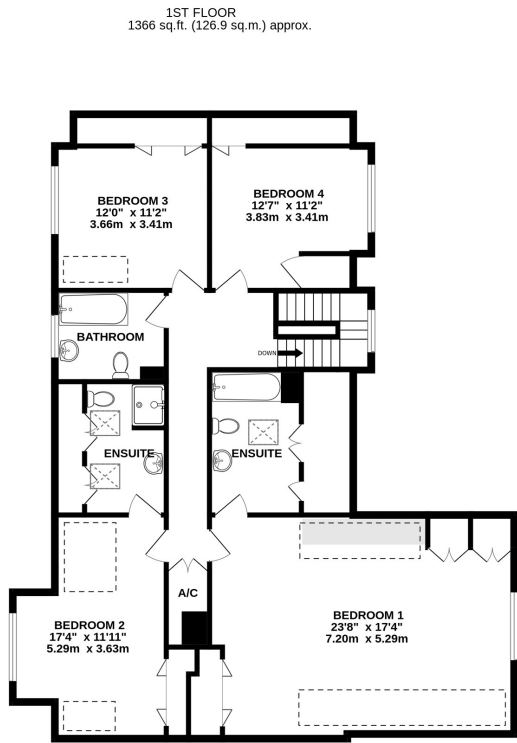
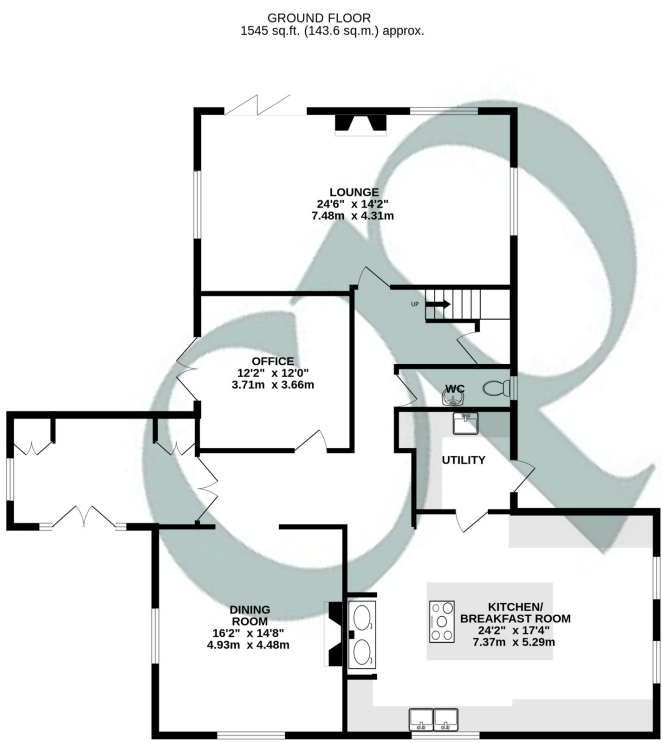
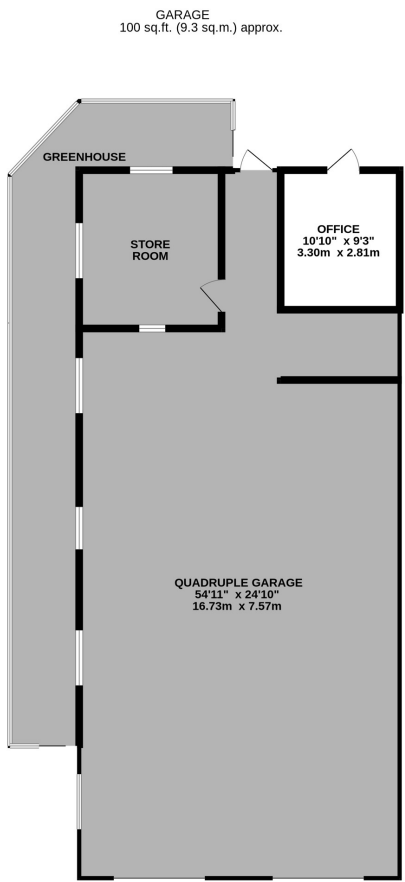




country
properties

Grey Gables
Fordfield Road, Millbrook, Bedfordshire,
MK45 2HZ
£1,200,000



TOTAL FLOOR AREA : 3011 sq.ft. (279.7 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(88+)	A	
(81-87)	B	
(69-80)	C	
(55-68)	D	75
(39-54)	E	62
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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: amphill@country-properties.co.uk
www.country-properties.co.uk

