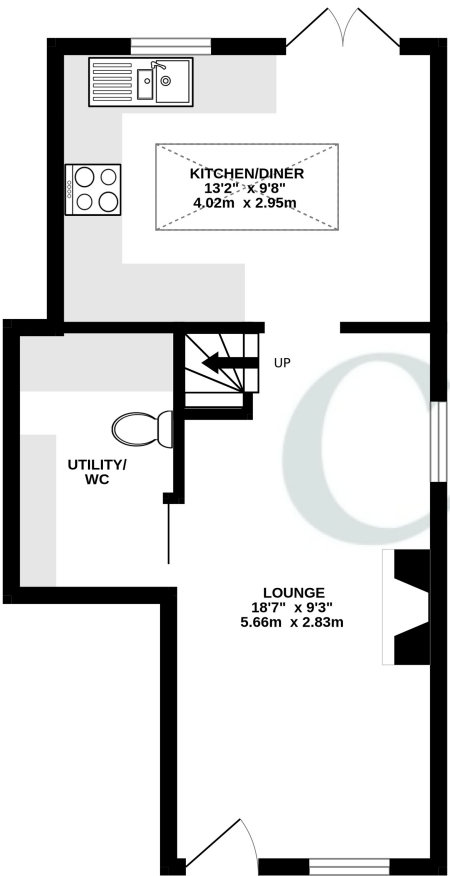


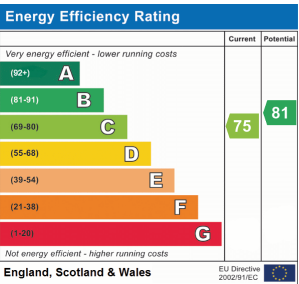
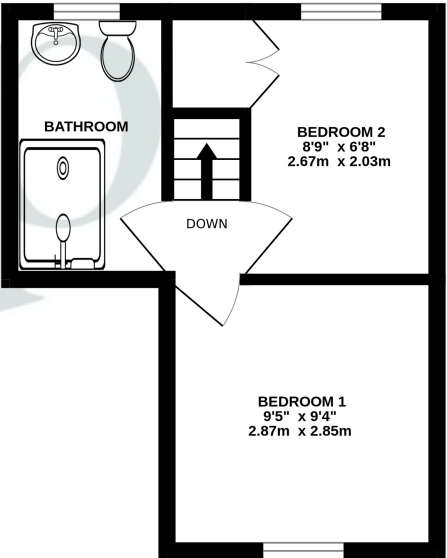


GROUND FLOOR  
343 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 565 sq.ft. (52.5 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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1ST FLOOR  
222 sq.ft. (20.6 sq.m.) approx.



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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[www.country-properties.co.uk](http://www.country-properties.co.uk)

A meticulously renovated two-bedroom cottage in the heart of Ampthill, offering a seamless blend of period charm and crisp, contemporary design. This turn-key home features a stunning skylit kitchen and an inviting lounge centered around a feature fire. Upstairs, vaulted ceilings enhance two bright bedrooms and a sleek, modern shower room. Complete with a private, low-maintenance rear garden and offered with no onward chain, it represents the perfect town-centre retreat.

- Prime Location: Ideally situated for Ampthill’s amenities, with no onward chain.
- Turn-Key Excellence: Recently renovated throughout to an exacting, contemporary standard including underfloor heating downstairs.
- Sleek Kitchen/Diner: Featuring a signature roof lantern, integrated appliances, and brass accents.
- Modern Comforts: Stylish first-floor shower room plus a convenient ground-floor utility/WC.
- Private Outdoor Space: Low-maintenance rear garden with a patio area and artificial lawn.

Ground Floor

Entrance

Front entrance door leading to:

Lounge

Double glazed sash windows to front and side, underfloor heating, feature fireplace with electric wood burner, stairs to first floor.

Kitchen/Diner

Double glazed window to rear and roof lantern, a range of base and wall mounted units with quartz work surfaces over, 1& 1/2 ceramic sink and drainer with mixer tap over, integrated fridge freezer, split level ovens, induction hob and extractor, slim dishwasher, combi boiler, underfloor heating.

Utility/Cloakroom

A range of base and wall mounted units with quartz work surfaces over, low level w/c, wash hand basin and integrated washing machine, underfloor heating.

First Floor

Landing

Loft access.

Bedroom One

Double glazed sash window to front, radiator.

Bedroom Two

Double glazed window to rear, cupboard over stairs, radiator.

Bathroom

Double glazed window to rear, part tiling to splashback areas, towel rail, white suite comprising of vintage-style bath, wash hand basin, low level w/c and walk in shower.

Outside

Parking

Resin driveway providing off road parking for one very small car.

Rear Garden

Mainly patio with artificial lawn area.

NB

These are preliminary details to be approved by the vendor.

