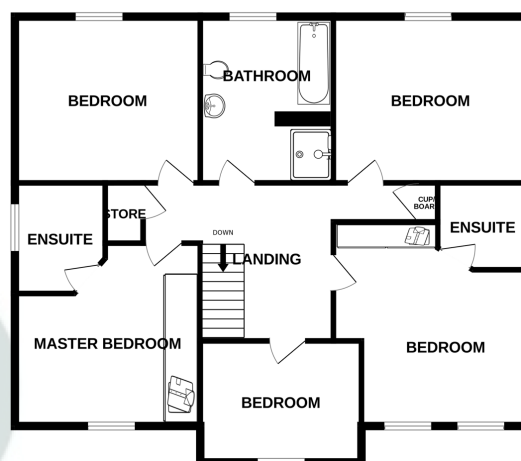
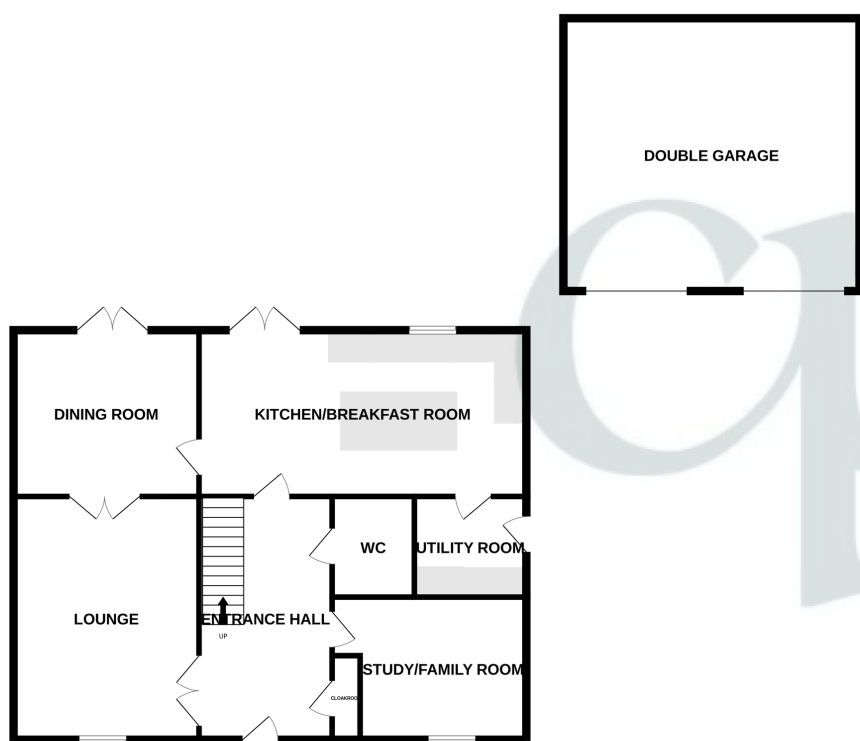




GROUND FLOOR

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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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

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

An exceptional five bedroom detached family residence with five double bedrooms, boasting stunning views over the village pond and set in a tranquil no through road position.

- Five double bedrooms, two with en suites
- 23ft Kitchen Breakfast room with centre island
- Beautiful landscape gardens
- Walking distance to the prestigious Grade I listed Wrest Park
- Approx 400 Sq Ft double garage with ample parking
- Total area excluding garage is approximately 2420 Sq ft

Ground Floor

Entrance Porch

Canopy. Front entrance door to:

Entrance Hall

Double glazed window to front, stairs to first floor, understairs cupboard, cloaks cupboard, radiator.

Cloakroom

Wash hand basin, low level W/C, tiling to splashback areas, ceramic tiled floor, radiator.

Lounge

17' 1" x 13' 0" (5.21m x 3.96m) Double glazed leaded light window to front with views over the village pond, radiator, double doors leading to:

Dining Room

11' 6" x 10' 7" (3.51m x 3.23m) Double glazed window to rear, double french doors to rear, radiator.

Study

11' 2" x 9' 1" (3.40m x 2.77m) Double glazed leaded light window to front, radiator.

Kitchen/Breakfast/Family room

23' 0" x 12' 5" (7.01m x 3.78m) Double glazed window to rear, double glazed french doors to rear, a range of base and wall mounted units with granite work surfaces over, integrated dishwasher, washing machine, fridge freezer, double split level oven, 4 ring electric hob with extractor hood over, 1.5 stainless steel sink drainer unit with tap over, centre island breakfast bar, ceiling downlighters, ceramic tiled floor, two radiators.

Utility Room

7' 2" x 5' 9" (2.18m x 1.75m) Door to side, ceramic tiled floor, a range of base and wall mounted units with granite work surfaces over, plumbing and space for washing machine and space for tumble dryer, wall mounted boiler.



First Floor

Landing

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

Bedroom One

14' 5" Max x 11' 6" (4.39m x 3.51m) Double glazed leaded light window to front overlooking the village pond, fitted mirror fronted wardrobes, two radiators.

Ensuite

Double glazed window to side, a white suite comprising wash hand basin, low level W/C, separate shower cubicle, tiling to splashback areas, ceramic tiled flooring, heated towel rail.

Bedroom Two

13' 6" into wardrobe x 11' 6" (4.11m x 3.51m) Double glazed leaded light window to front overlooking the village pond, fitted wardrobes, radiator.

Ensuite

Double glazed window to side, a white suite comprising of wash hand basin, low level w/c, separate shower cubicle, tiling to splashback areas, ceramic tiled floor, radiator.

Bedroom Three

14' 0" x 9' 5" (4.27m x 2.87m) Double glazed window to rear, radiator.

Bedroom Four

13' 2" x 9' 7" (4.01m x 2.92m) Double glazed window to rear, radiator.

Bedroom Five

11' 6" x 9' 0" (3.51m x 2.74m) Double glazed leaded light window to front, radiator.

Bathroom

A white suite comprising of a panelled bath with telephone shower mixer attachment, wash hand basin, low level w/c, separate shower cubicle, part tiled with ceramic tiled flooring, ceiling downlighters.

Outside

Double Garage

20' 5" x 19' 5" (6.22m x 5.92m) Power and light.

Parking

Off road parking for numerous cars.

Rear Garden

A westerly facing mature garden with shaped lawn, flower and shrub borders and a good size patio, vegetable patch, side access gate.

NB

It is becoming increasingly likely that modern developments have a management company responsible for communal areas such as play areas and opens greens, therefore this will usually incur management fees.

These are preliminary details to be approved by the vendor.

