



AMEN
COTTAGE

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Little Linford MK19 7EA

FINE & COUNTRY

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A beautifully presented three bedroom character family home which has been tastefully improved over the years offering a stunning open plan Kitchen/Dining Room and Family room, separate Lounge with wood burner, w.c, utility room on the ground floor.

On the first floor there are three double bedrooms and a bathroom. Outside there are enclosed gardens, and off road car parking for three cars and open views to the front. For Sale with our Olney office on 01234 975999.

Ground Floor

Entrance porch - Glazed timber door and side panels with triangular window over opens into a hallway with engineered oak flooring. Built in cloak cupboards. Radiator.

Sitting room - Woodburning stove set into fireplace with tiled hearth and exposed beam over. Built in cabinets to recess and shelving to a higher level. Window to the front elevation. Radiator.

Inner lobby - Staircase to the first floor

Cloakroom - Comprising suite of Wash basin set into vanity unit and WC. Tiled flooring. Recessed ceiling lighting. Walk through to:

Kitchen/breakfast room - Built in sink unit to work surfaces with cupboards under. Aspects beyond the boundary fence towards evergreen trees and a small pond. There is fitted kitchen furniture along one wall comprising various cabinets and an integrated fridge and freezer also a built in oven and microwave. Additional cabinets are available within a central island unit which has a fitted induction hob with extractor hood over. The island unit has a good expanse of work surface and electric power points. This room is open to the family room which has extensive glazing and a patio door opening into the garden. There is tiled flooring and radiator.

Utility room - Range of built in cabinets to base and high levels. Plumbing installed for a washing machine. Tiled flooring. Boiler for central heating and hot water systems.





First Floor

First floor landing

Window to the rear elevation. Airing cupboard. Access to part boarded loft space with lighting and retractable ladder. Radiator.

Master bedroom - Range of built in wardrobe cupboards and storage cupboard. Window to the front elevation with farmland views. Cast iron fireplace. Radiator.

Bedroom Two - Built in wardrobe and shelving. Window to the front elevation with views. Radiator.

Bedroom Three - Access to loft space which has some boarding. Windows to front and side elevations again with countryside views.

Bathroom - Roll top bath with shower fittings curtain and rail, wash basin and WC. Tiled flooring. Extensive tiling to splash areas. Heated towel rail.

Outside

Twin five bar gates to the front open into a gravelled parking area which can accommodate three cars. This area is enclosed behind a conifer hedge and there are well stocked flower beds to the surrounds. Gated access leads to a sheltered garden at the side of the property. A decking walkway extends to become a seating area abutting a lawn enclosed within well tended flower beds. A further paved seating area is located to the front of a useful outbuilding which has power and light. This seating area is secluded by conifer hedging. To the rear of the property there is a gravelled walkway to a timber shed.

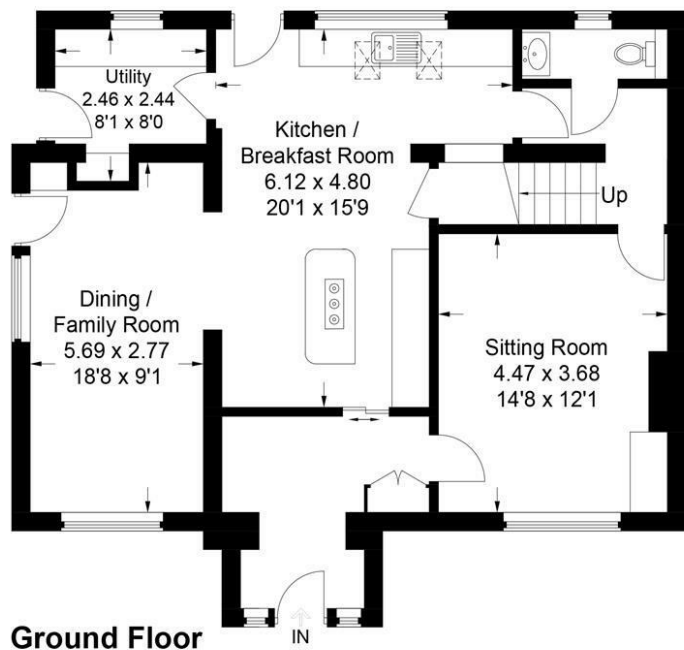




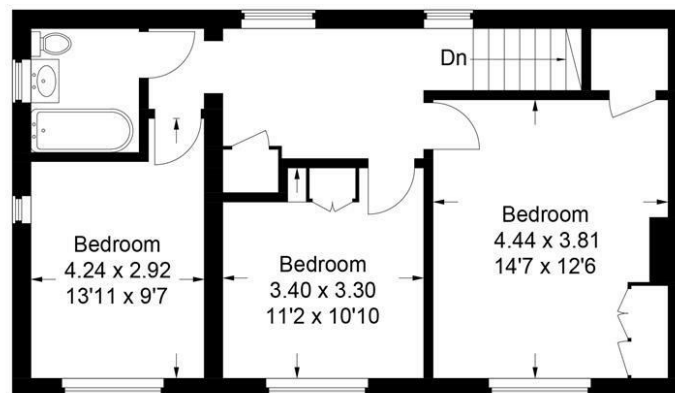




Approximate Gross Internal Area
 Ground Floor = 83.1 sq m / 894 sq ft
 First Floor = 58.2 sq m / 626 sq ft
 Total = 141.3 sq m / 1,520 sq ft



Ground Floor



First Floor



| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | | | |
|---|---------|--|-------------|---|-----------|
| | Current | Potential | | Current | Potential |
| Very energy efficient - lower running costs | | | | Very environmentally friendly - lower CO ₂ emissions | |
| (92 plus) A | | 88 | (92 plus) A | | |
| (81-91) B | | | (81-91) B | | |
| (69-80) C | | | (69-80) C | | |
| (55-68) D | | | (55-68) D | | |
| (39-54) E | | | (39-54) E | | |
| (21-38) F | | | (21-38) F | | |
| (1-20) G | | | (1-20) G | | |
| Not energy efficient - higher running costs | | | | Not environmentally friendly - higher CO ₂ emissions | |
| England & Wales | | EU Directive 2002/91/EC | | England & Wales | |
| | | | | EU Directive 2002/91/EC | |

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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