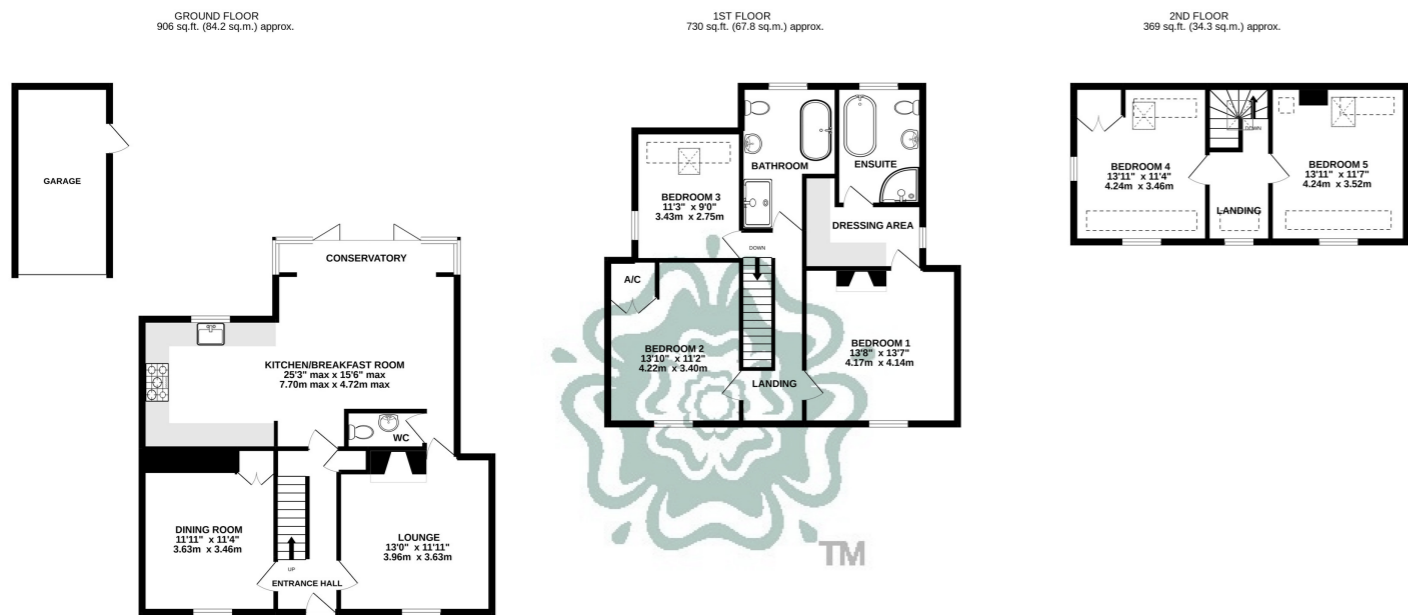


Floor Plans



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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Seven, Arthur Street

Amphill, Bedfordshire,
MK45 2QG
£800,000

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
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COUNTRY PROPERTIES
PART OF HUNTERS

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This rare, non-listed, beautiful double fronted Georgian property located in the centre of Ampthill has a good sized walled garden plus the benefit of off-road parking and a garage.

- Five bedrooms and two bathrooms.
- Off-road parking for three cars.
- Short distance to all local amenities.
- Georgian property full of character features.
- Large 25ft kitchen/breakfast room.
- Walled garden measuring 57' 11" x 36' Max.

Ground Floor

Entrance Hall

Hardwood entrance door to the front, Riven slate flooring, stairs rising to first floor, under stairs cupboard and additional storage cupboard.

Cloakroom

A suite comprising of a high level WC, wash hand basin, tiling to splashbacks, radiator.

Lounge

13' 0" x 11' 11" (3.96m x 3.63m) Brick feature fireplace, double glazed sash window to the front, radiator.

Dining Room

11' 11" x 11' 4" (3.63m x 3.45m) Riven slate flooring, storage cupboard, double glazed sash window to the front, radiator.

Kitchen/Breakfast Room

Max. 25' 3" x 15' 6" (7.70m x 4.72m) A range of base and wall mounted units with work surfaces over, Belfast sink with drainer and mixer tap, tiling to splashbacks, space for American style fridge freezer and Range cooker with extractor, space and plumbing for dishwasher and washing machine, Riven slate flooring, double glazed window to the rear, radiator.

Lean-to Conservatory

French bi-folding doors to the garden.

First Floor

Landing

Sash window to the front.

Bedroom One

13' 8" x 13' 7" (4.17m x 4.14m) Cast-iron feature fireplace, dressing room, access to loft, double glazed sash window to the front, radiator.

Ensuite

Accessible via the dressing room is a suite comprising of a roll-top slipper bath and a separate shower cubicle, wash hand basin, low level WC, heated towel rail, travertine tiling, window to the rear.

Bedroom Two

13' 10" x 11' 2" (4.22m x 3.40m) Airing cupboard housing hot water tank and boiler, double glazed sash window to the front, radiator.

Bedroom Three/Study

11' 3" x 9' 0" (3.43m x 2.74m) Skylight window to the rear, double glazed window to the side, radiator.

Bathroom

A suite comprising of a roll-top bath and separate shower cubicle, high level WC, wash hand basin, travertine tiling, heated towel rail, double glazed window to the rear.

Second Floor

Landing

Skylight window to the rear and window to the front, wooden floorboards.

Bedroom Four

13' 11" x 11' 4" (4.24m x 3.45m) Skylight window to the rear and double glazed windows to the front and side, wooden floorboards, radiator.

Bedroom Five

13' 11" x 11' 7" (4.24m x 3.53m) Skylight window to the rear and double glazed window to the front, wooden floorboards, radiator.

Outside

Rear Garden

A walled garden mainly laid to lawn with patio seating areas, raised flower beds, cherry blossom and ash trees, garden sheds.

Garage

Power and light, door to garden.

Parking

Off-road parking for three cars.

Directions

From the centre of Ampthill, take Dunstable Street towards Flitwick. Turn left on to Baker Street and follow the road around to the right. Once you have passed the Ossory Arms, the property is on your right hand side.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDORS

AMPTHILL – is a Georgian market town steeped in history with connections to Henry VIII. Situated between Bedford and Luton it has a population of about 14,000. A regular market with local traders has taken place on Thursdays for centuries. The town has several lively pubs, a wide variety of very well-regarded restaurants, a Waitrose supermarket and a selection of small independent specialist shops and a small museum. A number of small businesses such as solicitors, estate agents, financial services, hairdressers, and music schools are located in town. Larger businesses are to be found on the commercial and industrial developments on the outskirts, along the town's bypass. Ampthill Great Park is beautiful, a great place to walk the dogs. There's a children's play area and a place to get a snack and a refreshment. It also hosts a three day music and family gala weekend in the summer. Ampthill also has a high concentration of public amenities, The local Upper School in Ampthill, Redborne School, is a very successful 13 - 18 school. There is a bus service to Bedford and a private bus to the excellent Harpur Trust schools. There is also a doctor's surgery, fire & ambulance stations. Ampthill benefits from excellent commuter links, located between junctions 12 and 13 of the M1, nearby the A6 links Luton to Bedford and the A421 an efficient road into Milton Keynes. Ampthill is twinned with Nissan Lez Enservne in France. There are also rugby, football, cricket and bowls clubs.

