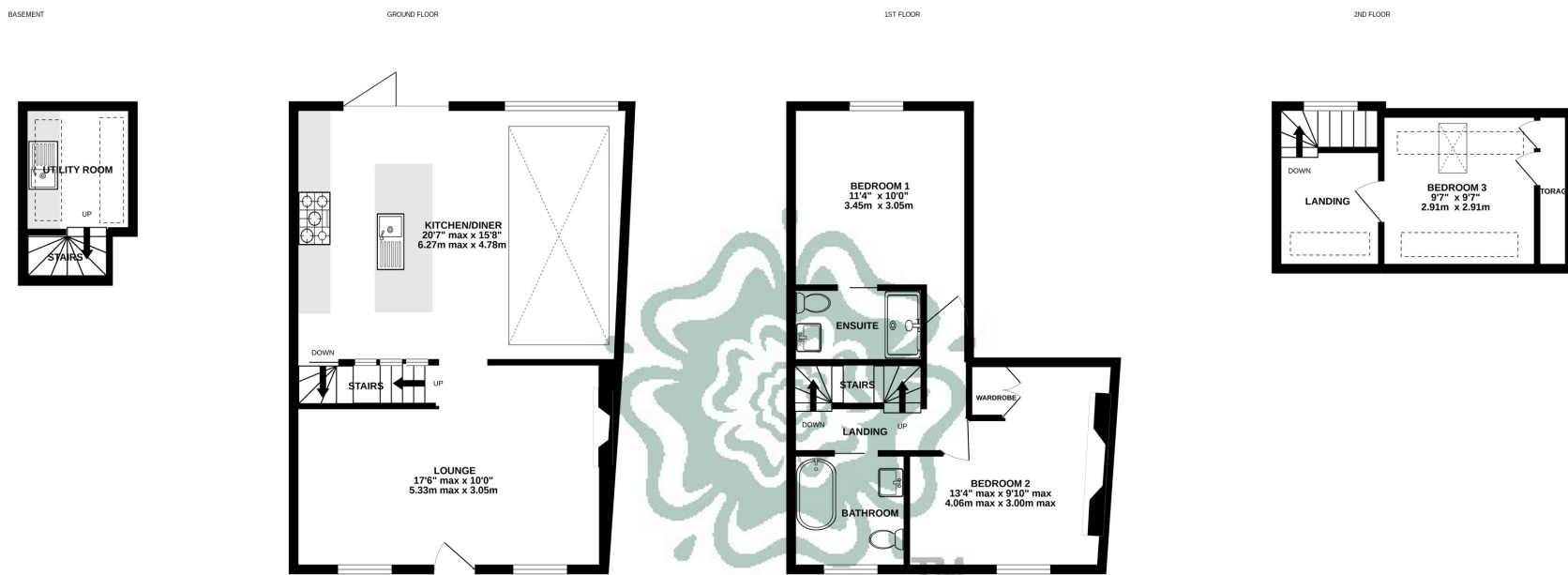




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Offers in excess of £500,000
MK45 2HP
Ampt Hill, Bedford,
11, Woburn Street



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Arguably one of the best finished houses in Ampthill! A stunning blend of period character and modern architectural design creates this beautiful contemporary 3 bed listed cottage in the heart of the Georgian market town of Ampthill, a stone's throw from all the local amenities.

- An incredibly high spec open plan kitchen/diner with a vaulted extension constructed of aluminium and glass, a real architectural marvel.
- A stone's throw to the town centre amenities or a walk in Ampthill Park and the woods nearby.
- Three bedrooms across the first and second floors with main bathroom and en-suite to bedroom one.
- Full of character features such as exposed brickwork, beams and fireplaces.
- Grade 2 listed property with single glazing to front windows.
- Current owners pay £150/month to rent a garage on a nearby road, which is available to the next owners.

Ground Floor

Lounge

17' 6" MAX. x 10' 0" (5.33m x 3.05m) Wooden entrance door to the front, exposed brick work and oak beams, Inglenook fireplace with fitted log burner, wet underfloor heating, window to the front with fitted internal shutters.

Kitchen/Diner

20' 7" MAX. x 15' 8" (6.27m x 4.78m) This extended Kitchen/Diner is an exquisite addition to the town centre cottage with traditional brick construction along with an aluminium and glass structure creating a stunning and contemporary open plan living space. Containing a range of shaker-style base and wall mounted units with Rangemaster oven, gas burners, extractor fan and integrated fridge freezer plus matching island/breakfast bar with integrated dishwasher and Belfast sink with mixer tap with quartz work surfaces over, exposed brick work and original beams, Brazilian slate tiled flooring with wet underfloor heating, bi-fold doors to garden, original brick stairs down to:

Basement

Utility

Base and wall mounted units with work surfaces over, stainless steel sink and drainer with mixer tap, space and plumbing for washing machine and tumble dryer, radiator.

First Floor

Landing

Doors to:

Bedroom One

11' 4" x 10' 0" (3.45m x 3.05m) 'Wall and Pendant' industrial style lighting, vaulted ceiling, double glazed window to the rear, radiator, pocket door to:

Ensuite

A suite comprising of a 'Crittall' style shower cubicle, wash hand basin, low level WC, heated towel rail, fully tiled, skylight window to the side.

Bedroom Two

13' 4" MAX. x 11' 2" MAX. (4.06m x 3.40m) Exposed brick fireplace with built-in shelving to the reveals, fitted wardrobes, window to the front with fitted internal shutters, radiator.

Bathroom

A suite comprising of a freestanding roll-top bath with shower over, wash hand basin, high-level WC, fitted storage cabinets, cast iron style towel rail, Herringbone flooring, window to the front with fitted internal shutters.

Second Floor

Landing

Industrial style hanging fixtures, double glazed window to the rear, door to:

Bedroom Three

9' 7" x 9' 7" (2.92m x 2.92m) Fitted wardrobes, skylight window to the rear, radiator.

Outside

Garden

Landscaped rear garden with artificial lawn, slate tiled patio area with raised sleeper-lined flower beds and access to storage shed.

Parking

There is no allocated parking with the property, however the current owners pay £150/month to rent a garage and parking space on a nearby road, which is available to the next owners.

Directions

From the centre of Ampthill, proceed along Woburn Street and the property is on the 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.

