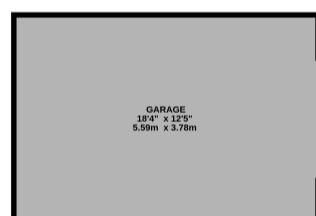
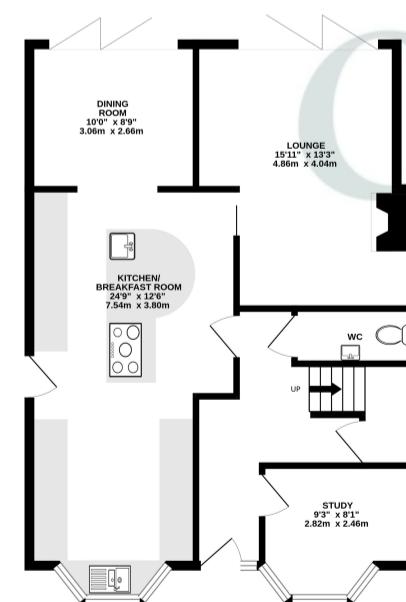




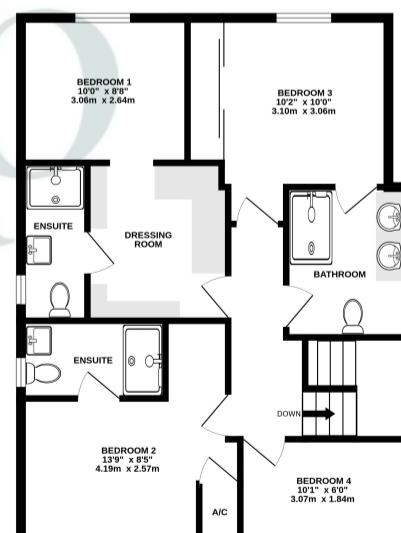
GARAGE
0 sq.ft. (0.0 sq.m.) approx.



GROUND FLOOR
734 sq.ft. (68.2 sq.m.) approx.



1ST FLOOR
720 sq.ft. (66.9 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	83	84
(81-91)	B		
(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 : 1454 sq.ft. (135.1 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floor plans, 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.
 Made with Metropix ©2026

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

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 T: 01525 403033 | E: amphill@country-properties.co.uk
www.country-properties.co.uk

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Don't miss this amazing opportunity for a four bed detached family home that really shines as a great entertaining space. With its open-plan nature and stunning garden space seamlessly integrated and local amenities only a short distance away.

- Underfloor heating on ground floor and bathrooms.
- Private gated driveway in front of property plus detached garage to the rear.
- 4 bedrooms, 3 of which are doubles and 3 bathrooms.
- Beautifully presented and high spec throughout, both inside and out.
- Great commuter access via A6, A507, M1 and A1(M) and local train stations.
- A short distance to local amenities in Clophill and on the doorstep of Maulden Wood.

Ground Floor

Entrance Hall

UPVC front door, underfloor heating, understairs cupboard, stairs to upper floor.

Lounge

Aluminium bi-fold doors to garden, under floor heating, built in feature log burner.

Dining Room

Aluminium bi-fold doors to garden, opening to kitchen breakfast room, underfloor heating.

Kitchen/Breakfast Room

Double glazed bay window to front, underfloor heating, gas boiler, range of base and wall mounted units with granite work surfaces over, countersunk 1.5 granite sink and drainer with mixer tap over and additional single sink and drainer with mixer tap over, island/breakfast bar, integrated split level ovens, induction hob and extractor, microwave, washing machine, tumble dryer, dishwasher, full height freezer, full height fridge, opening to dining area, door to side access.

Study

Double glazed bay fronted window to front, underfloor heating.

First Floor

Landing

Double glazed window to side.

Bedroom One

Double glazed window to rear, radiator.



Dressing Area

Walk through wardrobe leading to hidden ensuite.

Ensuite

Double glazed window to side, underfloor heating, backlit vanity mirror, part tiling to splashback areas, white suite comprising of wash hand basin, low level w/c and separate shower cubicle.

Bedroom Two

Double glazed window to front, airing cupboard housing hot water tank, radiator.

Ensuite

Double glazed window to side, underfloor heating, backlit vanity mirror, towel rail, white suite comprising of wash hand basin, low level w/c.

Bedroom Three

Double glazed window to rear, fitted wardrobes, radiator, Jack and Jill to family bathroom.

Family Bathroom

Double glazed window to side, underfloor heating, part tiling to splashback areas, backlit vanity mirror, white suite comprising of double wash hand basin, low level w/c, walk in shower with remote access.

Bedroom Four

Double glazed window to front, radiator.

Outside

Rear Garden

A private and low maintenance landscaped rear garden with lawn, raised decking area and covered patio seating area with bamboo borders, rear access to garage.

Detached Garage

Up and over door, power and light.

Parking

Gated parking to front of property for numerous cars

NB

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDOR.

