



# 2, Davy Drive

Shefford,  
Bedfordshire, SG17 5ZF  
Offers in Excess of: £725,000

COUNTRY PROPERTIES  
PART OF HUNTERS



The Winchester is an impressive 5 bedroom double fronted Bovis home on the popular 'Campton Fields' development in Shefford. The property is situated within a private cul-de-sac and offers stylish and versatile accommodation for a growing family.

- Beautifully presented throughout - just move in!
- Five good size bedrooms - two with ensuite shower rooms
- Ground floor cloakroom and utility room
- Double garage and ample off road parking
- Still retaining 10 year NHBC builders guarantee commenced in 2019
- Lovely outlook to the front
- Bi-folding doors to both the living room and kitchen/dining/family room
- Generous rear garden
- Popular family friendly location just a short stroll to highly regarded schooling and the heart of Shefford



## GROUND FLOOR

### Entrance Hall

Stairs rising to first floor with understairs storage cupboard. Wood effect tiled flooring. Doors into dining room, study, living room, and cloakroom/utility.

### Study

10' 4" x 7' 10" (into bay) (3.15m x 2.39m)  
Double glazed bay window to front with fitted shutters. Radiator.

### Family Room

13' 11" (into bay) x 9' 8" (4.24m x 2.95m)  
Double glazed bay window to front with fitted shutters. Radiator.

### Utility Room/Cloakroom

Suite comprising low level flush wc with concealed cistern and pedestal mounted wash hand basin. Worksurface with quartz worksurface and integrated washing machine. Cupboard housing wall mounted gas boiler and further cupboard housing Megaflo hot water cylinder. Wood effect tiled flooring. Radiator. Obscure double glazed window to side.

### Living Room

18' 10" x 14' 4" (5.74m x 4.37m) Bi-folding doors opening onto the rear garden. Two radiators.

### Kitchen/Dining/Family Room

18' 10" x 16' 0" (5.74m x 4.88m) A range of wall and base units with granite worksurfaces and upstands. Inset one & half bowl stainless steel sink with swan neck mixer tap over. Integrated dishwasher. Inset 5-ring gas hob with stainless steel extractor hood over. Two eye level Hotpoint ovens. Breakfast bar. Integrated fridge/freezer and recycle bins. Two radiators. Wood effect tiled flooring. Bi-folding doors opening onto the rear garden.

## FIRST FLOOR

### Landing

Access to loft space. Storage cupboard. Double glazed window to front. Doors into all rooms.





## Bedroom 1

15' 4" (max) x 12' 1" (max) (4.67m x 3.68m) Double glazed window to rear. Fitted wardrobes. Radiator. Door into:

### En-Suite Shower Room

Suite comprising double shower cubicle, low level flush wc and wall hung wash hand basin. Partially tiled walls and tiled flooring. Heated towel rail. Extractor. Obscure double glazed window to side.

## Bedroom 2

12' 11" x 10' 9" (3.94m x 3.28m) Double glazed window to front. Radiator. Door into:

### En-Suite

Suite comprising double shower cubicle, wall hung wash hand basin and low level flush wc. Heated towel rail. Extractor.

## Bedroom 3

14' 6" x 9' 10" (4.42m x 3.00m) Double glazed window to rear. Radiator.

## Bedroom 4

14' 7" x 8' 2" (4.45m x 2.49m) Double glazed window to rear. Radiator. Fitted wardrobe.





## Bedroom 5

12' 3" (max) x 9' 9" (3.73m x 2.97m)

Double glazed window to front. Radiator.

## Family Bathroom

Four piece suite comprising panel enclosed bath with shower attachment and glass side screen, wall hung wash hand basin, double shower cubicle and low level flush wc with concealed cistern. Partially tiled walls and tiled flooring. Heated towel rail. Extractor. Obscure double glazed window to side.

## OUTSIDE

### Front Garden

Lawn and shrub areas with central paved footpath to front door. External light. Driveway to side providing off road parking and access to the double garage. Gated access to the rear garden.

### Rear Garden

South easterly rear garden laid mainly to lawn with large paved patio area. Personal door to garage. Fully enclosed with gated access to the front.

### Double Garage

Up and over doors with power/light connected. Personal door to rear garden.

### AGENT NOTE:

The owners advise us there is a service charge of £13.58 per month for for the upkeep of green spaces. We advise all buyers to confirm this information with their legal representative prior to exchange of contracts.

