



Jigglers Cross

57, High Street, Meppershall,
Bedfordshire, SG17 5LX

Offers in Excess of: £700,000

COUNTRY PROPERTIES
PART OF HUNTERS

'Jigglers Cross' is a substantial four bedroom detached Victorian home dating back to 1885, extended to provide spacious family living with timber garage and good size rear garden with gym/summerhouse to the rear.

- Four double bedrooms
- Kitchen/breakfast room with separate utility room
- Ground floor shower room and first floor bathroom
- Built circa 1885 and retaining many period features
- Three separate reception rooms including family room with bi-folding doors opening onto the rear garden
- Driveway parking for several cars
- Close to village amenities including lower school, post office, bakery, village store, parish church and 'The Sugarloaf public house

GROUND FLOOR

Entrance Porch

Double glazed windows to both sides. Stairs rising to first floor accommodation. Oak flooring. Doors into living room and dining room.

Dining Room

13' 4" x 11' 11" (4.06m x 3.63m) Double glazed sash window to front. Feature open fireplace with oak surround and tiled hearth. Radiator. Chimney recess with half height and full height double cupboards to side. Wood effect flooring.

Living Room

15' 7" (into bay) x 12' 1" (max) (4.75m x 3.68m) Double glazed walk in bay to front with sash windows to all sides. Stripped wood flooring. Feature Victorian style cast iron fireplace with tiled detail, oak surround and tiled hearth. Latch door to:

Kitchen/Breakfast Room

21' 7" x 10' 6" (6.58m x 3.20m) A range of wall and base units with oak worksurfaces and upstands. Inset double butler sink with swan neck mixer tap over. Large feature alcove with brick detail and fitted drawer units with space for range cooker and extractor hood over. Oak flooring. Recessed storage cupboard. Exposed ceiling beam. Vertical radiator. Multi pane window and double doors to the family room. Opening into utility room.

Family Room

21' 6" x 11' 2" (6.55m x 3.40m) Double glazed bi-folding doors opening onto the rear garden. Two radiators. Two velux windows. Feature fireplace with brick surround and inset wood burning stove.

Utility Room

8' 9" x 8' 2" (2.67m x 2.49m) Wall and base units with oak worksurfaces and inset butler sink with swan neck mixer tap over. Space and plumbing for dishwasher. American style fridge/freezer to remain. Pantry cupboard. Oak flooring. Obscure double glazed window to side. Latch door to utility cupboard with space and plumbing for washing machine and tumble dryer, heated towel rail and double glazed window to front. Door to boot room.



Boot Room

9' 0" x 5' 6" (2.74m x 1.68m) Large storage area for coats and shoes. Radiator. Tiled flooring. Door to side providing access to the rear garden. Door into shower room.

Shower Room

Suite comprising double shower cubicle, low level flush wc and vanity wash hand basin. Oak flooring. Heated towel rail. Obscure double glazed window to rear.

FIRST FLOOR

Landing

L shaped landing with velux window. Radiator. Doors into all rooms.

Bedroom 1

13' 3" x 11' 11" (4.04m x 3.63m) Double glazed sash window to front. Feature cast iron fireplace. Radiator. Bulk head storage cupboard. Stripped wood flooring.

Bedroom 2

13' 3" x 12' 1" (4.04m x 3.68m) Double glazed sash window to front. Bulk head fitted wardrobe. Radiator. Feature cast iron fireplace.

Bedroom 3

10' 7" x 10' 6" (3.23m x 3.20m) Double glazed window to rear. Exposed ceiling beam. Radiator.

Bedroom 4

11' 2" x 8' 8" (3.40m x 2.64m) Double glazed window to rear. Radiator. Exposed ceiling beams.

Bathroom

Suite comprising panel enclosed bath with shower over and glass side screen, low level flush wc and vanity wash hand basin. Storage cupboard. Partially tiled walls. Wood effect flooring. Obscure double glazed window to rear.

OUTSIDE

Front Garden

Enclosed with brick retaining wall with gated access and footpath to front door. External light. Shingled driveway to the side provides off road parking for several cars with timber double gated access to rear garden.

Rear Garden

Laid mainly to lawn with paved patio area and mature well stocked borders. Double gates providing access to the front. Cold water tap. Timber shed to remain.

Gym/Summer House

15' 8" x 12' 5" (4.78m x 3.78m) Timber summer house providing gym with power/light and french doors and windows to the front.

