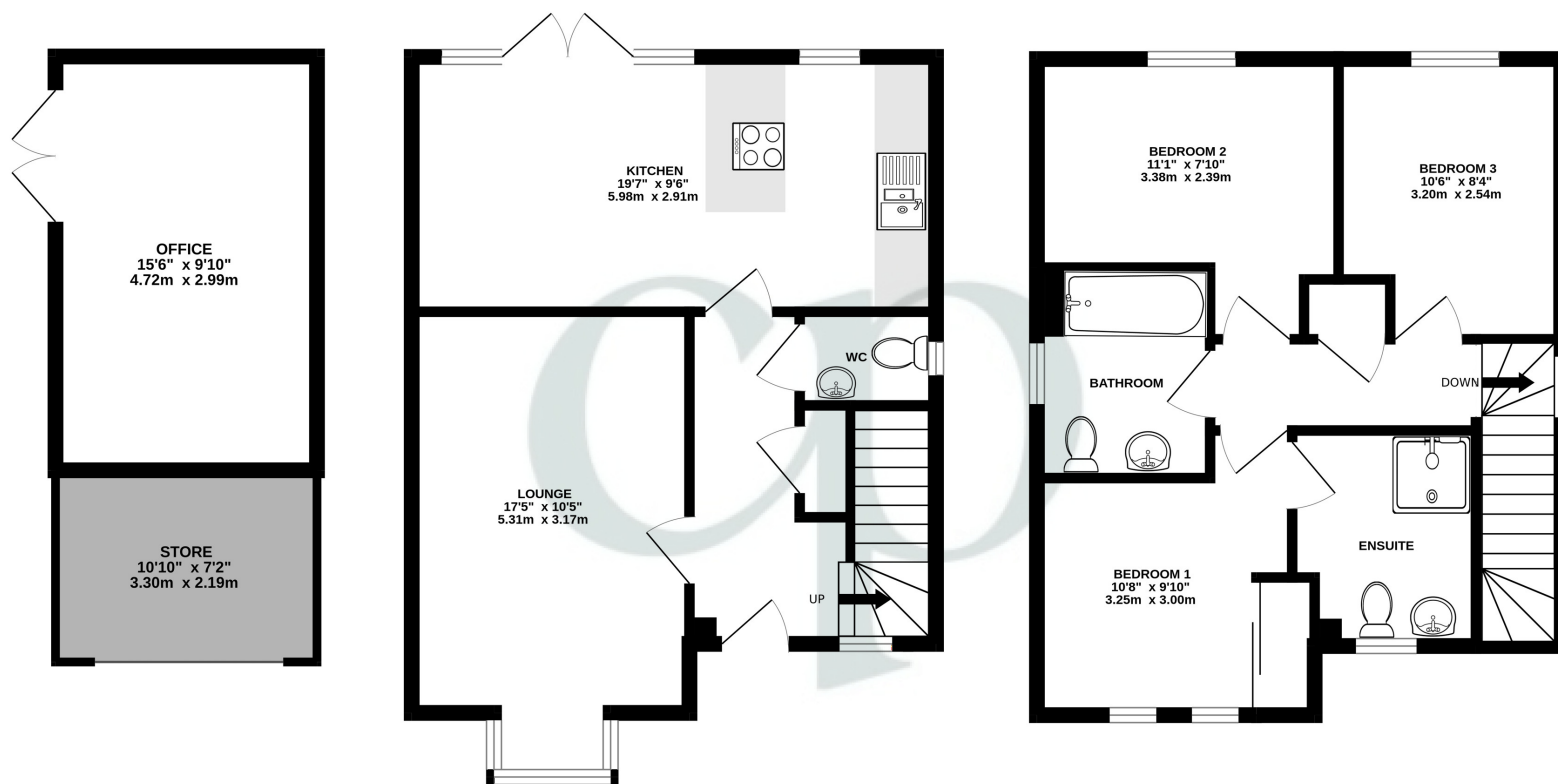




OUTSIDE
152 sq.ft. (14.1 sq.m.) approx.

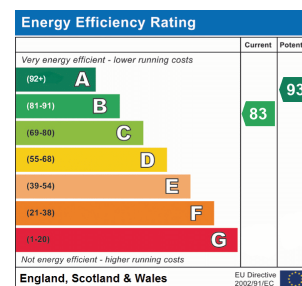
GROUND FLOOR
467 sq.ft. (43.4 sq.m.) approx.

1ST FLOOR
455 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 1074 sq.ft. (99.7 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

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Tucked away in a quiet cul-de-sac within the highly sought-after Ampthill Chase development, this exceptional three-bedroom detached family home occupies a prime corner plot. The property boasts a bright bay-fronted lounge, a contemporary open-plan kitchen/diner perfect for entertaining, and a larger than average private rear garden. Complete with a driveway providing generous parking and a brilliant part garage conversion configured as a home office/gym, it offers the ultimate modern lifestyle.

- Prime Corner Plot Location: Situated on a quiet, low-traffic cul-de-sac with excellent curb appeal, a private driveway, and a part-converted detached single garage.
- Open-Plan Kitchen/Dining Hub: A modern, high-gloss kitchen featuring an island breakfast bar, integrated appliances, and French doors leading directly onto the patio.
- Premium Catchment & Location: Fully within the highly regarded local school catchment tree and a short walk to Ampthill town centre and Waitrose.
- Bay-Fronted Lounge: A welcoming, well-proportioned living area with a bright feature bay window filling the space with natural light.
- Larger Than Average Corner Plot Garden: A beautifully maintained, private rear garden, featuring a large stone patio perfect for outdoor dining.
- Generous Parking Allocation: Features a lengthy private driveway providing side-by-side and tandem parking for multiple vehicles.

Ground Floor

Entrance Hall

Front entrance door, double glazed window to front, radiator,

Cloakroom

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

Lounge

Double glazed bay fronted window, two radiators.

Kitchen/Diner

Double glazed window to rear, gas boiler, part tiling to splashback areas, a range of base and wall mounted units with worksurfaces over, 1 & 1/2 stainless steel sink and drainer with mixer tap over, island peninsula, space for washing machine, integrated fridge freezer, dishwasher, oven, induction hob and extractor, two radiators, french doors to garden.



First Floor

Landing

Double glazed window to side, loft access, storage cupboard, radiator.

Bedroom One

Two double glazed windows to front, fitted wardrobes, radiator.

Ensuite

Double glazed window to front, towel rail, part tiling to splashback areas, white suite comprising of wash hand basin, low level w/c and seperate shower cubicle.

Bedroom Two

Double glazed window to rear, radiator.

Bedroom Three

Double glazed window to rear, radiator.

Bathroom

Double glazed window to side, towel rail, part tiling to splashback areas, white suite comprising of panelled bath with shower over, wash hand basin and low level w/c.

Outside

Rear Garden

Landscaped rear garden, mainly lawn with shrubs and tree borders and patio seating area.

Garage

Part converted garage to create additional versatlle reception space, storage area and power and light.

Parking

Driveway in front of garage offering off road parking.

NB

These are preliminary details to be approved by the vendor.

All descriptions, images and marketing materials are for general guidance only and highlight the lifestyle and features a property may offer. They do not form part of any contract or warranty. Whilst every effort is made to ensure accuracy, neither Country Properties. nor the seller accepts responsibility for any errors. Buyers should verify all details through their own inspections, searches and legal advisers before proceeding. We are legally required to conduct anti-money laundering checks on all buyers and sellers.

