



# 'Keepers Cottage'

5, Mill Lane, Campton,  
Bedfordshire, SG17 5NX

Offers in Excess of: £425,000

COUNTRY PROPERTIES

PART OF HUNTERS

'Keepers Cottage' is a unique character home which has been lovingly refurbished and renovated by the current owners. The cottage offers spacious accommodation throughout with a large kitchen/dining/family room being the heart of the home leading out onto a sunny generous garden, ideally positioned along a quiet lane in the sought after village of Campton.

- Beautifully presented, retaining it's original character & charm - just move in!
- Three good side bedrooms
- Ground floor wc and useful utility room
- Summerhouse/home office to garden
- Fibre broadband provides fast connectivity for those working from home
- A stones throw from the popular village pub 'The White Hart'
- Countryside and riverside walks on your doorstep - perfect for walking the dog
- Viewing is advised to fully appreciate what this home has to offer
- Calling all landlords - potential rent per calendar month of £1,200

## GROUND FLOOR

### Entrance Hall

Double glazed sash window to front. Wood effect flooring. Radiator. Stairs rising to first floor with under stairs storage cupboard. Doors into kitchen, living room and dining/family area.

### Living Room

21' 0" x 11' 10" (6.40m x 3.61m) Two double glazed sash windows to front. Feature fireplace with stone hearth and electric stove inset. Radiator.

### Kitchen

20' 3" x 17' 2" (6.17m x 5.23m) L-shaped room with double glazed sash window to front. A range of wall and base units with wood effect worksurfaces over. Inset ceramic sink with drainer and swan neck mixer tap over. Integrated dishwasher. Range cooker with 5 ring gas hob and stainless steel extractor hood over. Integrated full height fridge and integrated full height freezer. Radiator. Wood effect flooring. Open to:

Dining/Family Room: Double glazed sash window and French doors opening onto the rear garden. Radiator. Part glazed door into lounge. Door into utility room.



### Utility Room

8' 5" x 5' 0" (2.57m x 1.52m) A range of base units with wood effect worksurfaces over. Wall mounted gas boiler. Stainless steel sink and drainer unit. Double glazed window to rear. Sliding door into cloakroom.

### Cloakroom

Low level flush wc. Radiator.

## FIRST FLOOR

### Landing

Double glazed sash window to front. Doors to all rooms.

### Bedroom 1

20' 2" x 10' 8" (6.15m x 3.25m) Dual aspect with double glazed sash windows to front and rear. Two radiators.

### Bedroom 2

11' 8" x 11' 2" (3.56m x 3.40m) Double glazed sash window to front. Radiator.

### Bedroom 3

11' 11" x 9' 8" (3.63m x 2.95m) Double glazed sash window to rear. Radiator.

### Family Bathroom

Three piece suite comprising panel enclosed bath with shower over and glass side screen, pedestal mounted wash hand basin and low level flush wc. Radiator. Obscure double glazed sash window to rear

## OUTSIDE

### Front Garden

Block paved driveway providing off road parking for two cars. Bark borders with various flowers/shrubs. Gated access to side.

### Rear Garden

Laid mainly to lawn with paved patio area and mature tree and shrub borders. Metal veranda with roof over patio area. Cold water tap and lighting. Summer house/office.

### Summerhouse/Office

12' 6" x 9' 2" (3.81m x 2.79m) Armoured network cabling and power and light connected. Ideal space for a home office or gym.

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

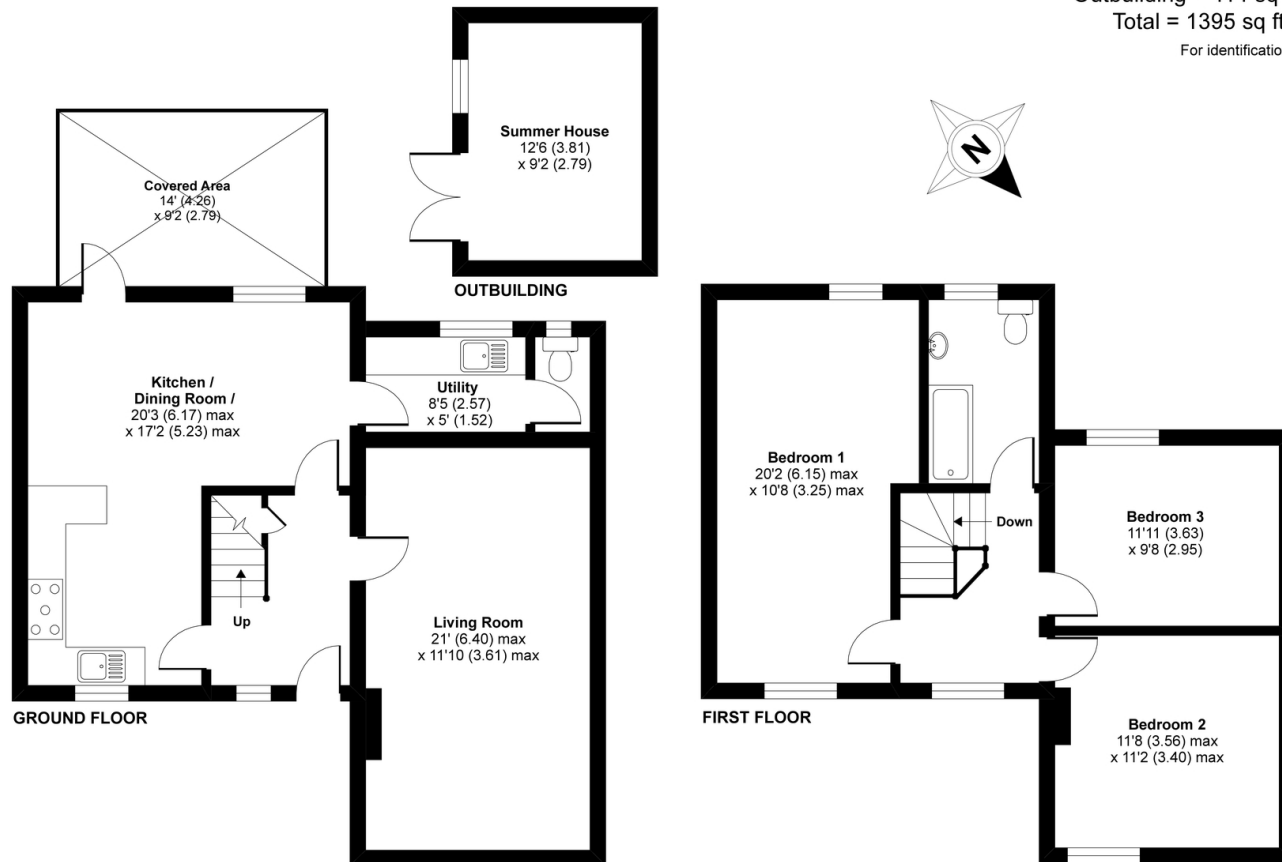


Approximate Area = 1281 sq ft / 119 sq m

Outbuilding = 114 sq ft / 10.5 sq m

Total = 1395 sq ft / 129.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Country Properties. REF: 672880



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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