



12, Buxton Close

Meppershall, Shefford,  
Bedfordshire, SG17 5QF  
£575,000

country  
properties



A well presented five bedroom detached home offering over 1,500 sq ft of flexible accommodation in a quiet cul de sac in the popular hilltop village of Meppershall. The property is just a short stroll from local amenities and highly regarded schooling.

- Enclosed Private Rear Garden
- Useful utility & downstairs cloakroom
- Separate study – ideal for those working from home !
- Main bedroom with refitted en suite and dressing area
- Active local church community and community centre
- An abundance of countryside walks on your doorstep – perfect for walking the dog !
- Village amenities include bakers, post office, convenience store, community centre , 'Sugar Loaf' pub and schooling
- Double length garage with the potential to convert into annexe accomoation subject to the necessary planning consents

## Ground Floor

### Entrance Hallway

Doors to Kitchen, Study, WC, Dining Room & Living Room

### Study

6' 8" x 6' 6" (2.03m x 1.98m) Double glazed window to front. Radiator.

### Kitchen

12' 4" x 8' 11" (3.76m x 2.72m) Double glazed window to front & side. Range of eye and base level units with complementary work surfaces over. Electric oven with 4 ring gas hob & integrated extractor. Integrated dishwasher. Stainless steel sink with drainer unit & mixer tap over. Radiator. Door to utility room.

### Utility Room

6' 7" x 5' 3" (2.01m x 1.60m) Double glazed window to side. Part glazed door to side. Stainless steel sink with drainer. Space for washing machine. Space for fridge freezer. Radiator.

### Cloakroom

Wall hung wash hand basin, WC. Radiator

### Living Room

17' 0" x 11' 5" (5.18m x 3.48m) Feature fireplace fitted with gas fire & marble effect hearth. Radiator. Patio doors onto rear garden.

### Dining Room

14' 2" x 8' 5" (4.32m x 2.57m) Double glazed window to rear. Radiator.

## First Floor

### Landing

Airing cupboard housing hot water tank. Loft hatch. Radiator. Doors to all rooms.



## Bedroom 1

13' 10" x 12' 4" (4.22m x 3.76m) Double glazed window to rear. Radiator. Built in overhead storage and fitted cupboards to bedside plus a range of built in wardrobes. Archway leading to Dressing area

## Dressing Area

8' 0" x 7' 6" (2.44m x 2.29m) Range of built in wardrobes. Radiator. Double glazed window to rear.

## En-suite

Three piece suite comprising: wash hand basin enclosed in vanity unit with concealed cistern WC. Separate double shower cubicle. Tiled floor. Obscure double glazed window to side.

## Bedroom 2

12' 0" x 10' 6" (3.66m x 3.20m) Double glazed window to front. Built in overhead storage and open shelving with drawer packs to bedside. Radiator.

## Bedroom 3

11' 9" x 7' 11" (3.58m x 2.41m) Fitted with a range of built in wardrobes. Radiator. Double glazed window to front.

## Bedroom 4

11' 1" x 6' 8" (3.38m x 2.03m) Double glazed window to rear. Radiator.

## Bedroom 5/Study

10' 9" x 7' 11" (3.28m x 2.41m) Double glazed window to front. Radiator.

## Family Bathroom

Three piece suite comprising panel enclosed bath, WC, wash hand basin with vanity under. Fully tiled walls. Tiled flooring. Radiator.

## Outside

### Front Garden

Small lawn area with shrub border. Block paved driveway providing parking for 3 cars. Gated access to either side of the property leading to the rear.

### Rear Garden

Enclosed private rear garden. Mainly laid to lawn with large patio area.

### Double Garage

33' 10" x 8' 0" (10.31m x 2.44m) Double length garage with parking for 2 cars. Up and over door. Fitted with power and light. Door leading to rear.

