

Love Homes



Dunstable Street, Ampthill, Bedfordshire, MK45 2NQ

Nestled in the heart of Ampthill, this charming Grade II listed house, believed to have been built around 1706, offers a unique blend of historical character and modern comfort. This well-presented property boasts three bedrooms, two bathrooms, and three versatile reception areas, making it an ideal home for modern day living. Full of character features, including an inviting fireplace and exposed beams, the residence exudes a warm and welcoming atmosphere. The property also benefits from a fantastic sized rear garden, complete with outbuildings and convenient access from Baker Street, providing a private and expansive outdoor space.



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.



1.8m



3



3



2

Tenure: Freehold Council Tax: E



Amphill, Bedfordshire, is a charming historic market town known for its vibrant community and picturesque setting. Steeped in history, it was once home to Amphill Castle, where Catherine of Aragon lived during her separation from Henry VIII. The town boasts a lively centre with independent shops, cafés, and traditional pubs, along with regular markets and local events. Surrounded by beautiful countryside, including Amphill Great Park, it offers excellent opportunities for walking and outdoor leisure. With strong transport links to Bedford, Milton Keynes, and London via nearby Flitwick station, Amphill combines rural charm with modern convenience, making it a highly desirable place to live.



Approximate Gross Internal Area
 First Floor = 46.2 sq m / 497 sq ft
 Second Floor = 36.7 sq m / 395 sq ft
 Annex = 16.9 sq m / 182 sq ft
 Total = 99.8 sq m / 1,074 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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