

Love Homes



Birch Grove, Ampthill, Bedfordshire, MK45 2EJ

This impressive four-bedroom detached home, is beautifully presented throughout. Offering spacious and versatile living, it features a large lounge, separate dining room, and a flexible playroom or study. The modern open-plan kitchen with breakfast area and utility room creates a stylish and practical family hub. Upstairs, four well-designed bedrooms include two with en suites, plus a family bathroom for convenience. Outside, a generous rear garden provides space for relaxation, while a driveway for two cars and an oversized detached garage offer excellent parking and storage options—perfect for comfortable modern family living.



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.



2.0m



4



3

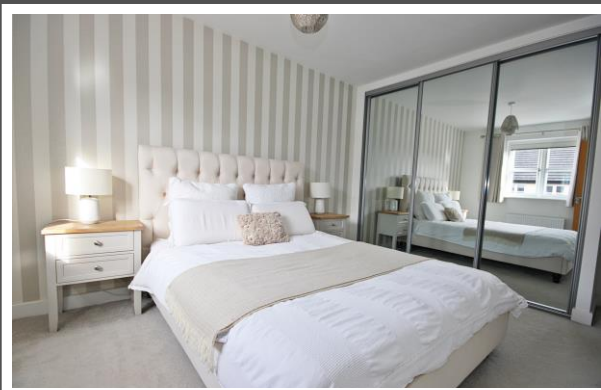


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Tenure: Freehold Council Tax:

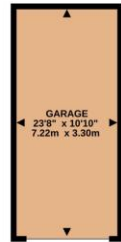


Amphill, Bedfordshire, is a charming historic market town known for its vibrant community and picturesque setting. Steeped in history, it was once home to Amphill Castle, where Catherine of Aragon lived during her separation from Henry VIII. The town boasts a lively centre with independent shops, cafés, 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.



GROUND FLOOR
1027 sq.ft. (95.4 sq.m.) approx.

1ST FLOOR
724 sq.ft. (67.3 sq.m.) approx.



TOTAL FLOOR AREA : 1751 sq.ft. (162.6 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		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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