



2, Grange Gardens

Campton, Shefford,
Bedfordshire, SG17 5PD

O.I.E.O £800,000

country
properties

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.



Ground Floor

Entrance Hall

Polished porcelain tiled flooring with underfloor heating. Stairs rising to first floor with built in storage installed by clever closets. Double glazed window to front with fitted shutters. Alarm control panel. Open plan into Kitchen/ Dining Room.

Study

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

Cloakroom

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

Kitchen / Dining Room

19' 1" x 15' 10" (5.81m x 4.83m) A range of wall and base units with Quartz worksurfaces over and Quartz upstands. Inset stainless steel Blanco sink with swan neck Blanco mixer tap over with water softener. Neff Induction hob with glass splashback and Neff extractor hood over. Built in eye level Neff oven. Neff combi microwave oven. Neff warming drawer. Integrated Neff full height larder fridge and integrated Neff full height larder freezer. Central peninsula with Quartz worksurfaces over and breakfast bar with built in cupboards to both sides. Integrated Hotpoint dishwasher. Integrated Neff washing machine. Polished porcelain tiled flooring with underfloor heating. Double glazed window to side and Double glazed bi-fold doors onto rear garden. uPVC door to side onto rear garden. Open plan into Living Room.

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 hearth. Double glazed bi-fold doors onto rear garden.



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

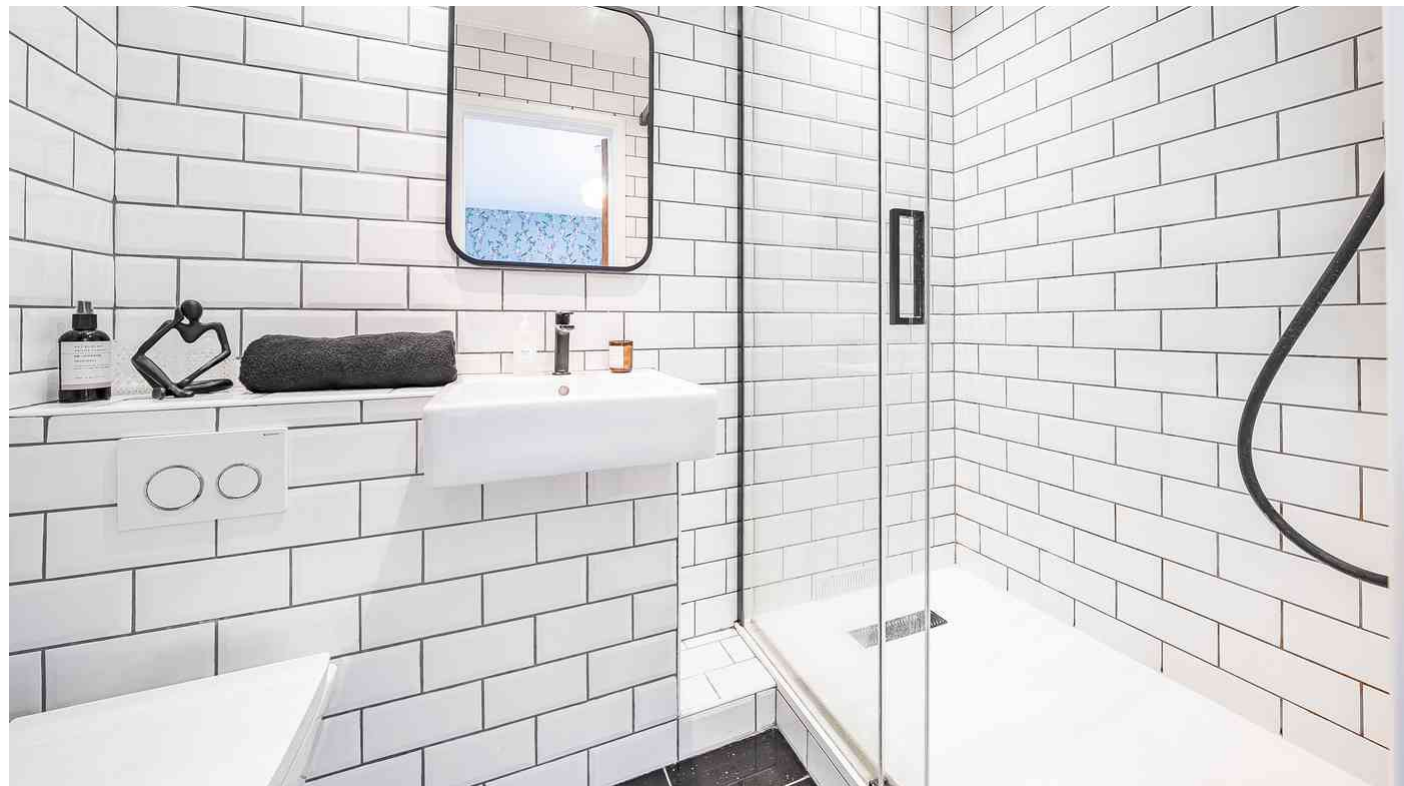
Three piece suite comprising wash hand basin, low level WC and fully tiled double shower cubicle. High gloss brick effect fully tiled walls. Extractor fan. Tiled floor. Vertical heated towel rail.

