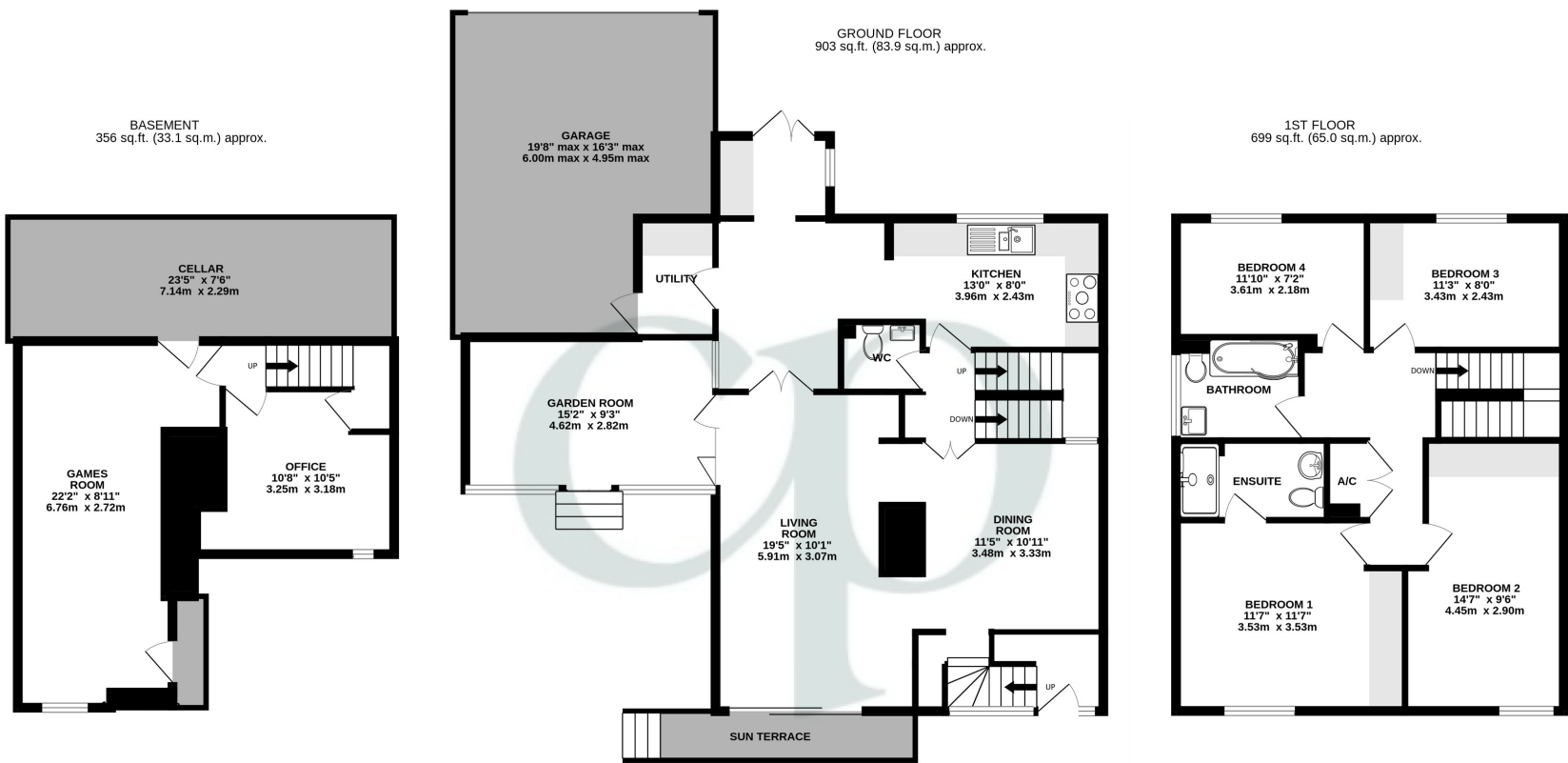


TOTAL FLOOR AREA : 1959 sq.ft. (182.0 sq.m.) approx.

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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Viewing by appointment only

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Elevated for sensational panoramic views, this mid-century four-bedroom detached property is a spectacular find. The incredibly well-proportioned accommodation extends to 1,959 sq.ft., featuring large windows that bathe the open-plan living/dining area and sun terrace in light. In the basement, a bespoke games room and separate home office provide impressive additional flexibility. Outside, beautifully maintained tiered gardens, a garage, and rare off-road parking (for Park Hill) complete the package. This is a brilliant, rare opportunity to secure a prime spot on Park Hill.

- **Exceptional Views:** Breathtaking, far-reaching vistas from multiple points, including the bedrooms, living area and sun terrace.
- **Prime Mid-Century Design:** Classic detached architecture featuring light-filled, expansive open-plan interiors and large picture windows.
- **Flexible Living Space:** Offers a total of 1,959 sq.ft., including a dedicated home office and a versatile games room on the basement level.
- **Generous Accommodation:** Four well-proportioned bedrooms, with an en-suite to the master.
- **Outdoor Living:** Sun terrace and beautiful, tiered mature gardens with distinct seating areas.
- **Highly Desirable Location:** Positioned on the elevated Park Hill, immediately adjacent to Ampthill Great Park.
- **Unique Community:** A specific Resident's Association supports and maintains the aesthetic of this enclave of unique mid-century homes.
- **Modernised and updated insulation** throughout

Ground Floor

Entrance Porch (Rear)

Double glazed window to side, fitted storage for coats and shoes, radiator, french doors to rear and parking area.

Entrance Hall

Double glazed window to front, galleried hallway with stairs up into dining area, radiator.

Cloakroom

Part tiling to splashback areas, wash hand basin and low level w/c.

Living Room

Opening to dining area, feature wood burner, radiator, glazed sliding patio doors to sun terrace.

Dining Room

Galleried area overlooking entrance hall.

Kitchen

Double glazed window to rear, a range of base and wall mounted units with work surfaces over, tiling to splashback areas, 1 and 1/2 stainless steel sink and drainer with mixer tap over, integrated split level ovens, induction hob and extractor, dishwasher.

Breakfast Room

Radiator.

Utility Room

A range of base and wall mounted units with work surfaces over, space for washing machine and tumble dryer, access to garage, radiator.

Garden Room

Double glazed window to front, radiator, french doors to garden.



Basement

Office

Double glazed window to front, understairs cupboard, radiator.

Games Room

Double glazed window to front, access to cellar.

First Floor

Landing

Loft access, airing cupboard housing hot water tank, radiator.

Bedroom One

Double glazed window to front, fitted wardrobes, radiator.

Ensuite

Fully tiled, suite comprising of wash hand basin, low level w/c and separate shower cubicle, telephone shower, radiator.

Bedroom Two

Double glazed window to front, fitted wardrobes, radiator.

Bedroom Three

Double glazed window to rear, fitted wardrobes, radiator.

Bedroom Four

Double glazed window to rear, radiator.

Bathroom

Double glazed window to side, towel rail, part tiling to splashback areas, white suite comprising of L-shaped bath with telephone shower mixer attachment, wash hand basin and low level w/c.

Outside

Rear Garden

Private rear courtyard area with access to parking. Both gardens have external power sockets.

Front Garden

Private south facing front garden, artificial grass with steps up to decking and sun terrace.

Garage

Integrated garage with electric roller shutter, power and light, door to garden. The Garage also has a built-in workshop with fixed workbench, sink, overhead lighting and plenty of storage units. Recently re-roofed.

Parking

The vendor has informed us that you can park three cars on the road.

NB

These are preliminary details to be approved by vendor.

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