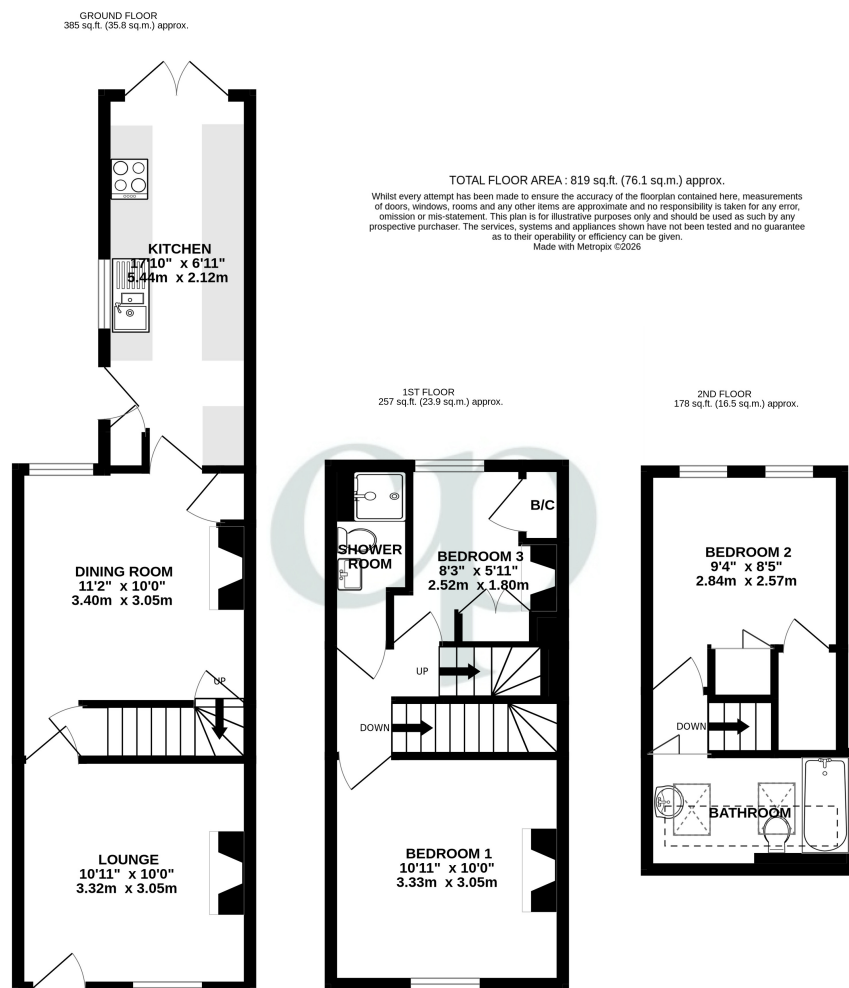




All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be 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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Discover this beautifully presented three-storey Victorian cottage, perfectly positioned in a quiet residential pocket of Ampthill. Offering over 800 sq. ft. of versatile living space, this home features three bedrooms, two bathrooms, and a stunning 17ft galley kitchen. Combining period charm with modern flexibility, it's just moments from the vibrant town centre shops and scenic parkland walks.

- Spread across three levels, providing a rare "2.5 bedroom" layout that offers a dedicated home office or nursery space.
- Over 800 sq. ft. of accommodation, significantly larger than many standard two-up-two-down terraces in the area.
- A generous, extended galley kitchen that serves as the heart of the home, ideal for those who love to cook.
- Features both a first-floor shower room and a top-floor bathroom, eliminating the morning "bathroom scramble."
- A short, level stroll to Waitrose, the independent boutiques of the Market Square, and the historic Ampthill Great Park.

Ground Floor

Lounge

Double glazed window to front. Radiator. Brick feature fireplace with wood burner. Fitted cupboard in reveal to side of chimney breast. UPVC front door.

Dining Room

Double glazed window to rear. Radiator. Brick feature fireplace. Useful built in under stair storage cupboard plus fitted cupboard to side of chimney breast. Door and staircase to first floor. Door and step down to Kitchen.

Kitchen

Range of base and wall units with wood effect work surface over. Stepped breakfast bar. 1.5 Stainless steel sink and drainer with mixer tap over. Integrated oven, hob and extractor over. Space and plumbing for washing machine and fridge/freezer. Built in storage cupboard. Double glazed multi pane window to side. Door to side. French doors to garden.

First Floor

Landing

Doors to bedrooms.

Bedroom One

Double glazed window to front. Radiator. Feature fireplace. Fitted wardrobes in reveals either side of chimney breast.

Bedroom Three/Office

Double glazed window to rear. Feature fireplace. Boiler cupboard. Built in cupboard.



Shower Room

A suite comprising of shower cubicle, low level WC and wash basin. Tiled splashbacks. Towel rail.

Second Floor

Bedroom Two

Two double glazed windows to rear. Fitted wardrobe and storage cupboard over stairs.

Bathroom

A suite comprising of panelled bath, low level WC and wash basin. Tiled splashbacks. Two skylights to front. Access to eaves storage.

Outside

Front Garden

Brick retaining front wall with gate and path leading to front door.

Rear Garden

Low maintenance rear garden with patio area. Shingle path with plant and shrub borders down to the bottom of the garden where the namesake Bay Tree resides. Space for timber shed. Side access gate.

Directions

From the centre of Ampthill head along Dunstable Street towards Flitwick. At the mini roundabout turn left. Proceed down Oliver Street, the third turning on the left is Neotsbury Road.

AMPTHILL – is a small Georgian market town and civil parish in Bedfordshire, between Bedford and Luton, with a population of about 7,000. A regular market has taken place on Thursdays for centuries. The town has several lively pubs, a wide variety of restaurants, a Waitrose supermarket and a selection of small independent specialist shops. 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 also has a high concentration of public amenities, The local Upper School in Ampthill, Redborne School, is a very successful 13 – 18 school that was graded "outstanding" in their recent Ofsted inspection. There is a bus service to Bedford and a private Bus to the Excellent Harpur Trust schools. Also there are doctor's surgeries, fire, ambulance and a police station. Ampthill benefits from excellent commuter links, located between junction 12 and 13 of the M1, nearby the A6 links Luton to Bedford and the A421 an efficient road into Milton Keynes.

PRELIMINARY DETAILS TO BE APPROVED BY VENDOR