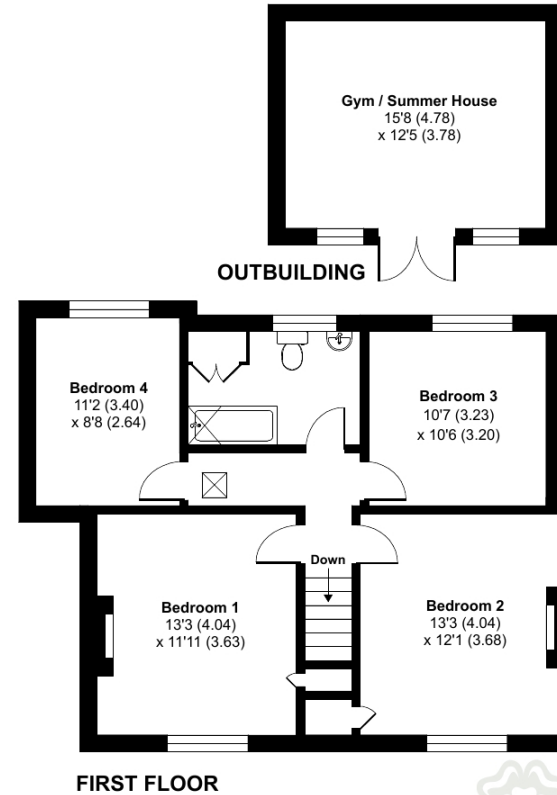
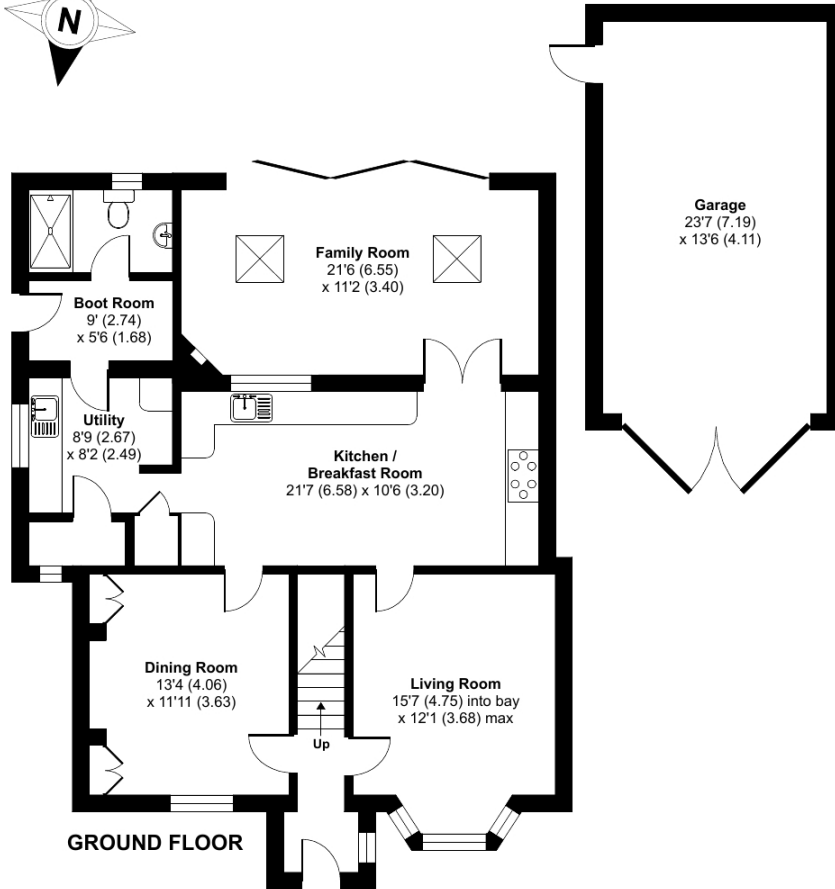
Garage

23' 7" x 13' 6" (7.19m x 4.11m) Timber double doors to front and door to side.

PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES



Approximate Area = 1832 sq ft / 170.2 sq m
 Garage = 320 sq ft / 29.7 sq m
 Outbuilding = 196 sq ft / 18.2 sq m
 Total = 2348 sq ft / 218.1 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		66	78
England, Scotland & Wales			
		EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 975755



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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