



ORCHARDS

97a

DUNSTABLE
STREET

Amphill

Intro

Expect the unexpected at this central Ampthill Georgian residence, where an unassuming frontage belies its spectacular three-storey space, with vast and versatile over 3,000sqft proportions. Joined by a glorious garden, driveways and a double garage, the period property sits in a leafy position, with elevated views of the countryside beyond the town. Rich character throughout is combined with contemporary yet sympathetic additions, and there are lots of little details to discover.

Wainwrights is a hidden gem. It is one of a small number of highly sought after period houses that rarely come to the open market in Ampthill.



The house is a grade II listed Georgian property close to the centre of Ampthill with all its amenities.

Entering the home, considerable charm awaits in all corners, and modern comforts include Google Nest and Philips Hue. Coming from the reception hall into the sitting room, a fireplace warms with its stove, and there are window seats for watching over the garden.

The second reception room, currently a playroom, has been a festive formal dining room, and would be a great office. The hallway heads past the cloakroom and laundry room, through a glass walkway, and into the stunning, spacious, social kitchen. Bi-fold doors bring the outside in, and open up the space in summertime.

Classic cabinetry and a central island are topped by porcelain surfaces, and appliances are tucked away, while the boot room provides further, substantial storage.





To the first floor, the massive master benefits from an extensive dressing room. The second bedroom is currently an office, soundproofed for working in peace or for use as a cinema room. Serving these bedrooms is a bathroom with a freestanding clawfoot bath, and a separate shower room with a huge walk-in shower.

Rising to the second floor are the three remaining bedrooms, all doubles, and the bathroom, fitted in a Fired Earth suite. Being so high up, there are wonderful far-reaching views from the rear, and to the side for outlooks over chimneypots.

The pièce de resistance, and rare to find, is the generous, secluded garden. Around the large patio and immaculate lawn are well-tended plants covering the whole spectrum, from roses to wisteria, and there are magnificent trees too. There's play equipment on the lawn for the children, and a store abutting the house for gardeners. There is a side entrance which leads down a passage back onto Dunstable Street. This is owned by the neighbouring house but owners of Wainwrights have full access rights. To the corner is a sunken walled garden, reinforced for a hot tub. Electric gates from Preston Close open to a shared drive, leading to the double garage and parking area with an EV charger, then onto the private resin driveway fenced off from the garden.

The garage is ideal as a workshop, gym, studio, and of course for storage, with a boarded loft for more room.



Area Guide







Lying 7 miles south of Bedford is the historical market town and civil parish of Ampthill. The markets began in 1219, continuing for over 800 years to today. As well as the market, shopping options consist of a variety of independent and specialist stores, alongside a Waitrose supermarket. Services include a library, solicitors, hairdressers, financial services, doctors, vets, etc.

The town is home to sporting teams, such as rugby, football and cricket, as well as the Greensand 40-mile walking and cycle routes through woodland, hills and country lanes. Ampthill hosts an array of cafes, pubs, restaurants, even a brewery, to keep you fed and watered, with Ampthill Great Park, a 160-acre parkland, to walk it off. Centre Parcs Woburn Forest is a mere 8 minutes away too. There's also the renowned annual festival, AmpRocks.

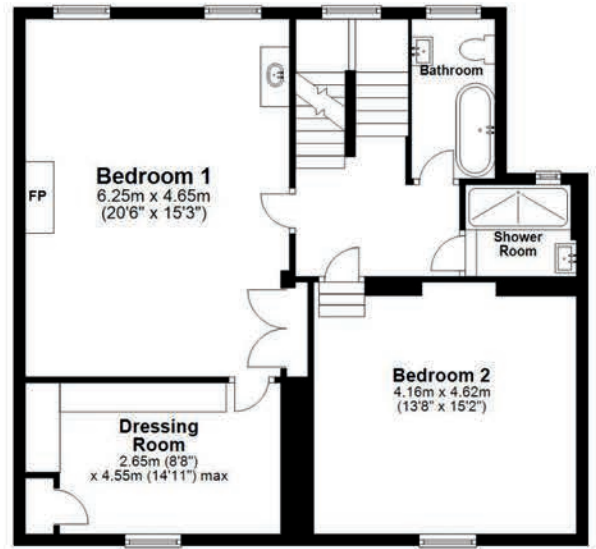
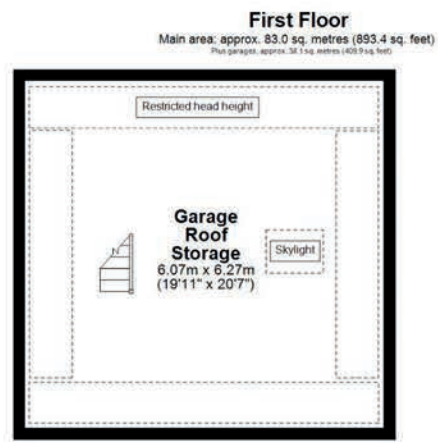
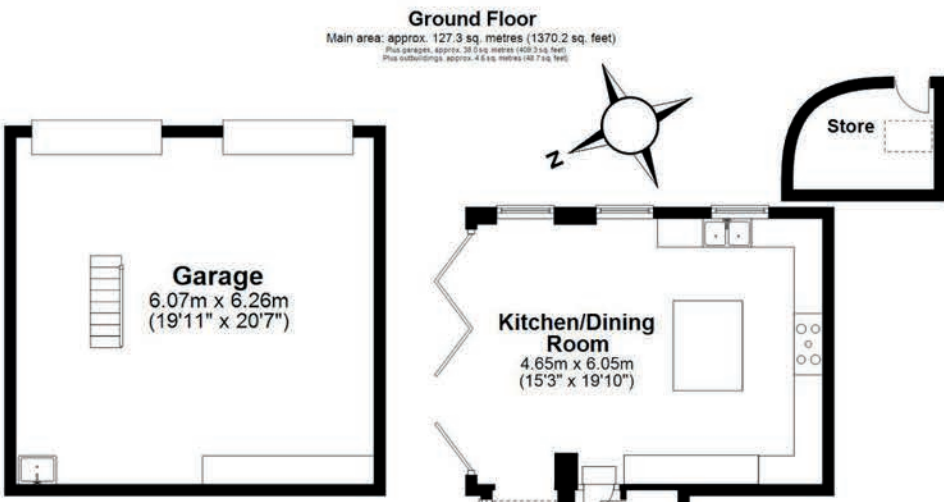




Features Include

-  **AMPTHILL GEORGIAN RESIDENCE**
-  **FIVE BEDROOMS**
-  **THREE- STOREYS**
-  **RICH CHARACTER**
-  **DOUBLE GARAGE**
-  **TOWN CENTRE LOCATION**
-  **GENEROUS LANDSCAPED GARDEN**
-  **OUTSTANDING CONDITION**





Main area: Approx. 280.0 sq. metres (3013.9 sq. feet)
 Plus garages, approx. 76.1 sq. metres (819.2 sq. feet)
 Plus outbuildings, approx. 4.5 sq. metres (48.7 sq. feet)

Every attempt has been made to ensure the accuracy of this floorplan, however no responsibility is taken for any errors, omissions or mis-measurements. This plan is for illustrative purposes and is a guideline only, and should be used as such by any prospective purchaser.
 Copyright 2023 - RobSpicerPhoto.com
 Plan never used using PlanIt