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Don't miss out on this amazing opportunity to own a circa 3000sqft beautifully presented home on over half an acre with what can only be described as a warehouse sized garage, ideal for any car collector or someone interested in a great garage conversion.

- Four double bedrooms and three bathrooms.
- Stunning scenic countryside views.
- Highly regarded local school catchment.
- Ample parking with in-and-out gated driveway.
- Generous sized property in every aspect, the house (3000sqft), the plot (0.55 acres) and the garage (quadruple).
- Potential for conversion on the large quadruple garage to provide a useful annexe (STPP).
- Short distances to both Ampthill town centre and Flitwick mainline train station.

Ground Floor

Entrance Hall

Wooden double entrance doors with stained glass windows to both sides, double glazed window to the side, fitted storage cupboards, radiator, Crittal double doors opening to main hall.

Kitchen/Breakfast Room

24' 2" x 17' 4" (7.37m x 5.28m) A bespoke range of units with stone worktops over and fitted lighting and electrical points, including bespoke coffee and breakfast stations. A beautiful large island with a breakfast bar, inset induction hob with an integral extractor fan. To the side is a double Belfast sink with boiling mixer tap. Integrated appliances include triple ovens in addition to an AGA, two dishwashers, double fridge and a freezer. Double glazed windows to the front and side, two cast iron-style radiators.

Utility

A bespoke range of units with stone work surfaces over, Belfast sink with mixer tap, integrated stacked washing machine and tumble dryer, door to driveway.

Dining Room

16' 2" x 14' 8" (4.93m x 4.47m) Feature fireplace with bespoke units fitted in the reveals, double glazed windows to the front and side, radiator.

Office/Playroom/Bedroom Five

12' 2" x 12' 0" (3.71m x 3.66m) French doors opening to the garden, radiator.



Cloakroom

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

Lounge

24' 6" x 14' 2" (7.47m x 4.32m) Feature fireplace with log burner, bi-fold doors opening to the garden, double glazed windows to the side and rear, two radiators.

First Floor

Landing

Double glazed window to the side, built-in airing cupboard, radiator.

Bedroom One

23' 8" x 17' 4" (7.21m x 5.28m) Built-in wardrobes, double glazed window to the side, radiator.

Ensuite One

A suite comprising of a panelled bath with shower over, low level WC, wash hand basin, Velux window, eaves storage, tiling to splashbacks, radiator.

Bedroom Two

17' 4" x 11' 11" (5.28m x 3.63m) Built-in wardrobes, double glazed window to the side, radiator.

Ensuite Two

A suite comprising of a shower cubicle, wash hand basin, low level WC, eaves storage, two Velux windows, radiator.

Bedroom Three

12' 0" x 11' 2" (3.66m x 3.40m) Built-in wardrobes, double glazed window to the side, radiator.

Bedroom Four

12' 7" x 11' 2" (3.84m x 3.40m) Built-in wardrobe, double glazed window to the side, radiator.

Bathroom

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

Outside

Rear Garden

A substantial wrap around garden, mainly laid to lawn with mature shrubs and flower borders. There is a large greenhouse attached to the garage and views overlooking farmland to the rear and woodland to the side. There is outside lighting and a tap.

Parking

Large wrought iron electric gates allow entrance to the front parking area followed by a five bar gate allowing access to the rear parking and garage.

Garaging

54' 11" x 24' 10" (16.74m x 7.57m) A warehouse sized quadruple garage with both office and storage spaces.

