



Occupying a convenient and well-connected position within the sought-after Georgian market town of Ampthill, this beautifully renovated one-bedroom ground floor home effortlessly combines contemporary styling with practical everyday living such as its own private courtyard garden and private parking. Immaculately presented throughout, the property has been thoughtfully enhanced by the current owner with high-quality finishes, bespoke storage solutions and a tasteful, modern interior that is ready to move straight into.

The Home

One of the home's most impressive features is its exceptional amount of storage, something rarely found in comparable one-bedroom properties. The professionally enhanced kitchen benefits from significantly increased cabinetry, the living room incorporates a bespoke deep storage cupboard, while the bedroom features fitted wardrobes with cleverly concealed full-width overhead storage. Together, these additions create an abundance of practical space without compromising the property's clean, uncluttered aesthetic.

Further benefits include a private entrance, a stylish open-plan living space, a contemporary shower room, allocated parking and the rare advantage of a private rear garden, making this an ideal first-time purchase, downsizing opportunity or investment property in one of Bedfordshire's most desirable locations.

The property has been expertly improved by the current owner, with careful attention given not just to presentation, but to the way the home works day to day. The result is a warm, characterful and highly individual maisonette that feels far more considered than a typical one-bedroom home.

The Living / Dining Room is accessed via a private entrance, this beautifully presented principal reception room has been thoughtfully upgraded to create a stylish and contemporary living environment. Herringbone luxury vinyl flooring, installed just a year ago, flows throughout the space, perfectly complemented by recessed ceiling spotlights and a front-facing window dressed with elegant fitted shutters. A striking media wall with contemporary timber slat panelling forms a superb focal point, while bespoke grey wall panelling, added within the last 18 months, enhances the room with texture, character and a high-end finish. Completing the space is a professionally fitted built-in storage cupboard with deep shelving, cleverly designed to accommodate items up to approximately two suitcases deep, providing exceptional concealed storage while making full use of the available space. There is ample space for a comfortable seating arrangement, with further flexibility for dining or a work-from-home area, making the room well suited to modern living. An arched opening connects naturally through to the kitchen, helping the layout feel open and sociable while still giving each area its own definition.

The kitchen beautifully appointed and thoughtfully enhanced, the kitchen features a contemporary range of fitted cabinetry complemented by contrasting work surfaces and stylish tiled splashbacks. Recently professionally repainted and refinished, the space has been further improved with the installation of additional full-height storage units, significantly increasing its practicality without compromising on style. A newly fitted integrated oven is accompanied by a matching hob and extractor, while a window positioned above the sink fills the room with natural light. There is ample space for further appliances, open shelving providing an attractive display feature, and elegant herringbone luxury vinyl flooring flowing seamlessly from the main living area to create a cohesive, high-quality finish throughout.

A generously proportioned double bedroom, beautifully presented and thoughtfully designed to maximise both comfort and practicality. Bespoke fitted wardrobes provide an abundance of storage while

making exceptional use of the available space, complemented by a stylish feature wall, soft carpeting and excellent natural light to create a calm and inviting atmosphere. The wardrobes also incorporate cleverly concealed full-width overhead storage, accessed via discreet push-open doors, offering a remarkable amount of additional space for suitcases, seasonal items and other belongings, all hidden neatly from view to maintain the room's clean, contemporary aesthetic.

The shower Room is stylishly appointed and immaculately presented, the shower room has been designed with both practicality and contemporary appeal in mind. It features a corner shower enclosure, low-level WC and a sleek wash hand basin set within a vanity unit providing useful concealed storage. Full-height tiling with an attractive decorative border is complemented by contrasting dark tiled flooring, creating a clean, modern finish that is both elegant and easy to maintain.

Outside

A particularly appealing feature of this maisonette is the private side courtyard, accessed via the left-hand timber gate to the side of the property.

Created by the current owner, this thoughtfully arranged space provides a charming low-maintenance outdoor retreat, finished with gravel, timber fencing and space for seating. It is ideal for a morning coffee, evening drink or small outdoor dining setup, and gives the property a valuable sense of privacy and lifestyle that is rarely found with homes of this type.

To the front, the property has an attractive approach with a small garden area and pathway leading to the private entrance.