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.





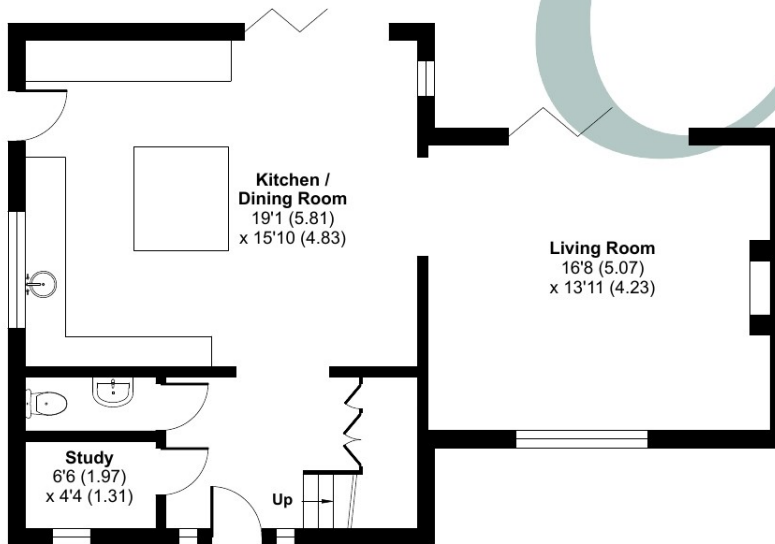
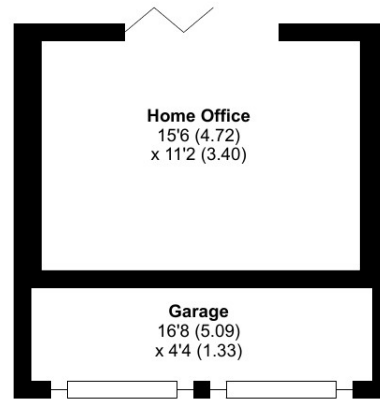
Approximate Area = 1342 sq ft / 124.6 sq m (excludes void)

Garage = 76 sq ft / 7 sq m

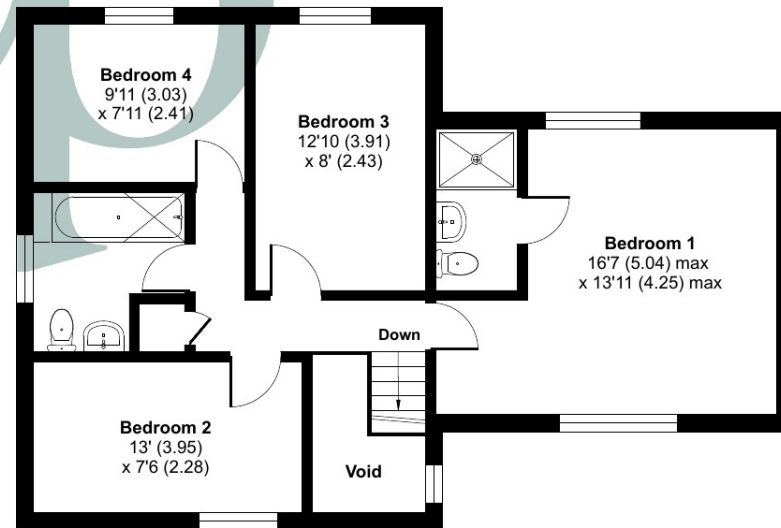
Outbuilding = 173 sq ft / 16 sq m

Total = 1591 sq ft / 147.6 sq m

For identification only - Not to scale

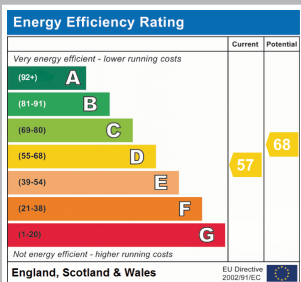


GROUND FLOOR



FIRST FLOOR

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.

Viewing by appointment only

Country Properties | 46-48, High Street | SG17 5DG

T: 01462 811822 | E: shefford@country-properties.co.uk

www.country-properties.co.uk

country
properties