



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		77	54

EU Directive 2002/91/EC

TOTAL FLOOR AREA : 2024 sq.ft. (188.0 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

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Tucked away and accessible via a private lane, this lovely cottage dating back to the 1780s (don't be fooled by its name!) spans near 1,700 square foot on a circa 0.25 acre plot and bursts with character, while still being close to Amphill's great schools and wonderful parks, all with the added benefit of a double garage and ample parking.

- Full of character features such as exposed brickwork, beams and fireplaces.
- Great plot of approximately 0.25 acre with mature gardens
- Dating back to 1780 this was once the Gamekeeper's cottage for Grange Farm
- Three double bedrooms with main bedroom on ground floor.
- Double garage and ample parking.
- Close proximity to highly regarded local schools.

## Ground Floor

### Porch and entrance hall

UPVC double glazed door to front. Double glazed window to front. Storage cupboard. Timber latch doors. Radiator.

### Lounge

23' 1" x 11' 8" (7.04m x 3.56m) Feature fireplace with slate hearth and inset multi fuel burner with brick surround and timber mantle. Vaulted ceiling with exposed ceiling beams. Two double glazed windows to front. Two radiators.

### Study

12' x 5' 4" (3.66m x 1.63m) Double glazed window to side. Radiator.

### Conservatory

UPVC double glazed construction. Radiator.

### Dining Room

19' 9" x 10' (6.02m x 3.05m) Vaulted ceiling with exposed ceiling beam and wall timbers. Wall lights. Double glazed French door to conservatory. Radiator.

### Kitchen/Breakfast Room

19' 2" x 8' 10" (5.84m x 2.69m) Fitted with a range of white shaker style base and wall units with granite work surfaces, Belfast sink with brushed stainless steel mixer tap. Stone splash backs. Integrated electric induction hob with stainless steel hood over, split-level oven. Integrated dishwasher. Space and plumbing for American style fridge/freezer. Oil-fired boiler. Feature brick wall. Double glazed door to garden. Double glazed windows to side and rear. Full-height radiator.

### Inner Hall

Stairs to first floor with under stairs cupboard with space and plumbing for washing machine. Radiator.

### Cloakroom

Suite of wash hand basin and low level wc. Tiling to splash back areas.



### Bedroom Four

11' 2" x 7' 5" (3.40m x 2.26m) Double glazed window to side. Radiator.

### Bedroom One

13' 3" x 11' 7" (4.04m x 3.53m) Fitted wardrobes. Double glazed window to rear. Radiator.

### Ensuite

Suite of wash hand vanity unit, low level wc and separate double shower enclosure. Fully tiled walls. Double glazed window to side. Towel rail.

## First Floor

### Landing

Airing cupboard housing hot water tank. Velux window.

### Bedroom Two

11' 6" x 13' 6" (3.51m x 4.11m) Double glazed window to rear. Radiator.

### Bedroom Three

11' 2" x 7' 7" (3.40m x 2.31m) Storage recess. Velux window to side. Radiator.

### Bathroom

Suite comprising panelled bath with shower mixer attachment. Vanity wash hand basin and low level wc. Fully tiled walls with marble effect tiling. Ceramic tiled floor with under floor heating. Velux window to side. Towel Rail.

## Outside

### Front Garden

Picket fence frontage with shingle and shrub borders.

### Rear Garden

To the rear of the property is a secluded and semi-private garden comprising a large patio area, pergola, stepping stone path and further decked seating area. There is a large lawn area and a variety of mature trees including Apple and Pear and flowering cherry, there is also a brick-built storage shed. The boundaries have a line of trees offering a screened fence line most of the year. Outside tap. Access to the side.

### Parking

Block paved drive providing hard standing and parking for several cars.

### Garage

19' 9" x 16' 2" (6.02m x 4.93m) Up and over door.

### Agents Note

The property has a septic tank, although the vendors inform us that this is to their financial advantage. There is mains drainage in the lane that could be connected should the purchaser prefer. The property also has oil-fired heating.

### Directions

From the centre of Amphill take Dunstable Street towards Flitwick turn right into Holland Road which is the fourth right turn. Drive towards the very end and there is a lane on the left. Turn into this and Little Cottage is on the left.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY VENDORS

