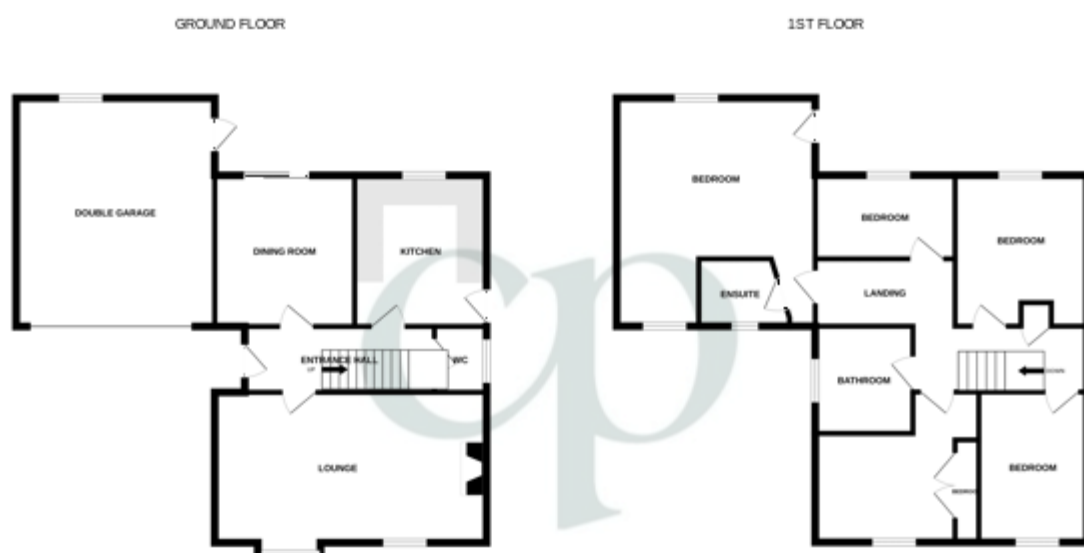




While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as 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.  
Made with floorplan 12/2026

| Energy Efficiency Rating                    |   | Current | Potential |
|---------------------------------------------|---|---------|-----------|
| Very energy efficient - lower running costs |   |         |           |
| (92+)                                       | A |         |           |
| (81-91)                                     | B |         |           |
| (69-80)                                     | C |         |           |
| (55-68)                                     | D | 63      | 70        |
| (39-54)                                     | E |         |           |
| (21-38)                                     | F |         |           |
| (1-20)                                      | G |         |           |
| Not energy efficient - higher running costs |   |         |           |
| England, Scotland & Wales                   |   |         |           |
| EU Directive 2002/91/EC                     |   |         |           |

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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country  
properties

A delightful 1970's built detached family home offering spacious and versatile living accommodation. The property boasts five well proportioned bedrooms, two large reception rooms, double garage, ample off road parking and beautiful tiered garden.

- Five bedrooms
- Lounge with open feature fire place
- Separate dining room
- Kitchen breakfast room
- Beautiful tiered rear garden
- Double garage and ample parking

Ground Floor

Entrance Hall

Front entrance door, stairs to first floor, two radiators.

Cloakroom

Double glazed window to side, part tiling to splashback areas, boiler, towel rail, low level w/c and wash hand basin.

Lounge

20' 5" x 11' 4" (6.22m x 3.45m)  
Double glazed window to front, feature open fire place, two radiators.

Dining Room

11' 4" x 10' 8" (3.45m x 3.25m)  
Double glazed window to rear, radiator, patio doors.

Kitchen/Breakfast Room

11' 5" x 9' 5" (3.48m x 2.87m)  
Double glazed window to rear, a range of base and wall mounted units with work surfaces over, double oven and electric hob, induction and extractor hood, 1 and 1/2 sink and drainer with mixer tap over, plumbing for washing machine and dishwasher, breakfast bar, down lights, radiator, double glazed door to rear.

First Floor

Landing

Double glazed window, airing cupboard housing hot water tank, loft access (boarded and lighting).

Bedroom One

17' 3" x 14' 9" (5.26m x 4.50m)  
Double glazed window to front and rear, radiator, door to balcony.



Ensuite

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

Bedroom Two

11' 9" x 11' 5" (3.58m x 3.48m) max into wardrobes  
Double glazed window to front, fitted wardrobes, radiator.

Bedroom Three

11' 5" x 8' 9" (3.48m x 2.67m) Max  
Double glazed window to rear, radiator.

Bedroom Four

11' 5" x 8' 5" (3.48m x 2.57m)  
Double glazed window to front, fitted wardrobes, radiator.

Bedroom Five/Study

11' 5" x 5' 8" (3.48m x 1.73m)  
Double glazed window to rear, radiator.

Bathroom

Double glazed window to side, towel rail, fully tiled, white suite comprising of panelled bath and separate shower cubicle.

Outside

Rear Garden

Raised mature flower beds with brick retaining walls, lawn area, pergola and raised seating area, decking area.

Double Garage

Power and light, up and over door, door to rear, two windows.

Front Garden

Mature shrubs and flower borders.

Parking

Block paved driveway offering ample parking.

NB

These are preliminary details to be approved by vendor.