Situation

Ailesbury Road is well placed for access into Ampthill, one of Bedfordshire's most sought-after market towns, known for its Georgian character, independent shops, cafés, restaurants and strong sense of community.

Ampthill Park is nearby, offering wonderful open green space and countryside walks, while the town provides a good range of everyday amenities. The area is also well positioned for commuters, with Flitwick railway station providing Thameslink services into London St Pancras International, and road links including the M1, A6 and A421 accessible from the surrounding area.

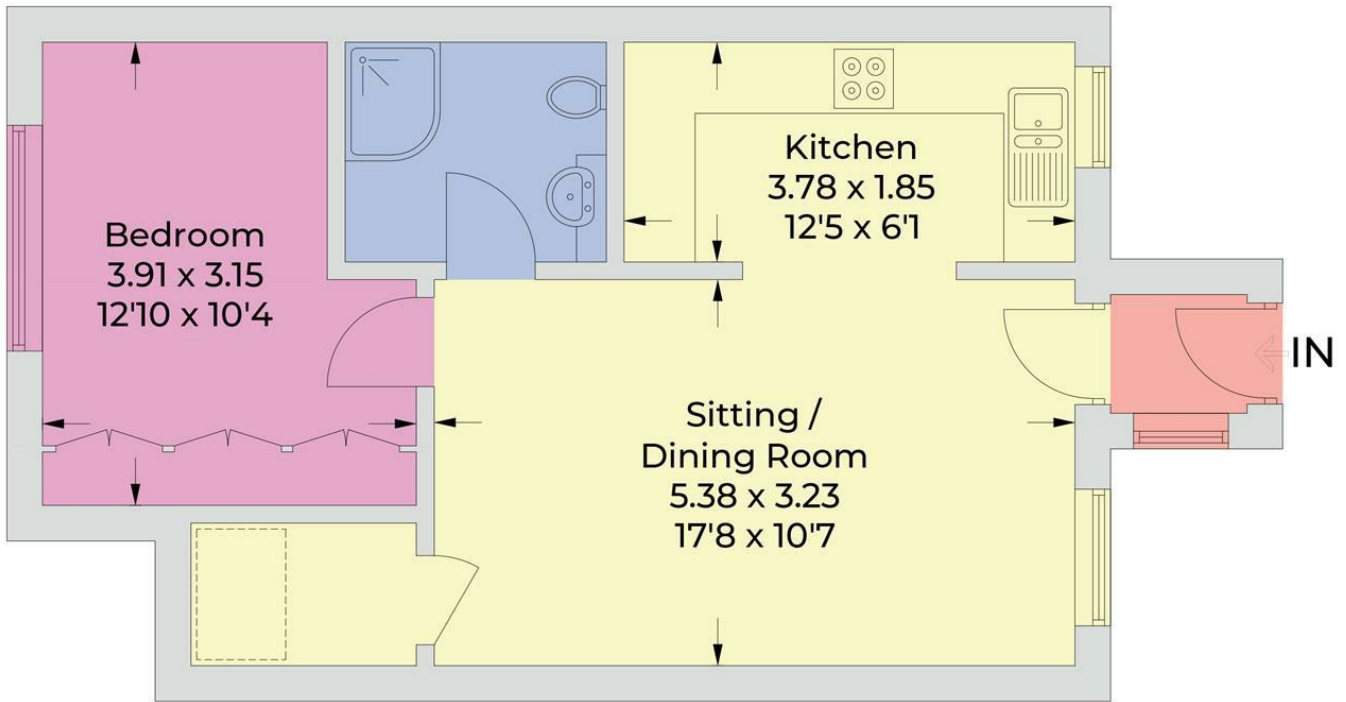
Why You'll Love This Home

This is a one-bedroom with real personality. The current owner has transformed the property into a stylish, carefully considered home, with a finish that feels warm, modern and highly individual. The private side courtyard is a genuine bonus, as is the private driveway, giving this home a lifestyle edge that sets it apart from many other similar one-bedroom properties in the area.

Approximate Gross Internal Area = 45.6 sq m / 491 sq ft



 = Reduced headroom below 1.5m / 5'0



Ground Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.
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Council Tax Band: B

EPC Rating: C