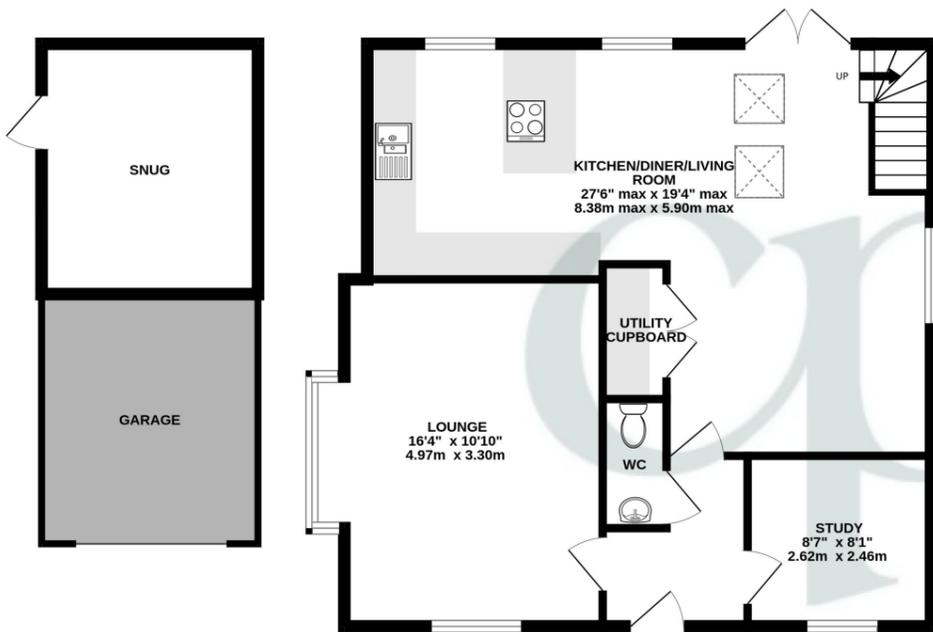
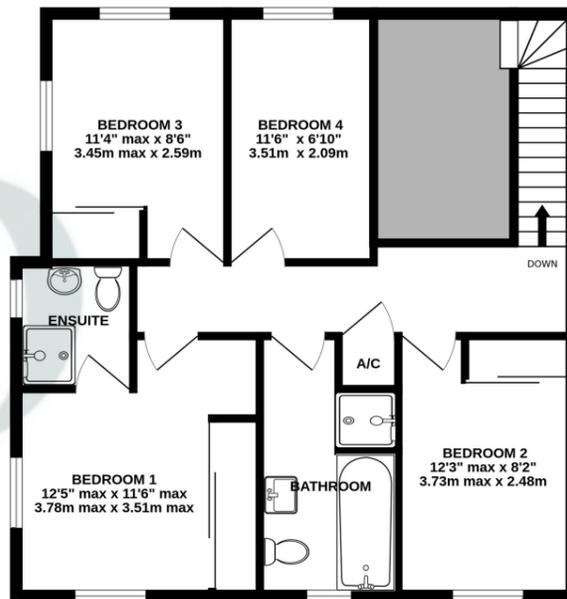




GROUND FLOOR  
872 sq.ft. (81.0 sq.m.) approx.



1ST FLOOR  
626 sq.ft. (58.1 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B	85	
(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			

TOTAL FLOOR AREA : 1498 sq.ft. (139.1 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: ampt Hill@country-properties.co.uk  
www.country-properties.co.uk

Discover architectural brilliance at this 1,498 sq.ft. detached home, showcasing a breath-taking vaulted kitchen-living hub with a mezzanine landing. Featuring four bedrooms, a dedicated study, and a versatile garden snug, it's the ultimate contemporary residence for discerning Amphill families.

- OPEN DAY: Friday 6th March, booking by appointment only.
- Stunning open-plan kitchen/diner featuring a vaulted ceiling and mezzanine overlook.
- A detached snug located behind the garage, providing a perfect separate home office or media room.
- Including a master with ensuite and a modern family bathroom.
- Landscaped for ease of use with artificial grass, a paved patio, and a feature timber pergola.
- Ideally situated for Amphill's highly regarded schools and local amenities.
- Garage store and driveway providing plenty of off-road parking for a growing family.

## Ground Floor

### Entrance Hall

Entrance door to the front, doors to:

### Cloakroom

A suite comprising of a low level WC, wash hand basin, radiator.

### Lounge

Double glazed window to the front with fitted shutters, radiator

### Study/Family Room

Double glazed window to the front with fitted shutters, radiator.

### Kitchen/Dining/Living Room

A range of base and wall mounted units with work surfaces over and separate peninsula, 1.5 basin composite sink and drainer with mixer tap, split level oven and electric hob with extractor fan, integrated fridge freezer and dishwasher, stairs rising to first floor, electrically operated skylight windows to the rear, double glazed window to the side and two to the rear (one with fitted shutters), double doors to the garden, radiator, access to utility cupboard with base and wall mounted units and space for a washing machine and tumble dryer.



## First Floor

### Landing

Access to mostly boarded loft with ladder, storage cupboard, radiator.

### Bedroom One

Fitted wardrobes, double glazed window to the front with fitted shutters, radiator

### Ensuite

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

### Bedroom Two

Fitted wardrobes, double glazed window to the rear with fitted shutters, radiator.

### Bedroom Three

Fitted wardrobes, double glazed window to the front with fitted shutters, radiator.

### Bedroom Four

Double glazed window to the rear, radiator.

### Bathroom

A suite comprising of a panelled bath and a separate shower cubicle, low level WC, wash hand basin inset to vanity unit, dual fuel heated towel rail, double glazed window to the front.

## Outside

### Rear Garden

A north-east facing garden, mainly laid to lawn with patio seating area and side access, outside power and tap, concrete base for a garden shed.

### Garage

Single garage which is partly converted into a snug/family room.

### Parking

### Driveway

Extra wide driveway providing off-road parking in front of the garage.

### NB

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDOR.

### NB

It is becoming increasingly likely that modern developments have a management company responsible for communal areas such as play areas and open greens, therefore this will usually incur management fees along with possible extra legal fees with a conveyancer.

