

Love Homes



Ashburnham Road, Ampthill, Bedfordshire MK45 2RH

The ground floor opens to a bright entrance hall leading to a charming bay-fronted lounge with a working fireplace and sash windows, creating a cosy, light-filled space. The re-fitted kitchen/diner is the heart of the home, featuring modern units, integrated appliances, and ample space for dining, with direct access to the rear garden. Upstairs, two spacious double bedrooms are complemented by a luxurious four-piece bathroom. A converted basement offers a third bedroom, extra bathroom, and storage, ideal for guests or a home office. The 100ft west-facing garden is a sun-soaked haven with lawn, mature planting, and patio—perfect for relaxing or entertaining.



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.



1.9m



3



1



2

Tenure: Freehold

Council Tax: C



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, with connections to the City and Gatwick Airport. London Luton Airport, located 18 miles away, provides a range of domestic and international flights.





TOTAL FLOOR AREA : 934 sq.ft. (86.8 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	60 D	77 C
39-54	E		
21-38	F		
1-20	G		

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