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

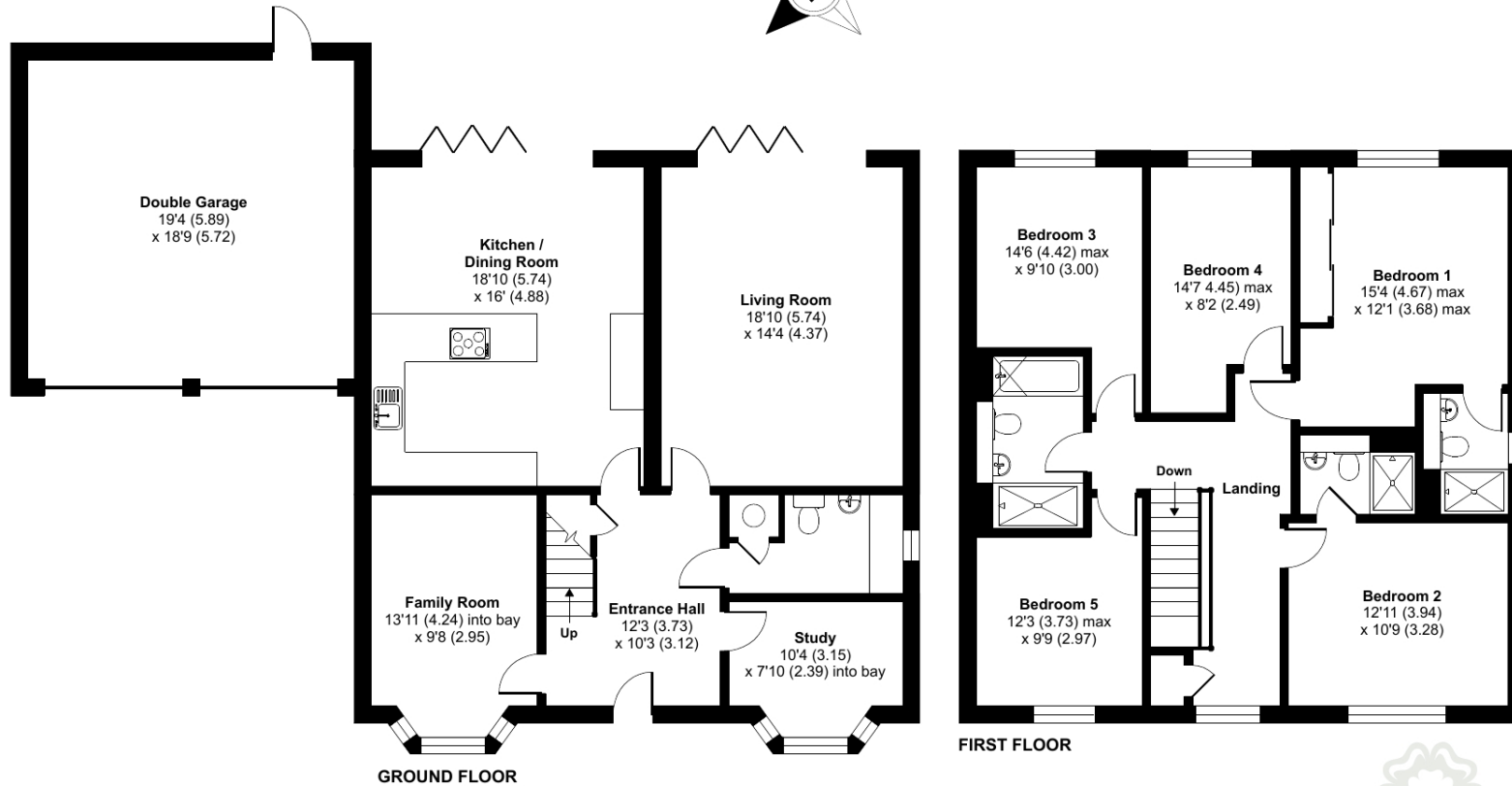




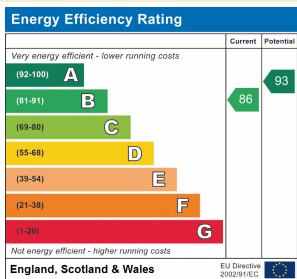




Approximate Area = 2025 sq ft / 188.1 sq m  
 Garage = 364 sq ft / 33.8 sq m  
 Total = 2389 sq ft / 221.9 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Country Properties. REF: 986407



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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