## Agents Note

For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: [enquiries@mortgagevision.co.uk](mailto:enquiries@mortgagevision.co.uk)

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





Approximate Area = 1494 sq ft / 138.8 sq m

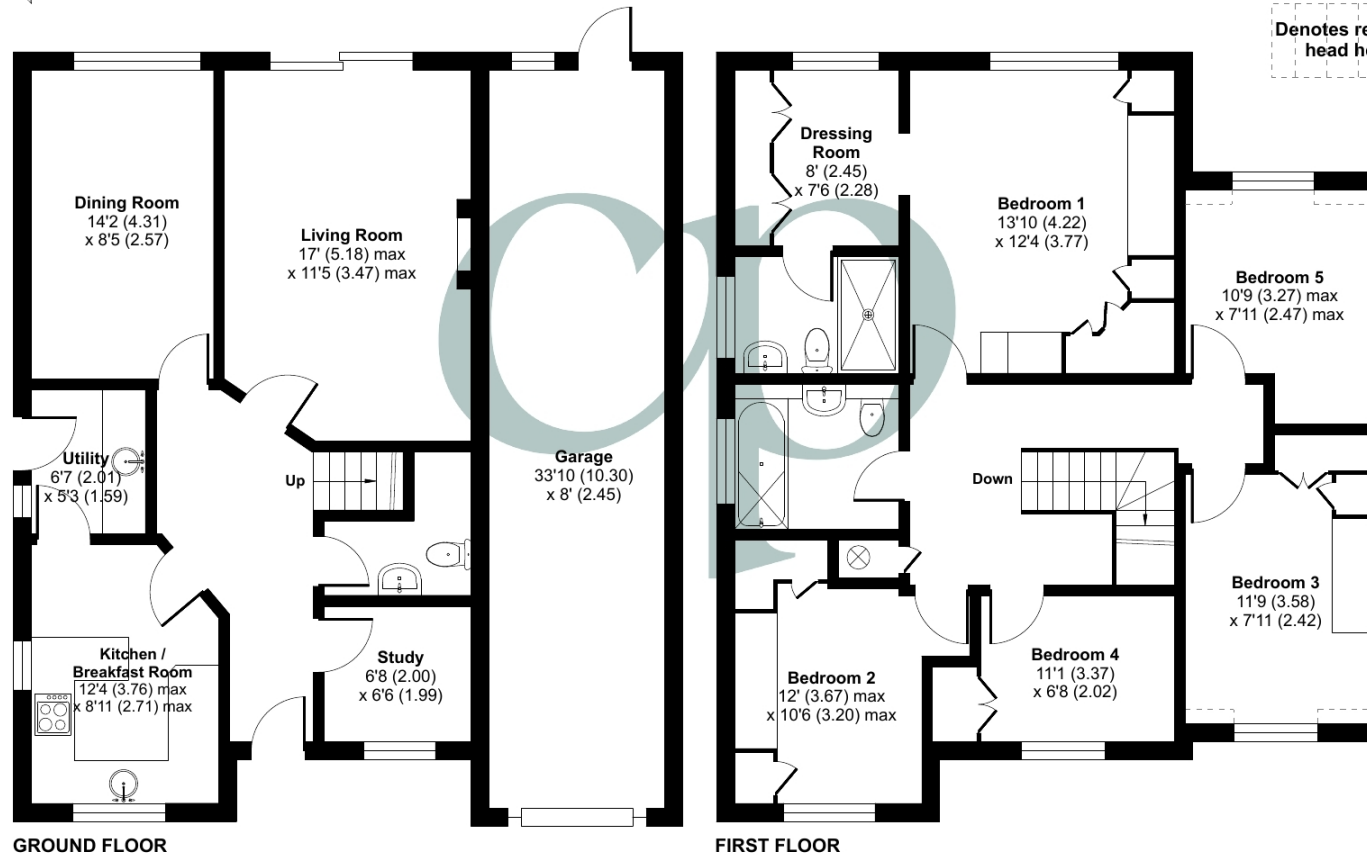
Limited Use Area(s) = 7 sq ft / 0.6 sq m

Garage = 272 sq ft / 25.3 sq m

Total = 1773 sq ft / 164.7 sq m

For identification only - Not to scale

Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Country Properties. REF: 1342769

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## Viewing by appointment only

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