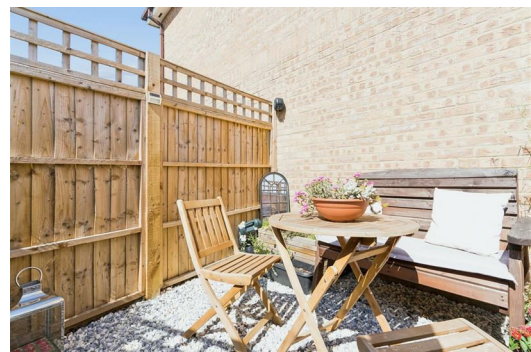




Expertly renovated by the current owner, this stylish one-bedroom maisonette in Ampthill offers beautifully presented open-plan living, kitchen, double bedroom and a private side courtyard garden.

The Home

Set within a convenient residential position in Ampthill, Ailesbury Road is a beautifully renovated one-bedroom purpose-built maisonette, offering a rare combination of stylish interiors, practical ground-floor accommodation and its own private outside space.

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 private entrance opens into the main sitting / dining room, a beautifully finished living space with a calm, contemporary feel. Herringbone-style flooring runs through the room, while recessed ceiling spotlights, a front-facing window with fitted shutters and a striking media wall with timber slat panelling create an impressive first impression. Grey wall panelling adds further depth and character, giving the room a polished, designed finish.

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 is smartly arranged with a modern range of fitted units, contrasting work surfaces and tiled splashbacks. There is an integrated oven, hob and extractor, a window positioned above the sink area and space for further appliances, with shelving adding both storage and visual interest.

The bedroom is a generous double and has been enhanced by custom built-in wardrobes, providing excellent storage and making highly effective use of the space. A feature wall, soft carpeting and good natural light give the room a comfortable, restful feel.

The shower room is fitted with a corner shower enclosure, WC and wash hand basin with vanity storage beneath. Full-height tiling, a decorative border and dark tiled flooring complete the room in a clean and practical style.

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.

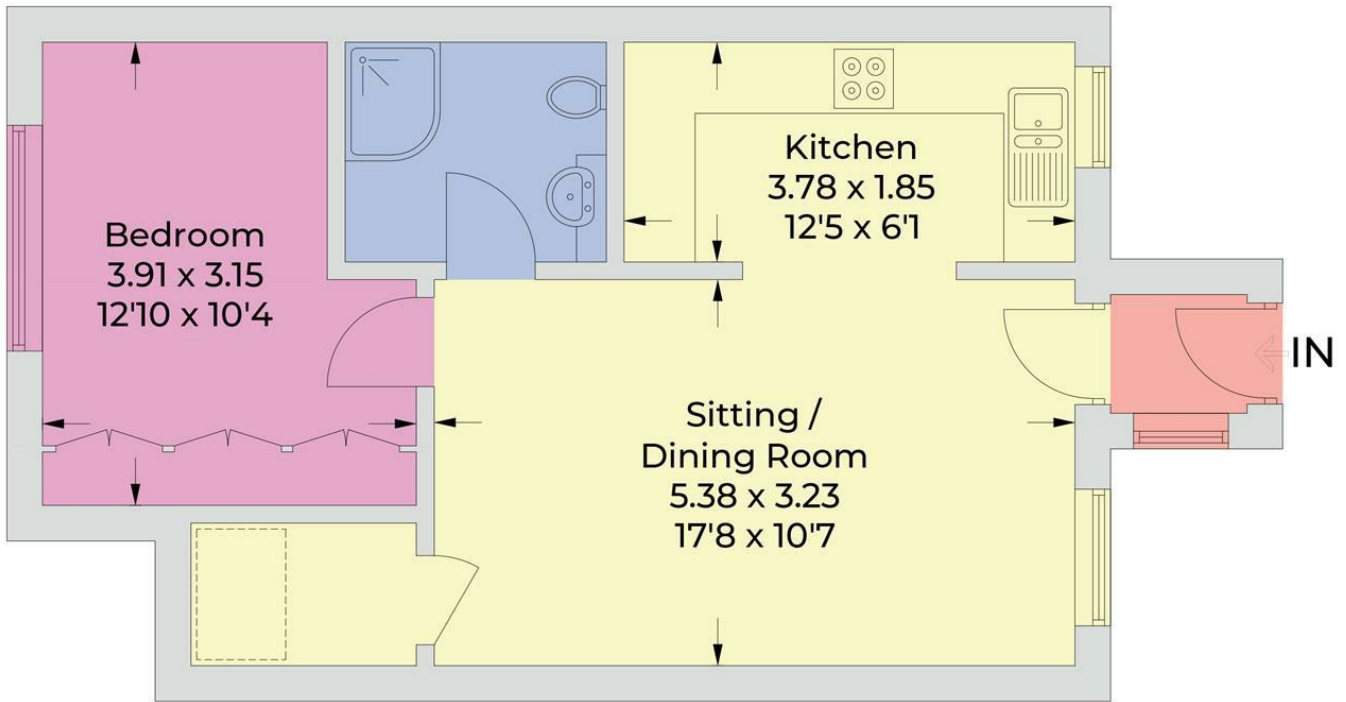
Why You'll Love This Home

This is a one-bedroom maisonette 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, giving the home a lifestyle edge that sets it apart from many other 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: