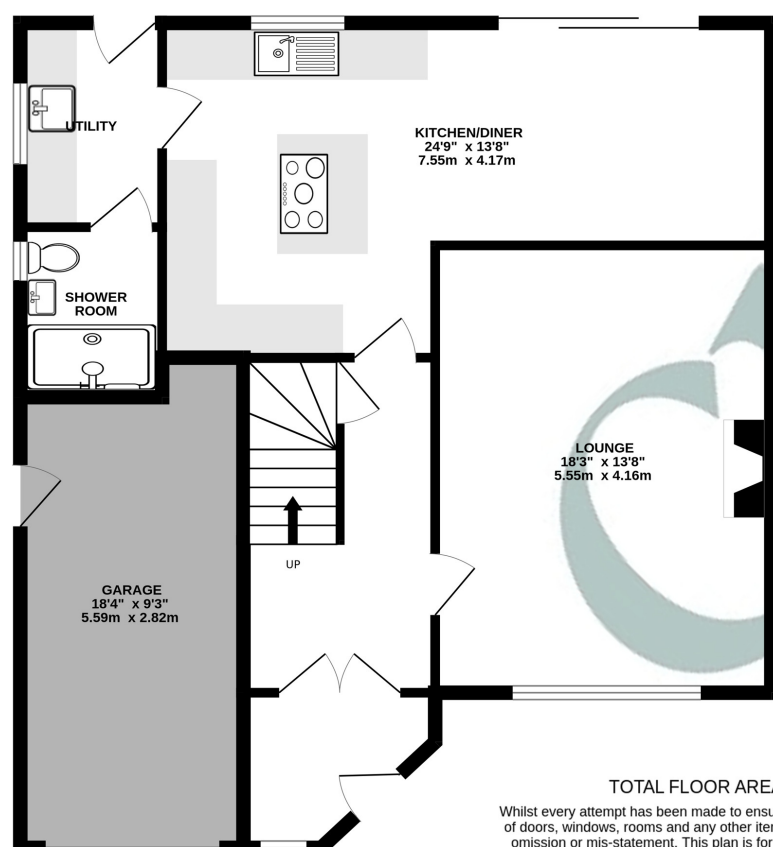
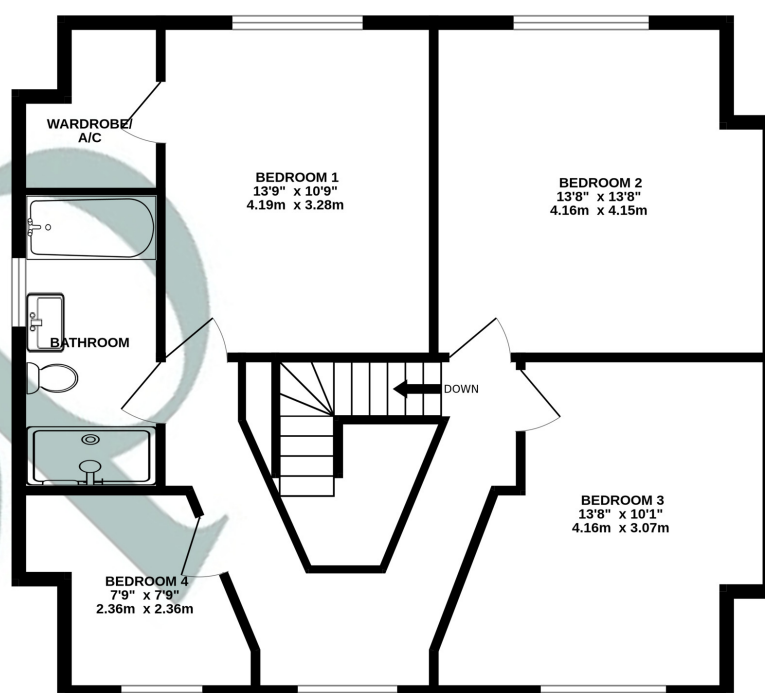


GROUND FLOOR
750 sq.ft. (69.7 sq.m.) approx.1ST FLOOR
804 sq.ft. (74.7 sq.m.) approx.

TOTAL FLOOR AREA : 1554 sq.ft. (144.4 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		
Very energy efficient - lower running costs	Current	Potential
(82+)	51	85
A		
(81-81)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(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

country
properties

A stunning family home, previously extended to create four bedrooms with potential to extend further due to the 150ft rear garden, all in a charming village location.

- Four bedrooms, three of which are doubles.
- Main bedroom with walk-in wardrobe.
- Beautiful galleried landing.
- Stunning rural location with great views.
- Integrated single garage and off-road parking.
- 150ft rear garden.

Ground Floor

Entrance Porch

Entrance door and double glazed window to the front, radiator, double doors opening to:

Entrance Hall

Stairs rising to first floor with under stairs storage, radiator.

Lounge

18' 3" x 13' 8" (5.56m x 4.17m) Feature fireplace with wood burner, double glazed window to the front, two radiators.

Kitchen/Diner

24' 9" x 13' 8" (7.54m x 4.17m) A range of units and central island with work surfaces over, integrated split-level ovens and electric hob, integrated dishwasher and fridge freezer, composite sink and drainer with mixer tap, sliding patio door to garden, double glazed window to the rear, radiator.

Utility

Space for washing machine and tumble dryer, double glazed window to the side, radiator.



Shower Room

A suite comprising of a shower cubicle, low level WC, wash hand basin, double glazed window to the side, heated towel rail.

First Floor

Galleried Landing

Access to loft, double glazed window to the front, radiator.

Bedroom One

13' 9" x 10' 1" (4.19m x 3.07m) Double glazed window to the rear, radiator, access to walk-in wardrobe housing hot water tank.

Bedroom Two

13' 8" x 13' 8" (4.17m x 4.17m) Double glazed window to the rear, radiator.

Bedroom Three

13' 8" x 10' 1" (4.17m x 3.07m) Double glazed window to the front, radiator.

Bedroom Four

7' 9" x 7' 9" (2.36m x 2.36m) Double glazed window to the front, radiator.

Bathroom

A suite comprising of a panelled bath and separate shower cubicle, low level WC, wash hand basin, back-lit mirror, heated towel rail, two double glazed windows to the side.

Outside

Rear Garden

A tiered, landscaped garden - mainly laid to lawn with patio seating area, raised flower beds and mature trees.

Garage

18' 4" x 9' 3" (5.59m x 2.82m) Integrated garage with electric up and over door, housing oil-fired boiler, power and light.

Parking

Block paved driveway providing ample off-road parking.

