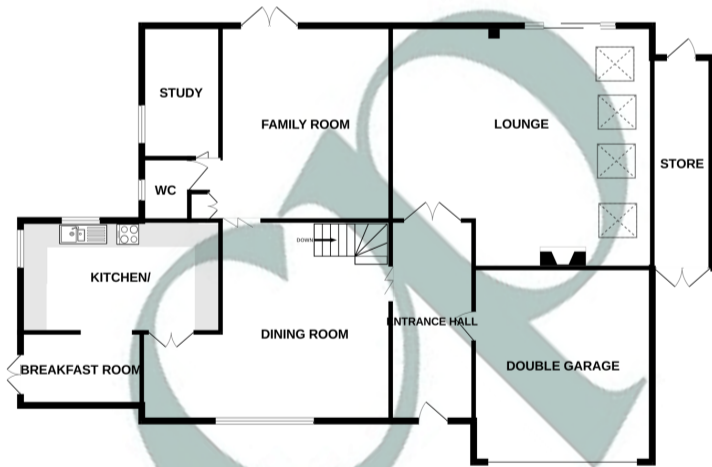
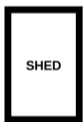




BASEMENT

GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	56	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			80

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.  
 Made with Metropix ©2024

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  
 T: 01525 403033 | E: [ampthill@country-properties.co.uk](mailto:ampthill@country-properties.co.uk)  
[www.country-properties.co.uk](http://www.country-properties.co.uk)

Set in beautiful landscaped gardens overlooking the historic moats of Newbury Manor and Barns is this four bedroom detached family residence with panoramic views to the front aspect – a must see.

- Superb vaulted lounge with brick feature fireplace.
- Grounds approaching 0.39 acres.
- Kitchen/breakfast room and separate 20ft dining room.
- Double garage and driveway parking.
- Family room and study.

#### Ground Floor

##### Entrance Hall

Entrance door and double glazed window to the front, parquet flooring, door to garage, radiator.

##### Cloakroom

A suite comprising of a low level WC, wash hand basin, double glazed window to the side, radiator.

##### Lounge

23' 4" x 22' 0" Max. (7.11m x 6.71m) Open brick feature fireplace, vaulted ceiling with Velux windows, double glazed patio doors, double glazed window to the rear, radiator.

##### Dining Room

20' 10" x 17' 5" including stairs (6.35m x 5.31m) Parquet flooring, double glazed window to the front, radiator.

##### Study

9' 0" x 7' 6" (2.74m x 2.29m) Double glazed patio doors to the rear, radiator.

##### Kitchen/Breakfast Room

20' 9" x 17' 6" > 9' 7" (6.32m x 5.33m > 2.92m) A range of base and wall mounted units with work surfaces over, double stainless steel sink and drainer, double oven and electric hob with extractor over, space and plumbing for appliances, boiler, double glazed French doors and window to the rear, radiator.



##### Family Room

17' 2" x 13' 6" (5.23m x 4.11m) Double glazed French doors and window to the rear, radiator.

##### First Floor

##### Landing

Access to loft, airing cupboard housing hot water tank, radiator.

##### Bedroom One

14' 4" x 12' 10" restricted head height (4.37m x 3.91m) Mirror fronted wardrobes, double glazed window to the front, radiator.

##### Ensuite

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

##### Bedroom Two

14' 9" x 8' 9" plus wardrobes (4.50m x 2.67m) Full-length wardrobes, double glazed window to the rear overlooking the beautiful garden and pond, radiator.

##### Bedroom Three

11' 7" x 9' 0" (3.53m x 2.74m) Double glazed window to the front, radiator.

##### Bedroom Four

11' 0" x 8' 0" (3.35m x 2.44m) Double glazed window to the side, radiator.

##### Bathroom

A suite comprising of a tiled bath, "his and hers" wash hand basins, low level WC, double glazed window to the rear, heated towel rail.

##### Outside

##### Front Garden

Mature shrubs and flower borders, brick retaining wall and lawn area, views overlooking the open countryside.

##### Rear Garden

Large lawn area, shrubs and flower borders, patio areas, large pond and views over the Moat toward the Manor House.

##### Double Garage

16' 9" x 15' 7" (5.11m x 4.75m) Electric up and over door, power and light.

##### Parking

Block paved driveway providing off-road parking to the front.

