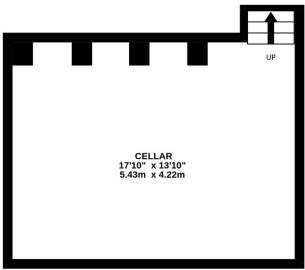
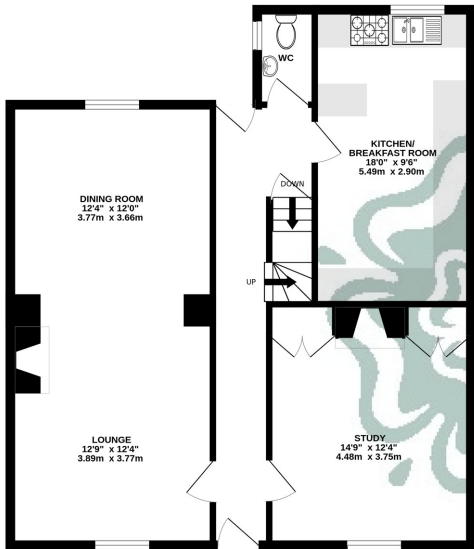




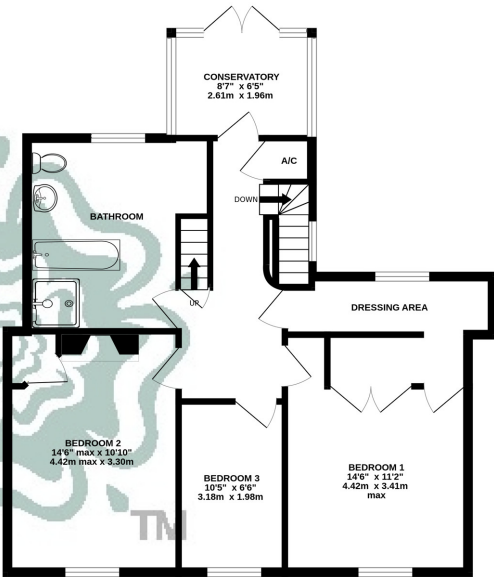
BASEMENT
245 sq.ft. (22.7 sq.m.) approx.



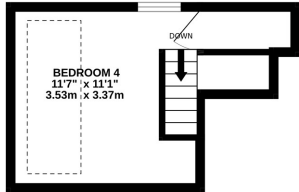
GROUND FLOOR
812 sq.ft. (75.5 sq.m.) approx.



1ST FLOOR
701 sq.ft. (65.1 sq.m.) approx.

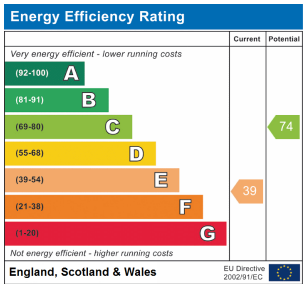


2ND FLOOR
155 sq.ft. (14.4 sq.m.) approx.



TOTAL FLOOR AREA : 1914 sq.ft. (177.8 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

Country Properties | 1, Church Street | MK45 2PJ
T: 01525 403033 | E: amptill@country-properties.co.uk
www.country-properties.co.uk

The quintessential Georgian town centre property, this Grade II listed four bedroom period home has a lovely sized garden and the rare benefit of off-road parking and a double garage.

- No onward chain.
- Four bedrooms across four floors.
- Double garage and off-road parking.
- Outline planning for annexe over garage.
- Town centre location only a stone's throw from all local amenities and Ampthill Great Park.
- In need of modernisation - make your mark!

Ground Floor

Entrance Hall

Wooden entrance door to the front, stairs rising to first floor and down to the basement, access to courtyard, vents for warm air heating throughout.

Cloakroom

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

Lounge/Diner

Lounge - 12' 9" x 12' 4" (3.89m x 3.76m)
Dining Area - 12' 4" x 12' 0" (3.76m x 3.66m)
Feature fireplace, window to the rear and window to the front with secondary glazing, vent for warm air heating.

Study

14' 9" x 12' 4" (4.50m x 3.76m) Feature fireplace, window to the front with secondary glazing and sliding shutters, vent for warm air heating.

Kitchen

18' 9" x 6' 0" (5.71m x 1.83m) A range of base and wall mounted units with work surfaces over, two stainless steel sink and drainers with mixer taps, Range cooker and gas hob with extractor fan, service hatch, window to the rear, vent for warm air heating.

Basement

17' 10" x 13' 10" (5.44m x 4.22m)

First Floor

Landing

Stairs rising to second floor, airing cupboard housing hot water tank, access to loft, window to the side, vent for warm air heating.



Bedroom One

14' 6" x 11' 2" (4.42m x 3.40m) Walk-in wardrobe as well as fitted wardrobes, window to the front with secondary glazing.

Bedroom Two

14' 6" x 10' 10" max. (4.42m x 3.30m) Feature fireplace, storage cupboard, window to the front with secondary glazing.

Bedroom Three

10' 5" x 6' 6" (3.17m x 1.98m) Window to the front with secondary glazing.

Bathroom

A suite comprising of a panelled bath and separate shower cubicle, low level WC, wash hand basin, vent for warm air heating, space for washing machine and tumble dryer, window to the rear.

Garden Room

8' 7" x 6' 5" (2.62m x 1.96m) Doors opening to garden.

Second Floor

Bedroom Four

11' 7" x 11' 1" (3.53m x 3.38m) Leaded light 'half moon' window to the rear, storage cupboards.

Outside

Rear Garden

A north facing garden at first floor level, mainly with to lawn with a summer garden room. There is access to the garage and parking to the rear, accessible via Park Street.

Directions

From the centre of Ampthill, take Woburn Street and no. 25 is approx. 100 metres along on the right.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDOR

AMPTHILL – is a Georgian market town steeped in history with connections to Henry VIII. Situated between Bedford and Luton it has a population of about 14,000. A regular market with local traders has taken place on Thursdays for centuries. The town has several lively pubs, a wide variety of very well-regarded restaurants, a Waitrose supermarket and a selection of small independent specialist shops and a small museum. A number of small businesses such as solicitors, estate agents, financial services, hairdressers, and music schools are located in town. Larger businesses are to be found on the commercial and industrial developments on the outskirts, along the town's bypass. Ampthill Great Park is beautiful, a great place to walk the dogs. There's a children's play area and a place to get a snack and a refreshment. It also hosts a three day music and family gala weekend in the summer. Ampthill also has a high concentration of public amenities, The local Upper School in Ampthill, Redborne School, is a very successful 13 - 18 school. There is a bus service to Bedford and a private bus to the excellent Harpur Trust schools. There is also a doctor's surgery, fire & ambulance stations. Ampthill benefits from excellent commuter links, located between junctions 12 and 13 of the M1, nearby the A6 links Luton to Bedford and the A421 an efficient road into Milton Keynes. Ampthill is twinned with Nissan Lez Enservne in France. There are also rugby, football, cricket and bowls clubs.

