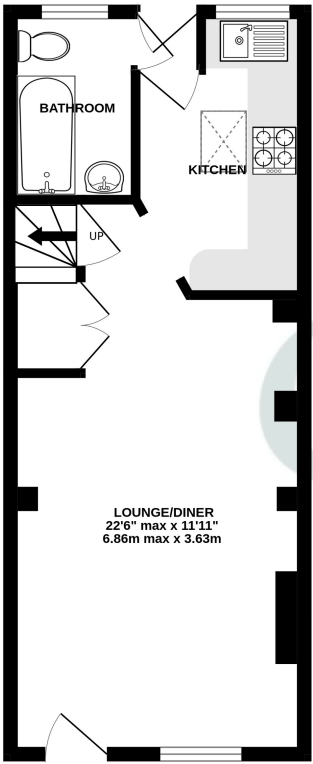
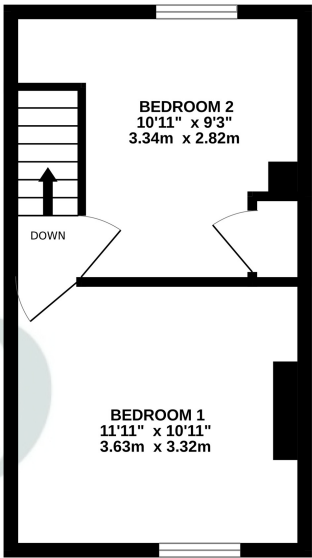




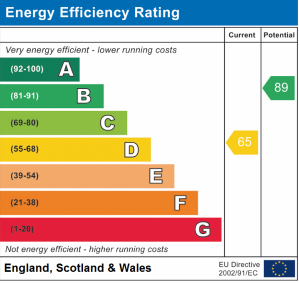
GROUND FLOOR
352 sq.ft. (32.7 sq.m.) approx.



1ST FLOOR
255 sq.ft. (23.7 sq.m.) approx.



TOTAL FLOOR AREA: 607 sq.ft. (56.4 sq.m.) approx.
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
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A quintessential end-terrace cottage blending period charm with sleek, contemporary living. The heart of the home is a cosy lounge featuring a wood-burning stove, leading to a bright, skylit kitchen. Upstairs, two versatile bedrooms offer tranquil views. The standout feature is a spectacular 150ft south-facing garden, providing an expansive private sanctuary rarely found in village homes. Ideally positioned in Maulden, this is a turn-key gem for those seeking character and sunshine.

- Incredible 150ft South-Facing Garden: A rare, private sun-trap with mature planting and patio.
- Cosy Character Lounge: Featuring a central wood-burning stove and bespoke shelving.
- Light-Filled Kitchen: Cleverly designed with a skylight and direct access to the garden.
- End-Terrace Position: Offering extra privacy and essential side access for the garden.
- Prime Maulden Location: Walking distance to local amenities and the Greensand Ridge.
- Versatile Living: Perfect for first-time buyers or as a stylish professional retreat with home office space.

Ground Floor

Lounge/Diner

Max. 22' 6" x 11' 11" (6.86m x 3.63m) Entrance door to the front, Feature fireplace with wood burner, stairs rising to first floor, double glazed window to the front, radiator.

Kitchen

A range of base and wall mounted units with work surfaces over, stainless steel sink and drainer with mixer tap, space for appliances, double glazed Skylight window to the rear.

Bathroom

A suite comprising of a panelled bath with shower attachment, low level WC, wash hand basin, double glazed window to the rear, radiator.

First Floor

Bedroom One

11' 11" x 10' 11" (3.63m x 3.33m) Double glazed window to the front, radiator.

Bedroom Two

10' 11" x 9' 3" (3.33m x 2.82m) Access to loft housing boiler, storage cupboard, double glazed window to the rear, radiator.

Outside

Rear Garden

South facing garden, mainly laid to lawn with patio seating area, assorted shrubs and bushes, pond, shingled area, patio, right of way for rear access.



Directions

From the centre of Ampthill take Church Street towards Maulden. Go over the roundabout and enter Maulden via Snow Hill. Keep going and turn left opposite the village shop into George Street. The property is on your right hand side.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDOR

MAULDEN – This pretty village has a branch of Budgens convenience store open 7 days a week, also pubs and eateries (The George, The White Hart – a 17th Century thatched centrepiece of the village). It has a primary school, Maulden Lower School with after school club. Middle and Upper schools are at Ampthill. There is also a Pre-School private nursery (Tudor Court). Borders Maulden woods and Greensands walks. There are excellent transport links with access to the M1, junction 12, (6 miles) and main-line rail services, (Flitwick Station 2.6 miles), with journey time to London St Pancras under 50 minutes. Luton Airport is just three junctions south on the M1 and around 18 miles away for travel further afield.

