



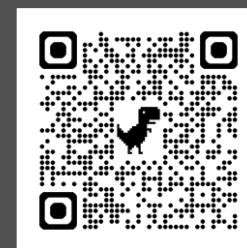
Ossory Pace, Ampthill, Bedfordshire, MK45 2NZ

Step through the front door into a warm, inviting hallway that sets the tone for this beautifully presented home. The open layout creates a spacious, airy feel, enhanced by large windows flooding the space with natural light. The generous 16.5-foot lounge is perfect for relaxing and entertaining, while a separate snug/office provides a quiet retreat. The well-appointed kitchen is a home cook's dream, and a convenient downstairs W.C. adds practicality. Upstairs, three bright bedrooms include a serene master with an en suite. The south-facing garden offers a tranquil escape, and the side garage provides secure parking.



This property is presented by Patrick Graystone - a Love Homes property expert with over 25 years' experience.

Find out more about this property by scanning the QR code.



2.2m



3



2



2

Tenure: Freehold

Council Tax: D



Amphill, a charming Georgian market town, offers a diverse array of local amenities, including a waitrose supermarket, as well as an assortment of independent shops and restaurants. The property is conveniently located within easy walking or cycling distance of well-regarded Lower, Middle, and Upper schools, making it ideal for families.

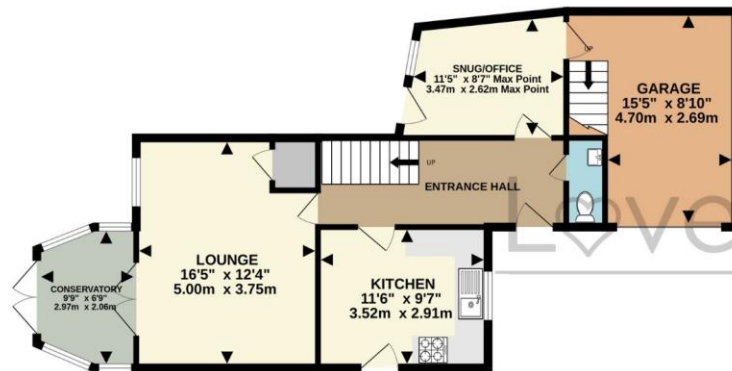
For those seeking broader shopping and leisure options, the nearby towns of Bedford and Milton Keynes provide extensive facilities. Additionally, Woburn, situated in the heart of the Duke of Bedford's Estate, features a selection of restaurants, shops, and the prestigious Woburn Golf and Country Club, which boasts three championship courses. The area is also well-served by both state and private educational institutions, including the renowned Harpur Trust Schools in Bedford, with a bus service available from Amphill.

Transport links are excellent, with convenient access to the M1 motorway via junctions 12 and 13.

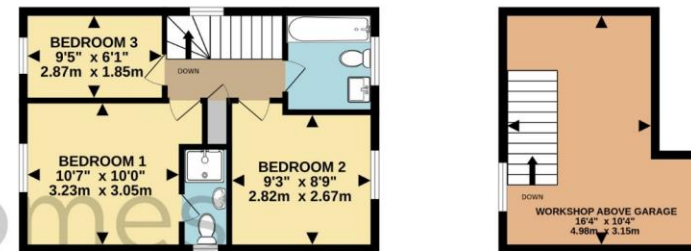
Flitwick, just a 10-minute drive away, offers a mainline railway service with regular trains to London St Pancras International, taking as little as 40 minutes



GROUND FLOOR
716 sq.ft. (66.5 sq.m.) approx.



1ST FLOOR
570 sq.ft. (52.9 sq.m.) approx.



TOTAL FLOOR AREA: 1286 sq.ft. (119.5 sq.m.) approx.

Drawn by Love Homes for illustrative purposes only. Measurements and areas shown are approximate.
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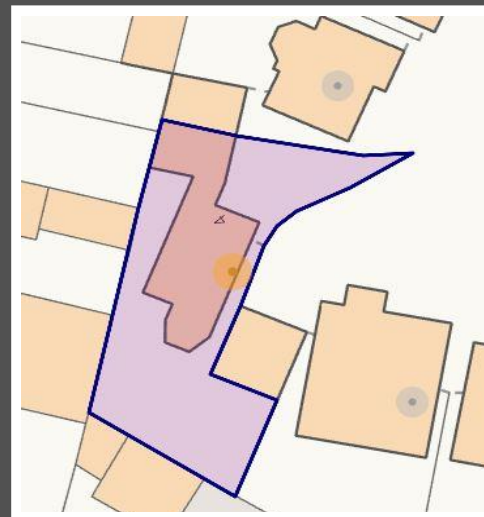
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC RATING TO FOLLOW

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