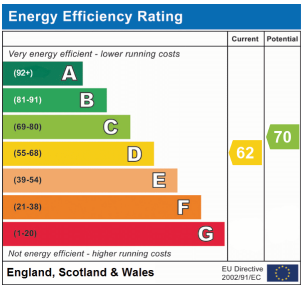
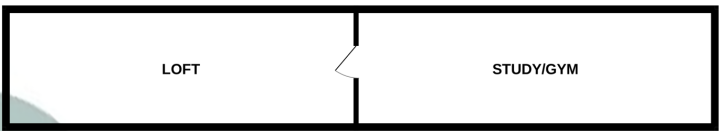
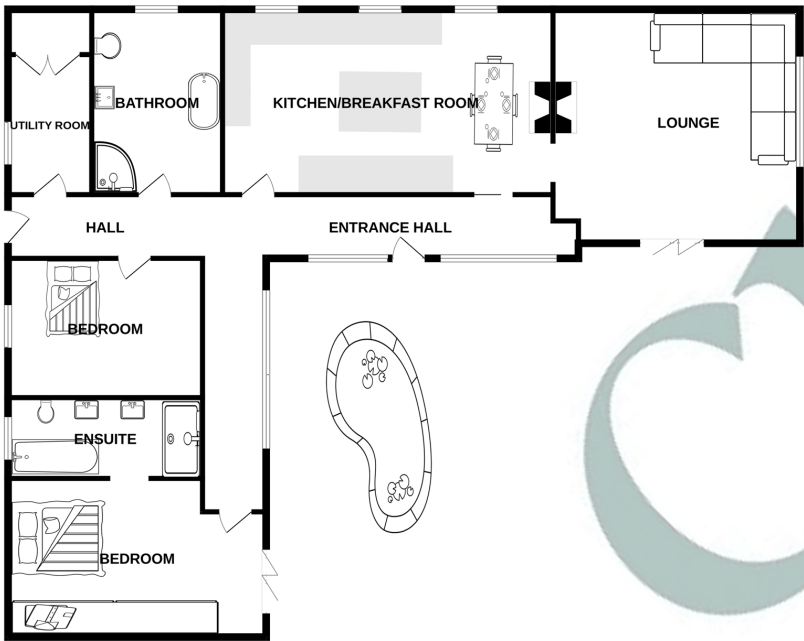




GROUND FLOOR

1ST FLOOR



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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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

Country Properties | 1, Church Street | MK45 2PJ
T: 01525 403033 | E: amphill@country-properties.co.uk
www.country-properties.co.uk

This charming two-bedroom barn conversion, nestled in the picturesque village of Kitchen End, Silsoe, offers a perfect blend of rustic character and modern comfort.

- An open-plan living area that seamlessly connects the living room, dining space, and a well-appointed kitchen.
- Incredibly generously sized 'his and hers' en-suite with both 2 rainfall shower heads and 2 sinks.
- Electrically operated gates opening on to the shingled driveway providing electric car charging and ample off-road parking.
- Potential further development (subject to planning permission)
- Beautiful mature garden boasting ornate fish pond with shaped shrubs, borders and flower beds.

Entrance Hall

Front door, double glazed window to front, under floor heating, door to kitchen/breakfast room.

Lounge

19' 0" x 19' 0" (5.79m x 5.79m)
Double glazed window to rear, bi-fold and patio doors, feature log burner, under floor heating.

Office/Gym (in roof space)

27' 0" x 9' 0" with sloping ceiling (8.23m x 2.74m)
Velux window to rear, ceiling downlights.

Kitchen/Dining Room

26' 0" x 14' 2" (7.92m x 4.32m)
Double glazed window to side, centre island and breakfast bar, a range of base and wall units with oak work surfaces over, ceiling down lights and under lighting, stainless steel sink, double butler sink, integrated dish washer, range master oven, microwave extractor hood, underfloor heating, space for fridge freezer, log burner.



Utility

Wall mounted boiler, a range of base and wall mounted units with work surfaces over, plumbing for washing machine and tumble dryer, underfloor heating.

Bedroom One

20' 0" x 12' 5" (6.10m x 3.78m)

Ensuite

Double glazed window to side, white suite comprising of panelled bath, twin sinks, low level w/c and walk in rain fall shower, part tiling to splash back areas, towel rail.

Bedroom Two

15' 0" x 10' 10" (4.57m x 3.30m)
Double glazed window to front, ceiling lights.

Bathroom

Double glazed window to side, under floor heating, part tiling to splashback areas, white suite comprising of rolled top bath, wash hand basin, low level w/c and separate shower cubicle.

Outside

Rear Garden

Outside, the property is set on up to an acre of land providing ample space for outdoor living, gardening and potential further development (subject to planning permission)
Mature landscaped gardens with ornate fish pond, mature trees, large patio area, mature shrubs and flower borders, several wooden storage sheds, outdoor lights.

Side and Front Garden

Brick retaining wall to front, shrubs and flower borders, seating area, artificial lawn, summer house.

Parking

A private electric gated driveway leads to the barn ensuring seclusion and privacy, offering parking for numerous cars. Electric car charging point, electric power point and outdoor lights.

NB

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDOR.

