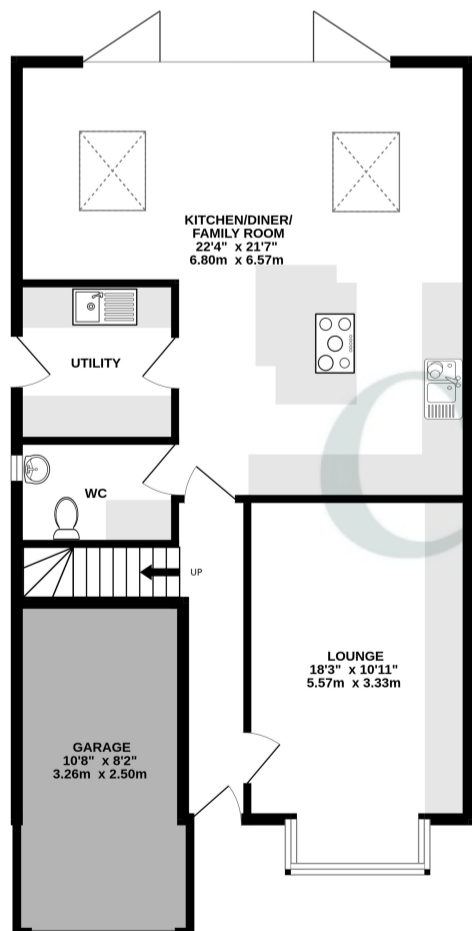
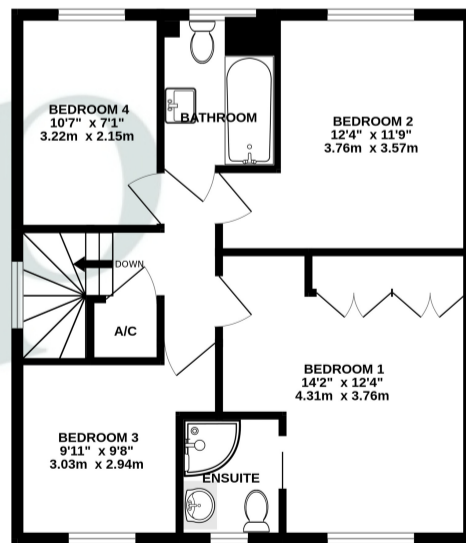




GROUND FLOOR
762 sq.ft. (70.8 sq.m.) approx.



1ST FLOOR
569 sq.ft. (52.9 sq.m.) approx.



TOTAL FLOOR AREA: 1332 sq.ft. (123.7 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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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: amptill@country-properties.co.uk
www.country-properties.co.uk

Tucked away in a private cul-de-sac off prestigious Grange Road, this stunning four-bedroom detached home defines modern family living. The show-stopping open-plan kitchen and family room, complete with bi-fold doors and premium finishes, offers a seamless transition to the landscaped garden. Meticulously upgraded throughout, from the bespoke media wall to the elegant master suite, this property combines refined interiors with one of Ampthill's most sought-after addresses.

- Onward chain already in place.
- Situated in an exclusive enclave of just four homes off the highly desirable Grange Road.
- High-specification finishes throughout, including herringbone flooring, a custom media wall, and sophisticated panelling.
- A spectacular vaulted kitchen/dining/family room featuring a central island, skylights, and full-width bi-fold doors.
- Spacious primary bedroom with bespoke fitted wardrobes and a luxury en-suite shower room.
- Professionally landscaped rear garden with a large stone patio, perfect for entertaining.
- Includes a dedicated utility room, ground floor WC, garage, and a block-paved driveway.

GROUND FLOOR

Entrance Hall

Front entrance door, cast iron style radiator.

Cloakroom

Double glazed window to side, storage cupboard, wash hand basin and low level w/c, cast iron style radiator.

Lounge

Double glazed bay window to front, fitted media wall, cast iron style radiator.

Kitchen/Diner/Family Room

Two skylights to rear, a range of base and wall mounted units with quartz work surfaces over, counter sunk 1 and 1/2 stainless steel sink and drainer, breakfast bar, island with induction hob, and extractor over, integrated full height fridge and freezer, dish washer, drinks fridge, split level ovens, two cast iron style radiators, bi-fold doors to garden.



Utility Room

A range of base and wall mounted units with work surfaces over, ceramic sink and drainer with mixer tap over, space for washing machine and tumble dryer, door to side access.

First Floor

Landing

Double glazed window to side, loft access, airing cupboard housing hot water tank.

Bedroom One

Double glazed window to front, fitted wardrobes, cast iron style radiator.

Ensuite

Double glazed window to front, panelling to splashback areas, white suite comprising of wash hand basin, low level w/c and separate shower cubicle, cast iron style radiator.

Bedroom Two

Double glazed window to rear, radiator.

Bedroom Three

Double glazed window to front, radiator.

Bedroom Four

Double glazed window to rear, radiator.

Bathroom

Double glazed window to rear, fully tiled, backlit mirror, towel rail, white suite comprising of tiled bath with shower mixer attachment and shower over bath, wash hand basin, low level w/c.

Outside

Garage

Integral single garage.

Parking

Block paved driveway in front of house providing off road parking.

Rear Garden

North westerly facing rear garden, mainly laid to lawn with patio seating area.

NB

These are preliminary details to be approved by vendor.

