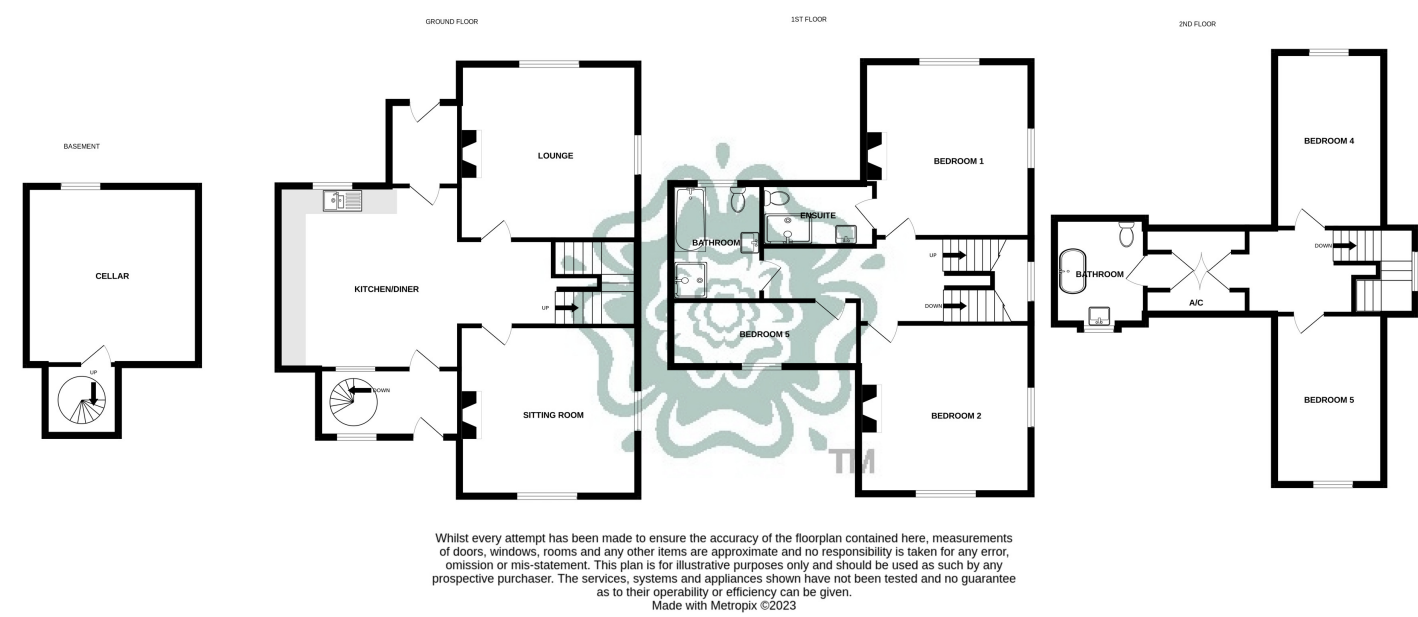


Floor Plans



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



East House, Warren Farm, High Street

Ridgmont, Bedfordshire,
MK43 0TS
Offers in Excess of £800,000



A beautiful character-filled farm house, with five bedrooms and three bathrooms across four floors, set in the incredibly quaint and charming village of Ridgmont.

- Five bedrooms, four of which are doubles, and three bathrooms.
 - Beautiful character features throughout.
 - Highly regarded local lower school.
- Open plan kitchen/diner with two additional reception rooms and tanked cellar.
 - Off-road parking in carport and brick out-building.
 - Great commuter access via M1, A421 and Flitwick/Milton Keynes Train Stations.

Ground Floor	Sitting Room
Entrance Lobby Entrance door to front, wrought iron staircase to basement, door in to kitchen/breakfast room.	Cast iron feature fireplace, double glazed windows to the front and side with roller shutters, radiator.
Rear Lobby Door to the rear, door in to kitchen/breakfast room.	
Kitchen/Dining Room A range of base and wall mounted units with work surfaces over, 1.5 basin ceramic sink and drainer with mixer tap, integrated dishwasher, space for Rangemaster oven and fridge freezer, triple glazed windows to the front and rear, cast iron style radiator.	
Lounge Feature fireplace, cast iron style floor to ceiling radiator, double glazed windows to the side and rear with roller shutters.	

Basement
Cellar Fully opening access to external brick steps leading to garden.
First Floor
Landing Staircase with half landing and window leading to second floor, radiator.
Bedroom One Feature fireplace, fitted wardrobes, double glazed windows to the side and rear, radiator.

Ensuite
A suite comprising of a shower cubicle, low level WC, wash hand basin, heated towel rail, back-lit mirror.
Bedroom Two Feature fireplace, storage cupboard, double glazed windows to the front and side, radiator.
Bedroom Five Double glazed window to the front, radiator.
Family Bathroom
A suite comprising of a panelled bath and separate shower cubicle, low level WC, wash hand basin, radiator, double glazed window to the rear.
Second Floor
Landing Cupboard housing LPG fired gas boiler providing central heating and domestic hot water, additional storage cupboard.
Bedroom Three Double glazed window to the rear, radiator.
Bedroom Four Double glazed window to the front, radiator.
Bathroom A suite comprising of a free-standing roll top bath, wash hand basin, low level WC, double glazed window to the front.

Outside
Front Garden Shingled front garden with block paved pathway to front door, raised sleeper-lined flower beds.
Rear Garden Large north-east facing rear garden, enclosed by brick walling and fencing, laid mainly to lawn with stocked flower, shrub beds and borders, a variety of mature trees, large stocked pond.
Double Open Carport
Brick Built Storage Barn
Directions From the centre of Ampthill take Woburn Street and turn right at the T-junction onto the A507. Follow the road along and take the left turn into Ridgmont. Entering Ridgmont go past the village shop and the property is on the right hand side immediately after the turning onto Station Road.
THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDORS

