

country
properties

2, Grange Gardens
Campton, Shefford,
Bedfordshire, SG17 5PD
O.I.E.O £800,000



Viewing by appointment only

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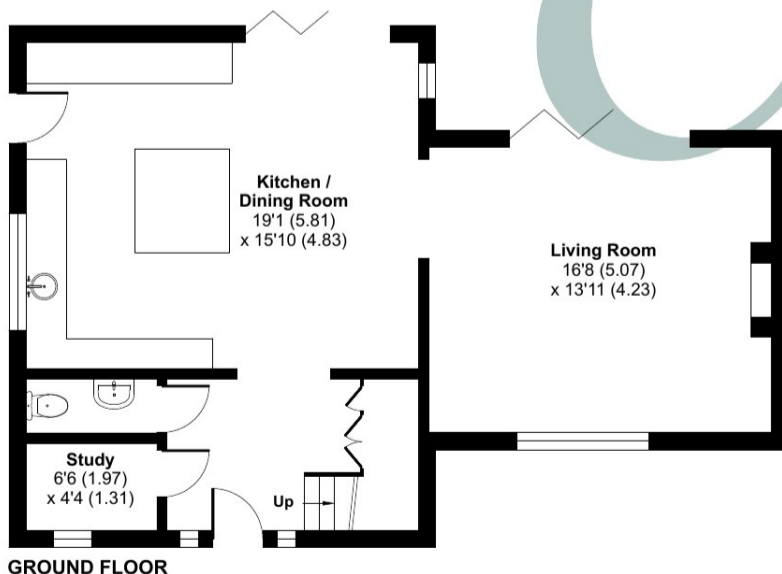
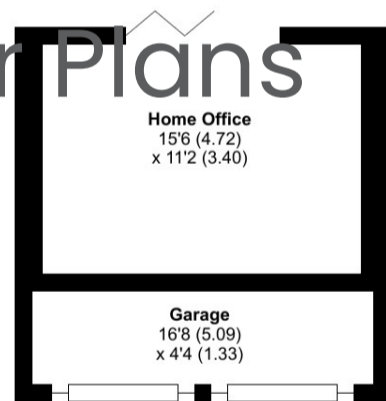
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Set in a small cul de sac of just 4 homes within the sought after village of Campton this 4 bedroom detached has undergone refurbishment and boasts an open plan stylish Kitchen/dining/Family area with under floor heating and bi-fold doors onto the large private enclosed garden. The 15ft converted garage is a versatile space that could be used as an home office for working from home.

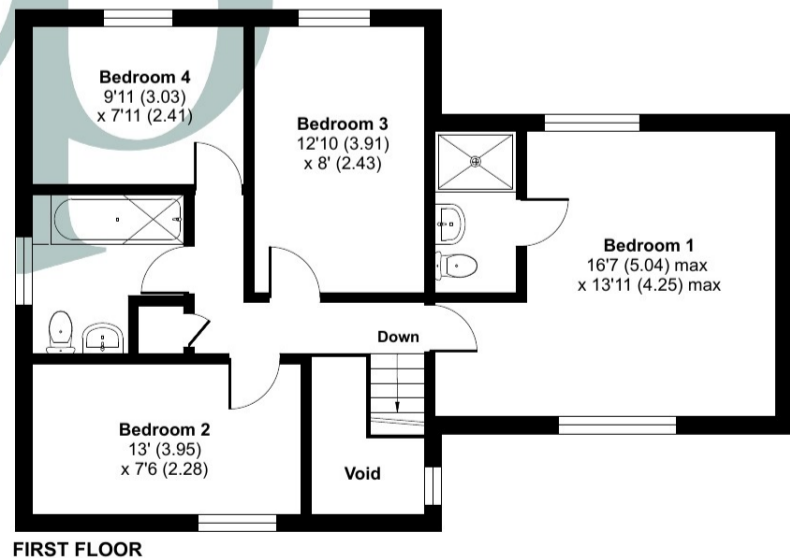
- Master bedroom with en suite shower room
- 19ft Kitchen/Dining room with 'Quartz' worktops feature peninsula/breakfast bar and 'Neff' integrated appliances
- Potential to extend subject to any necessary consents
- Countryside walks on your doorstep - ideal for walking the dog!
- Large south westerly facing rear garden with composite decked patio with ornate lighting. (Fitted hot-tub to remain)
- Paved driveway provides off road parking - with EV charging port.



