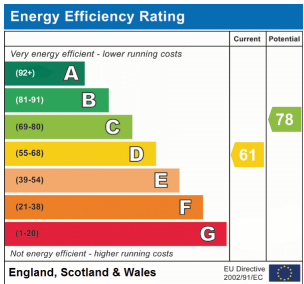




TOTAL FLOOR AREA : 1190 sq.ft. (110.6 sq.m.) approx.

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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This impressive four-bedroom character home on the prestigious Ashburnham Road offers a rare opportunity to create a bespoke residence in Ampthill’s premier location. Spanning four floors, the 1,190 sq. ft. layout features a bay-fronted dining room, a lounge with a wood-burning stove, and a private rear garden. Perfectly suited for those looking to modernise and add value, this property provides a versatile "blank canvas" just steps from Ampthill's amazing green open spaces.

- Highly sought-after position on Ashburnham Road, within walking distance of the town centre.
- A rare chance to modernise and personalise a period property in a top-tier location.
- Versatile accommodation including four bedrooms and a basement store room ready to be converted.
- Includes a traditional bay window, original-style internal doors, and a functional wood burner.
- A generous and private West-facing rear garden with patio area—significant for this part of town.
- Moments away from Cooper's Hill nature reserve (The Firs), The 160-acre Ampthill Great Park and local amenities.

Ground Floor

Entrance Hall

Radiator, front entrance door leading to:

Lounge

Double glazed window to rear, single glazed window to side, feature fire place with wood burner, fitted units in reveals, radiator, opening into dining room.

Dining Room

Double glazed bay fronted window to front with bench seat, feature fireplace, radiator, opening into lounge.

Kitchen

Double glazed window to side, a range of base and wall mounted units with quartz work surfaces over, counter sink 1 & 1/2 sink and drainer with mixer tap over, tiling to splashback areas, gas boiler, integrated split level ovens, gas hob, extractor, dishwasher, space for fridge freezer and freezer.



Utility Room

Double glazed window to rear, tiling to splashback areas, range of base and wall mounted units with worksurfaces over, space for washing machine and tumble dryer, access to w/c, radiator, door to garden.

Basement

Cellar

First Floor

Landing

Doors leading to:

Bedroom Two

Double glazed sash window to front, fitted wardrobes, radiator.

Bedroom Three

Double glazed window to rear, fitted wardrobes, radiator.

Bedroom Four

Double glazed window to side, feature fireplace, airing cupboard housing hot water tank, radiator.

Bathroom

Double glazed window to rear, tiling to splashback areas, white suite comprising of panelled bath, wash hand basin, low level w/c and separate shower cubicle, radiator.

Second Floor

Bedroom One

Double glazed window to rear, skylight to front, fitted wardrobes, radiator.

Ensuite

Double glazed window to rear, white suite comprising of wash hand basin, low level w/c and separate shower cubicle, towel rail.

Outside

Rear Garden

Westerly facing tiered garden, mainly lawn with raised patio seating area.

Parking

On Street Parking

NB

These are preliminary details to be approved by the vendor.

