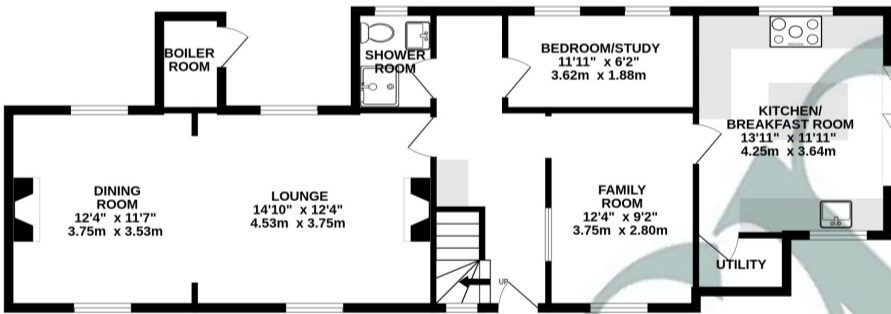
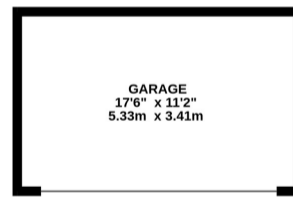




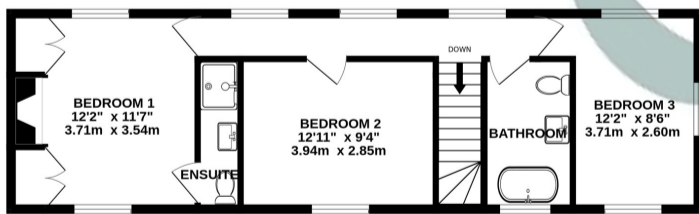
GROUND FLOOR
853 sq.ft. (79.3 sq.m.) approx.



GARAGE
195 sq.ft. (18.1 sq.m.) approx.



1ST FLOOR
514 sq.ft. (47.8 sq.m.) approx.



TOTAL FLOOR AREA : 1562 sq.ft. (145.2 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		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		98
(81-91)	B		
(69-80)	C		
(55-68)	D	57	
(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

A stunning rural retreat! This 3/4 bedroom semi-detached cottage is nestled on the edge of the charming village of Houghton Conquest surrounded by protected countryside with scenic walks and local amenities close by. This property is ideal for anyone looking for a slice of the country while still being in the heart of Bedfordshire, only a short drive away from both Bedford and Ampthill.

- Three double bedrooms with the option for a fourth bedroom on the ground floor.
- A beautifully landscaped garden of over 120ft with a southerly aspect, leading to Conquest Wood.
- High specification kitchen/breakfast room with bi-folding doors opening onto the rear garden.
- Double garage and additional off-road parking.
- Short distance to the highly regarded lower school, pub and shop.
- Stunning scenic views across protected Greenbelt land to the rear.

Ground Floor

Entrance Hall

Wooden entrance door to the front, exposed brick wall with integrated Crittall style arched window (sourced from Paris) looking through to the snug, stairs rising to first floor with glass panelled balustrade and fitted bar area underneath, radiator.

Lounge

14' 10" x 12' 4" (4.52m x 3.76m) Log burner, double glazed windows to the front and rear with internal shutters, radiator, opening to:

Dining Room

12' 4" x 11' 7" (3.76m x 3.53m) Feature fireplace, double glazed windows to the front and rear with internal shutters to the front, radiator.

Study

11' 11" x 6' 2" (3.63m x 1.88m) Two double glazed windows to the rear, radiator.

Shower Room

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

Snug

12' 4" x 9' 2" (3.76m x 2.79m) Double glazed window to the front, radiator.

Kitchen/Breakfast Room

13' 11" x 11' 11" (4.24m x 3.63m) A range of base and wall mounted units with wooden work surfaces over and matching central island, Belfast sink with mixer tap, space for American style fridge freezer and electric Aga, integrated dishwasher, bi-folding doors opening onto rear garden, exposed brick walls, double glazed windows to the front and rear, full height radiator.



Utility

Space and plumbing for washing machine and tumble dryer.

First Floor

Landing

Access to loft, three double glazed windows to the rear.

Bedroom One

12' 2" x 11' 7" (3.71m x 3.53m) Double glazed windows with internal shutters to the front and panoramic countryside views to the rear, radiator.

Ensuite

A suite comprising of a shower cubicle, low level WC, wash hand basin, back-lit mirror.

Bedroom Two

12' 11" x 9' 4" (3.94m x 2.84m) Double glazed window to the front with internal shutters, radiator.

Bedroom Three

12' 2" x 8' 6" (3.71m x 2.59m) Double glazed windows to the front, side and rear with panoramic countryside views to the rear, radiator.

Bathroom

A suite comprising of a free-standing bath with shower attachment, wash hand basin, brick tiled walls, heated towel rail, double glazed window to the front.

Outside

Front Garden

A picket fence-lined, shingled front garden with various bushes, plants, trellises and window boxes.

Side Garden

A beautiful hedge-lined, west facing garden, mainly laid to lawn with bi-folding doors opening from the kitchen onto a shingled seating area. There are various mature, excellently maintained plants and trees, paved stepping stones to the parking area and private access over a small bridge to Conquest Wood. There is also an additional shingled seating area to the rear of the property with an external cupboard housing the boiler and a garden shed with two power points and LED lighting.

Double Garage

With an electric car charging point attached.

Parking

Double gates opening on to a gravelled area providing off-road parking plus allocated spaces opposite the property.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDORS

