

Love Homes



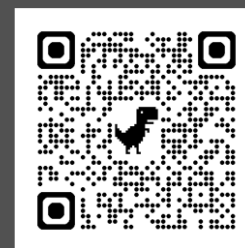
Wagstaff Way, Ampthill, Bedfordshire, MK45 2GR

This executive four double bedroom detached property is situated in the highly sought-after area of Ampthill. Occupying the third biggest plot within the development, it features a fantastic sized rear garden, providing ample outdoor space. The home offers a well presented and generous layout, ideal for modern day living, with multiple reception rooms and a spacious kitchen. The accommodation comprises a welcoming front-to-back lounge area, a separate dining room or snug, and a dedicated study, offering versatile living space for all the family. The large kitchen/breakfast room is a central hub, complemented by a practical utility room and a convenient downstairs cloakroom. Upstairs, the property boasts four double bedrooms. The master bedroom and bedroom two both benefit from stylish en-suite facilities.



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



4



3



3

Tenure: Freehold

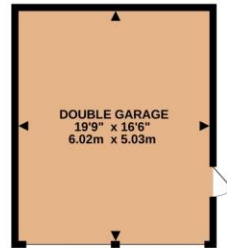
Council Tax: F



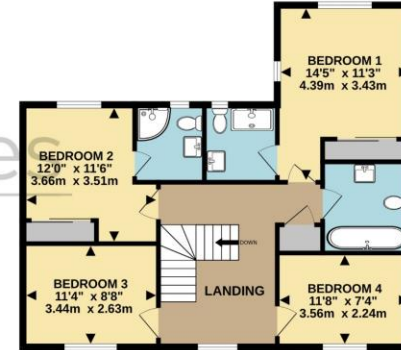
Amphill, Bedfordshire, is a charming historic market town known for its vibrant community and picturesque setting. Steeped in history, it was once home to Amphill Castle, where Catherine of Aragon lived during her separation from Henry VIII. The town boasts a lively centre with independent shops, cafés, 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
1098 sq.ft. (102.0 sq.m.) approx.



1ST FLOOR
750 sq.ft. (69.6 sq.m.) approx.



TOTAL FLOOR AREA: 1847 sq.ft. (171.6 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		
81-91	B		
69-80	C	76 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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