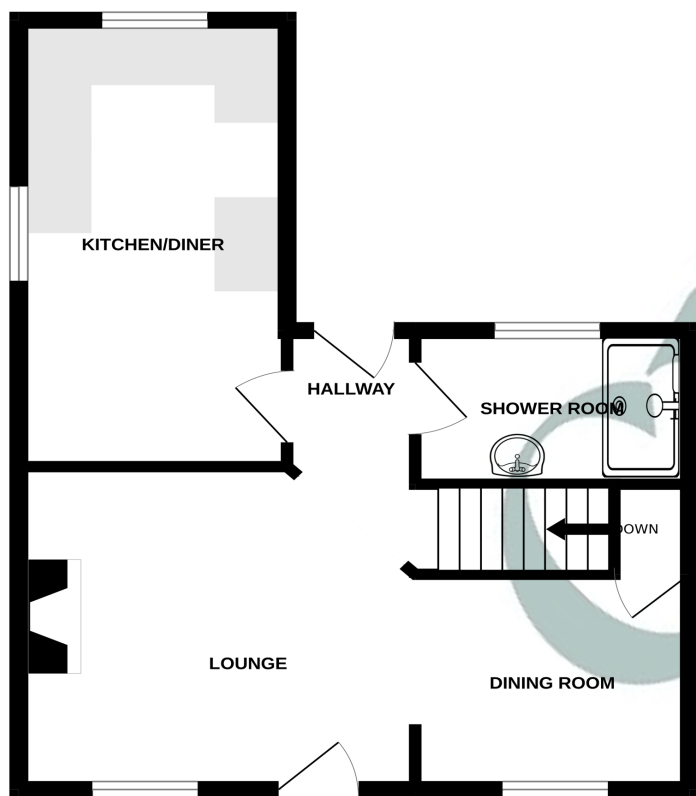




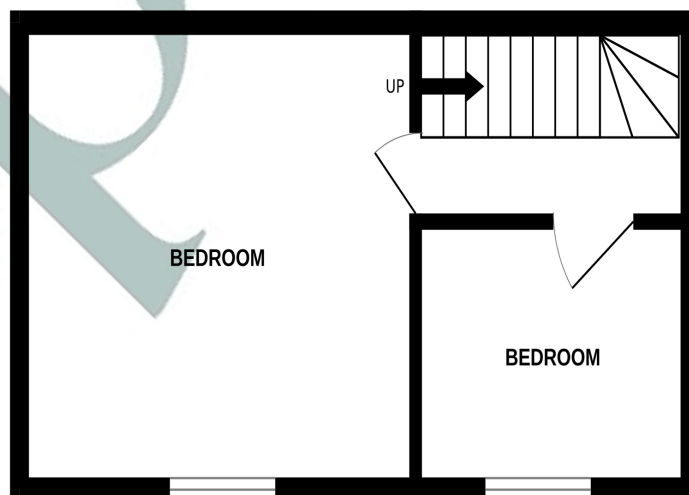
8, The Green
Clophill, Bedfordshire,
MK45 4AD
£315,000

country
properties

GROUND FLOOR



1ST FLOOR



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

Country Properties | 1, Church Street | MK45 2PJ
T: 01525 403033 | E: amphill@country-properties.co.uk
www.country-properties.co.uk

country
properties

A truly stunning Grade II listed cottage, situated overlooking the village green and being offered with no onward chain.

- Open plan lounge/diner/study.
- Two bedrooms.
- Ground floor shower room.
- Off-road parking for two cars.
- Secluded rear garden.
- Thatch and flat roof replaced 4 years ago.

Ground Floor

Lounge

12' 3" x 11' 3" max. (3.73m x 3.43m)
Entrance door to the front, brick feature fireplace, wooden flooring, window to the front, radiator, opening to:

Dining Room/Study Area

8' 8" x 7' 6" (2.64m x 2.29m)
Window to the front, radiator.

Kitchen/Breakfast Room

15' 6" x 8' 3" (4.72m x 2.51m) A range of base and wall mounted units with work surfaces over, sink and drainer with mixer tap, space for appliances, window to the rear and porthole window to the side, radiator.

Shower Room

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

First Floor

Bedroom One

12' 3" x 11' 3" with restricted head height (3.73m x 3.43m) Exposed beams and eyebrow window to the front, radiator.

Bedroom Two

7' 6" x 6' 7" with restricted head height (2.29m x 2.01m) Exposed beams and eyebrow window to the front, radiator.

Outside

Garden

A mature rear garden, mainly laid to lawn with hard standing area and shrub/flower borders. There is a useful large summer house (16ft x 6ft), great for an office space or hobby room!

Parking

Off-road parking to the side of the property for two cars.