Floor Plans



GROUND FLOOR

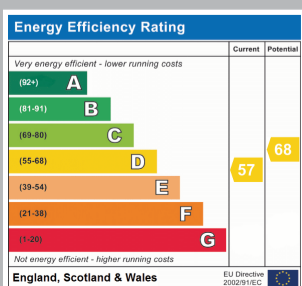


FIRST FLOOR

Approximate Area = 1342 sq ft / 124.6 sq m (excludes void)
 Garage = 76 sq ft / 7 sq m
 Outbuilding = 173 sq ft / 16 sq m
 Total = 1591 sq ft / 147.6 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential), © nichecom 2025. Produced for Country Properties. REF: 1256341



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.



Living Room
 16' 8" x 13' 11" (5.07m x 4.23m) Double glazed window to front with fitted shutters. Two radiator. Feature open fire place with granite surround and hearth. Double glazed bi-fold doors onto rear garden.

Living Room
 garden. Open plan into Living Room. Double glazed bi-fold doors onto rear garden. UPvc door to side onto rear

Living Room
 Double glazed window to side and flooring with underfloor heating. Double glazed window to side and machine. Polished porcelain tiled dishwasher. Integrated Neff washing both sides. Integrated Hotpoint breakfast bar with built in cupboards to

Living Room
 with Quartz worksurfaces over and height larder freezer. Central peninsula larder fridge and integrated Neff full drawer. Integrated Neff full height microwave oven. Neff warming eye level Neff oven. Neff combi

Living Room
 and Neff extractor hood over. Built in Induction hob with glass splashback control panel. Open plan into kitchen/ to front with fitted shutters. Alarm

Living Room
 floor with built in storage installed by clever closets. Double glazed window underfloor heating. Stairs rising to first floor with built in storage installed by upstands. Inset stainless steel Blanco sink with swan neck Blanco mixer tap over with water softener. Neff worksurfaces over and Quartz wall and base units with Quartz

Living Room
 19' 1" x 15' 10" (5.81m x 4.83m) A range of Kitchen / Dining Room

Living Room
 flooring with underfloor heating. Extractor fan. Polished porcelain tiled Low level WC. Vanity wash hand basin. Clockroom

Living Room
 with fitted shutter. flooring. Double glazed window to front 6' 6" x 4' 4" (1.97m x 1.31m) Wood effect Study

Living Room
 Dining Room. control panel. Open plan into kitchen/ to front with fitted shutters. Alarm clever closets. Double glazed window floor with built in storage installed by

Living Room
 underfloor heating. Stairs rising to first floor with built in storage installed by upstands. Inset stainless steel Blanco sink with swan neck Blanco mixer tap over with water softener. Neff

Living Room
 wall and base units with Quartz worksurfaces over and Quartz wall and base units with Quartz

Living Room
 Entrance Hall

Living Room
 Ground Floor



First Floor

Landing

Double glazed window to half landing with fitted shutters. Radiator. Loft access. Airing cupboard housing a wall mounted condensing combi boiler. Doors to all bedrooms and bathroom.

Bedroom One

16' 7" x 13' 11" (5.04m x 4.25m) Master bedroom with dual aspect double glazed windows to front and to rear with fitted shutters. Wood effect flooring. Radiator. Door to En-Suite.

Ensuite

Three piece suite comprising wash hand basin, low level WC and fully tiled double shower cubicle. High gloss brick effect fully tiled walls. Extractor fan. Tiled floor. Vertical heated towel rail.

Bedroom Two

13' 0" x 7' 6" (3.95m x 2.28m) Double glazed window to front with fitted shutters. Wood effect flooring. Radiator.

Bedroom Three

12' 10" x 8' 0" (3.91m x 2.43m) Double glazed window to rear with fitted shutters. Wood effect flooring. Radiator.



Bedroom Four

9' 11" x 7' 11" (3.03m x 2.41m) Double glazed window to rear with fitted shutters. Radiator.

Bathroom

Three piece suite comprising vanity wash hand basin, low level WC and panel enclosed bath with mains shower over and glass side screen. Chrome heated towel rail. Obscure double glazed window to side. Fully tiled walls. Ceramic tiled flooring.

Outside

Front Garden

Mainly laid to lawn. External power points. Paved driveway providing off road parking for two cars. EV charging point.

Rear Garden

South facing rear garden, laid mainly to lawn and mature well stocked flower and shrubs boarder. Enclosed by timber fencing and brick wall with gated access to front. Composite decked patio with feature lighting. Large paved patio. Service lights. Brick built BBQ and a hot tub/ serviced annually. External water tap.

Home Office / Family / Studio Room

15' 6" x 11' 2" (4.72m x 3.40m) Part converted garage to Home Office/Family Studio Room. Power and light. Wood effect flooring. Two electric radiators. Bi-fold doors onto composite patio with feature lighting.

Garage/ Storage

16' 8" x 4' 4" (5.09m x 1.33m) Two up and over doors. Up and down lighters.

