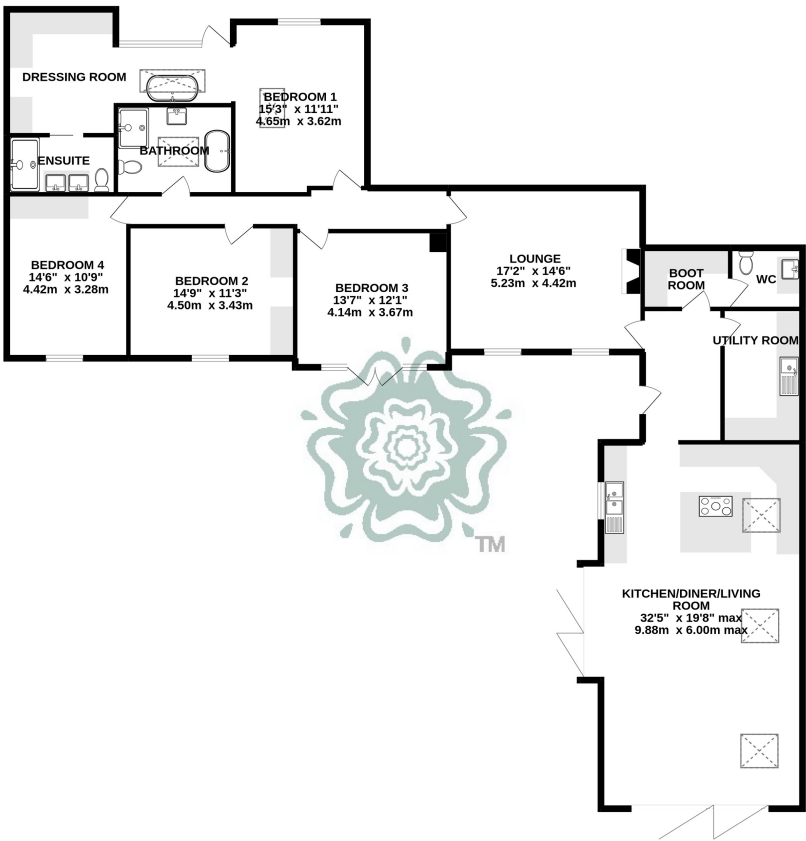




GROUND FLOOR  
2141 sq.ft. (198.9 sq.m.) approx.



TOTAL FLOOR AREA : 2141 sq.ft. (198.9 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		
(88+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	66
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
		73
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](mailto:amphill@country-properties.co.uk)  
[www.country-properties.co.uk](http://www.country-properties.co.uk)



Beautifully blending rustic character and contemporary luxury, this 4 bed barn conversion with open plan living wrapping around the garden with its seamless indoor-outdoor experience and ample parking, is ideal for entertaining and perfect for any family.

- Oil central heating with underfloor heating.
- Stunning master bedroom with dressing room, ensuite and private courtyard.
- Beautiful 32ft kitchen/dining/living room with bespoke units, exposed beams and bi-folding doors to garden.
- EE broadband via satellite receiver.
- Ample off-road parking.
- A contemporary blend of character and modern features.

Accommodation

Entrance Hall

Entrance door, electric underfloor heating, cast iron style radiator, double glazed window to the side.

Boot Room

Fitted cupboard for coats and shoes, electric underfloor heating, access to:

Cloakroom

A suite comprising of a low level WC, wash hand basin, heated towel rail, extractor, electric underfloor heating.

Kitchen/Breakfast Room

Max. 32' 5" x 19' 8" (9.88m x 5.99m) A bespoke kitchen with a range of base and wall mounted units with quartz work surfaces over, central island with induction hob and integrated extractor, double Belfast sink and drainer with fitted hose mixer tap, integrated triple oven and dishwasher, free-standing American style fridge freezer, exposed oak beams, underfloor heating, two sets of bi-folding doors opening to the garden with glazed panels above, three Skylight windows and a double glazed window to the side.

Utility

A range of base and wall mounted units with wooden work surfaces over, composite sink and drainer with hose mixer tap, space and plumbing for washing machine and tumble dryer, extractor, access to loft, EE internet connection, oil boiler, cast iron style radiator.

Lounge

17' 2" x 14' 6" (5.23m x 4.42m) Exposed brick fireplace with log burner and wooden mantelpiece, double glazed window to the front, two radiators.

Inner Hall

Cast iron style radiator, doors to:



Bedroom One

15' 3" x 11' 11" (4.65m x 3.63m) Double glazed window to the rear and skylight window, air conditioning unit, two cast iron style radiators, access to:

Dressing Area

Bespoke fitted wardrobes and dressing table, roll-top freestanding bath, Skylight window and floor to ceiling Crittal style window plus door to courtyard, pocket door into:

Ensuite

A suite comprising of a Crittal style shower cubicle, 'his and hers' sinks, low level WC, electric underfloor heating.

Bedroom Two

14' 9" x 11' 3" (4.50m x 3.43m) Bespoke fitted wardrobes and desk, double glazed window to the front, cast iron style radiator.

Bedroom Three

13' 7" x 12' 1" (4.14m x 3.68m) Floor to ceiling Crittal style double glazed windows to the front and door to the garden, cast iron style radiator.

Bedroom Four

14' 6" x 10' 9" (4.42m x 3.28m) Bespoke fitted wardrobes, double glazed window to the front, cast iron style radiator.

Bathroom

A suite comprising of a free-standing bath and separate shower cubicle, low level WC, wash hand basin, Skylight window, electric underfloor heating.

Outside

Garden

Mainly artificial lawn with various patio and shingle seating areas, pond, external power sockets and lighting, multiple storage sheds.

Parking

Shingled driveway providing ample off-road parking with an electric car charging port.

Directions

From the centre of Ampthill head towards Maulden. On entering Maulden continue approx 1/2 mile and take the 5th turning on the right into Silsoe Road. Continue to the bottom of Silsoe Road which then merges into New Road. The property is approx 400 yards on the right hand side.

