



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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Embrace the idyllic country lifestyle with this characterful period cottage.

The standout feature is the extended 25' Kitchen/Breakfast room complete with oil fired range cooker that creates a warm and inviting hub for the family. The property boasts three/four bedrooms offering excellent flexibility.

- No upper chain
- Lounge with feature log burner.
- 3/4 bedrooms over three floors.
- Secure gated gardens.
- Ample parking
- Character features.

Ground Floor

Entrance Hall

Ceiling downlighters, front entrance door, oak door in to lounge.

Cloakroom

Double glazed window to rear, part tiling to splashback areas, wash hand basin and w/c.

Lounge

13' 0" into alcoves x 10' 2" (3.96m x 3.10m)
Double glazed window to front, exposed brick wall, log burner, ceiling downlighters, oak door.

Study/Office/Family Room

11' 3" x 6' 6" (3.43m x 1.98m)
Double glazed window to front, beam, oak door, radiator.

Extended Kitchen/Breakfast Room

25' 2" x 14' 5" (7.67m x 4.39m)
Two double glazed windows and pair of double glazed doors overlooking back garden, part tiling to splashback areas, a range of base and wall mounted units with work surfaces over, centre island with granite work top and wooden work surfaces, butler sink and drainer with mixer tap over, range oven, integrated oven, electric hob with extractor over, exposed beams, radiator.

Utility Room

A range of base and wall mounted units with work surfaces over, butler sink, space for washing machine and tumble dryer.

First Floor

Landing

Stairs to loft room.

Bedroom One

14' 6" x 14' 5" (4.42m x 4.39m)
Double glazed window to side and rear, cupboard housing hot water tank, radiator.

Ensuite

Part tiling to splashback areas, a suite comprising of wash hand basin, w/c and separate shower cubicle, radiator.



Bedroom Two

12' 0" x 8' 1" (3.66m x 2.46m)
Double glazed window to front, built in wardrobes, radiator.

Bathroom

Double glazed window to rear and also to front, towel rail, part tiling to splashback areas, suite comprising of rolled top bath, wash hand basin, w/c and separate shower cubicle.

Second Floor

Bedroom Three

11' 11" x 10' 11" (3.63m x 3.33m) Restricted height
Port hole stained glass window to the rear and 2 x velux windows to the side, built in storage into loft, radiator.

Outside

Rear Garden

Lawn area with double gates to rear, wooden decking, outside tap and lights, brick built store, oil tank.

Additional Garden

Large garden with summer house and ample parking.

Parking

Block paved shared driveway.

Front Garden

Shingle area with shrub flower borders.

NB

These are preliminary details to be approved by the vendor.

