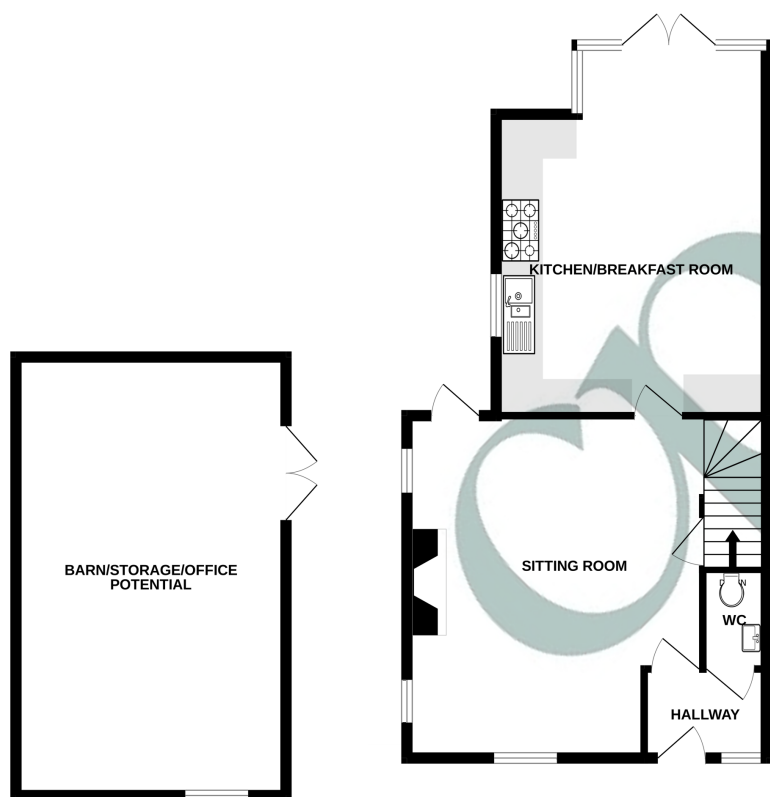
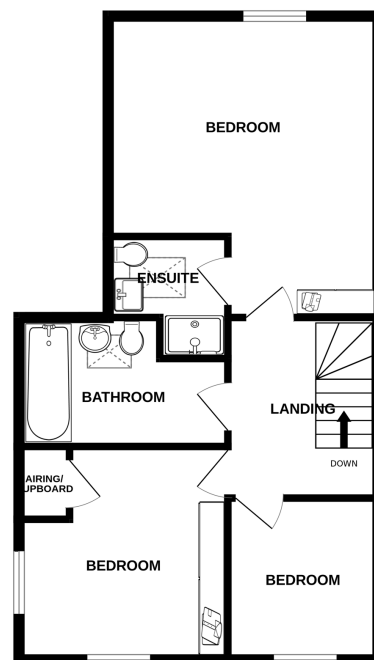




GROUND FLOOR



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
www.country-properties.co.uk

A truly stunning and beautifully presented three bedroom semi-detached family residence, set in the ever-popular village of Clophill.

- Barn-style storage/office potential.
- Magnificent kitchen/breakfast room.
- Lounge with feature fireplace and log burner.
- Master bedroom with ensuite shower room.
- Off-road parking spaces for two cars.
- Highly regarded lower school and Clophill Lakes Nature Reserve, part of The Greensand Trust, only a short distance away.

Ground Floor

Entrance Hall

Composite entrance door, Victorian-style radiator, oak flooring.

Cloakroom

A suite comprising of a low level WC, wash hand basin, heated towel rail, oak flooring.

Lounge

18' 0" x 15' 7" (5.49m x 4.75m) Feature fireplace with log burner and oak mantle, stairs rising to first floor with under stairs cupboard, multi-glazed door opening to the rear, double glazed Georgian-style windows to the front and side, oak flooring, two Victorian-style radiators.

Kitchen/Dining Room

19' 4" x 13' 1" (5.89m x 3.99m) This beautifully appointed kitchen boasts bespoke base and wall-mounted units with subtle under-lighting, complemented by rich hardwood work surfaces and elegant limestone flooring. A range of high-quality integrated appliances includes a washing machine and dishwasher and space for further appliances including a American-style fridge/freezer. A 1.5-basin stainless steel sink with drainer adds further practicality. The space opens seamlessly into a stylish double-glazed and vaulted seating area that leads directly onto the garden, creating an ideal setting for both everyday living and entertaining.



First Floor

Landing

Sun tunnel, radiator, doors to:

Bedroom One

14' 8" x 13' 1" (4.47m x 3.99m) Built-in wardrobes, vaulted ceiling, double glazed Georgian-style window to the rear, radiator.

Ensuite

A suite comprising of a shower cubicle with dual rainfall shower, low level WC, wash hand basin, heated towel rail, Velux window.

Bedroom Two

12' 1" x 11' 1" (3.68m x 3.38m) Built-in wardrobes, vaulted ceiling, airing cupboard housing combi-boiler, double glazed Georgian-style windows to the front and side, radiator.

Bedroom Three

8' 6" x 7' 3" (2.59m x 2.21m) Access to loft, double glazed Georgian-style window to the front, radiator.

Bathroom

A suite comprising of a panelled bath with shower over, low level WC, wash hand basin, limestone tiling to the walls and floor, heated towel rail, Velux window.

Outside

Rear Garden

Raised lawn area with mature sleeper-lined shrub and flower borders, good sized patio seating area, timber fencing.

Barn

23' 3" x 14' 3" (7.09m x 4.34m) A useful 19th century barn with power and light, exposed beams, window to the front.

Parking

Allocated, off-road parking spaces for 2 cars.

