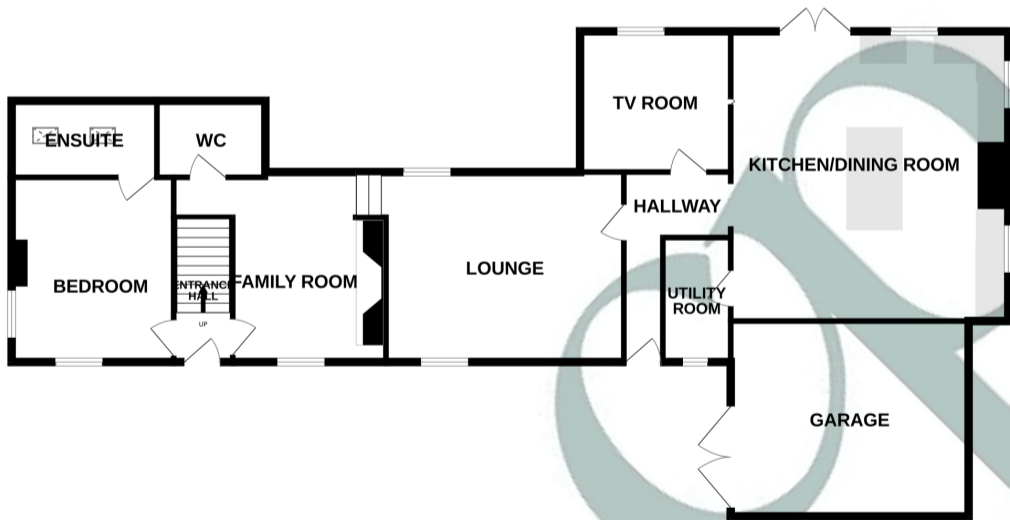
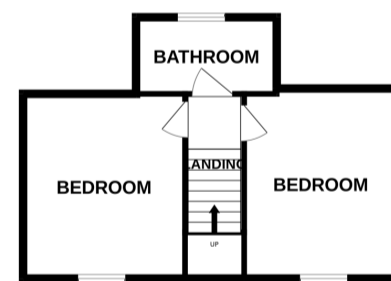




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		71	80
England, Scotland & Wales			

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 valuation, contact the numbers listed on the brochure

Viewing by appointment only

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T: 01525 403033 | E: [amphill@country-properties.co.uk](mailto:amphill@country-properties.co.uk)  
[www.country-properties.co.uk](http://www.country-properties.co.uk)

Set within grounds approaching 0.25 of an acre, "Damson Cottage" is the perfect blend of traditional charm and contemporary comfort – a beautifully presented tranquil retreat. Located in a peaceful and idyllic countryside setting, this historic property, dating back to circa 1530, offers many characterful features, including exposed beams and original fireplaces, creating a warm and inviting atmosphere.

- Being offered with no onward chain.
- Shingled driveway providing off-road parking for up to 8 cars.
- Great commuter links via Flitwick Mainline Train Station, A6, M1 and London Luton International Airport.
- Extended kitchen/dining/living room plus 3 separate reception rooms.
- Underfloor heating throughout the ground floor.
- Latch oak doors to all rooms.

## Ground Floor

### Entrance Hall

Entrance door to the front, stairs rising to first floor, quarry tiled flooring.

### Family Room

13' 1" x 10' 8" into fireplace (3.99m x 3.25m) Inglenook brick feature fireplace with log burner and slate tiled hearth, double glazed window to the front, quarry tiled flooring, steps leading up to the lounge, access to:

### Cloak/Utility Room

A fully tiled suite comprising of a low level WC, wash hand basin, wall mounted units with work surfaces with space and plumbing below for a washing machine and tumble dryer.

### Lounge

16' 8" x 13' 1" (5.08m x 3.99m) Feature floor to ceiling brick wall with log burner, engineered oak flooring, vaulted ceiling with exposed beams, double glazed leaded light windows to the front and side.

### TV Room

10' 10" x 9' 10" (3.30m x 3.00m) Double glazed window to the rear, engineered oak flooring.



### Kitchen/Dining/Living Room

20' 1" x 19' 4" (6.12m x 5.89m) A shaker style kitchen with a range of base units with oak work surfaces over, matching centre island, inset Rangemaster with 6 ring gas hob and double oven under, 1.5 basin sink and drainer with mixer tap, integrated dishwasher, space for American style fridge freezer, vaulted ceiling with hand-made King post oak truss, engineered oak flooring, double glazed French doors and three sets of double glazed windows to the rear.

### Utility Room

Base and wall mounted units, gas boiler, double glazed leaded light window to the front, engineered oak flooring.

### Master Bedroom

12' 10" x 11' 5" (3.91m x 3.48m) Engineered oak flooring, exposed beams, leaded light double glazed windows to the front and side.

### Ensuite

A suite comprising of a copper roll-top free standing bath and separate shower cubicle, low level WC, wash hand basin, exposed beams, two Velux windows.

## First Floor

### Bedroom Two

13' 1" x 11' 5" (3.99m x 3.48m) Vaulted ceiling, exposed beams, two double glazed windows to the front, radiator.

### Bedroom Three

13' 3" x 9' 8" (4.04m x 2.95m) Built-in wardrobe, vaulted ceiling, exposed beams, double glazed window to the front, radiator.

### Bathroom

A suite comprising of a panelled bath with rainfall shower over, low level WC, wash hand basin, heated towel rail, double glazed window to the rear.

## Outside

### Front Garden

Mainly laid to lawn with picket fencing, shrubs and flower borders, mature tree, access to the rear via side passage with hot and cold taps and outdoor lighting.

### Rear Garden

Mainly laid to lawn with large split-level patio area plus additional seating area to the rear, large storage shed.

### Garden Office/Gym

Outbuilding separated in to both a office (10ft 6 x 9ft 6) and a gym (9ft 7 x 9ft 4) with Wifi connection, power and light.

