

High Street  
Meppeshall,  
Bedfordshire, SG17 5LX  
£575,000

country  
properties



Viewing by appointment only

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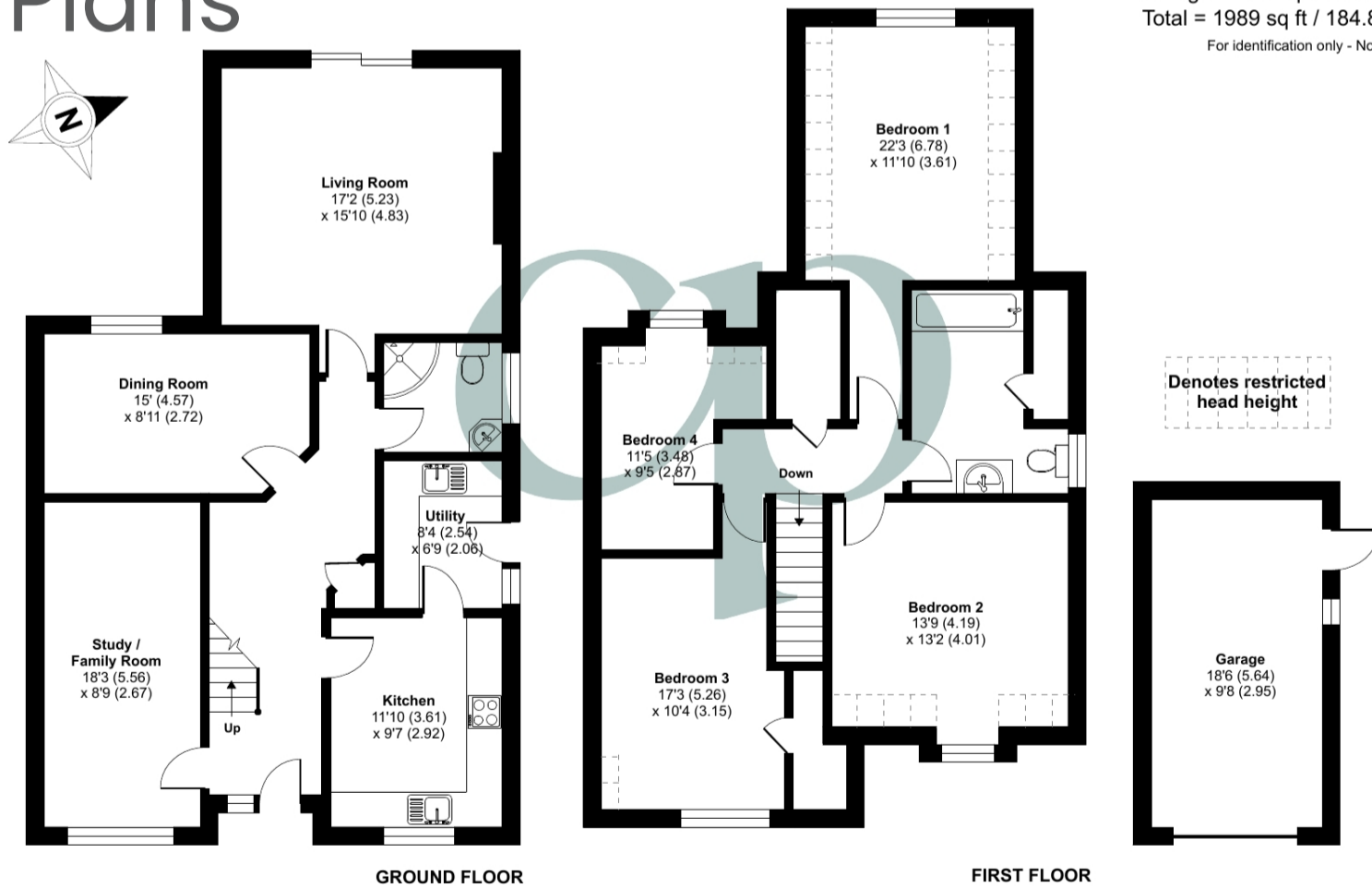
A fantastic opportunity to purchase this individual 4 bedroom detached home offering approximately 1800 sq ft of spacious family living, located in the popular hilltop village of Meppershall. The property is just a short stroll from local amenities and highly regarded schooling.

- Versatile family living at its best
- Three double bedrooms and single bedroom
- Active local church community
- A short drive to Arlesey & Hitchin station providing rail links into London
- 3 reception rooms - lounge, dining room and study/family room
- An abundance of countryside walks on your doorstep - perfect for walking the dog!
- Village amenities including bakers, post office, convenience store, community centre, pub and lower school



## Floor Plans

Approximate Area = 1809 sq ft / 168.1 sq m  
 Limited Use Area(s) = 66 sq ft / 6.1 sq m  
 Garage = 180 sq ft / 16.7 sq m  
 Total = 1989 sq ft / 184.8 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). © nichcom 2024. Produced for Country Properties. REF: 1173239

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.



GROUND FLOOR

Entrance Hall

Stairs rising to first floor

accommodation. Two radiators.

Oak flooring. Doors into

study/family room, dining room,

living room, kitchen and shower

room. Storage cupboard with

hanging space and shelving.

Study/Family room

18'3" x 8'9" (5.56m x 2.67m) Double

glazed window to front. Radiator.

Oak flooring.

Dining Room

15'0" x 8'11" (4.57m x 2.72m) Double

glazed window to rear. Radiator.

Living Room

17'2" x 15'10" (5.23m x 4.83m) Double

glazed patio doors opening onto

the rear garden. Two radiators.

Feature gas fire with wood

surround and marble effect hearth.

Kitchen

9'7" x 11'10" (2.92m x 3.61m) A range

of wall and base units with

complementary worksurfaces and

concealed extractor over.

Integrated Neff microwave.

Undercounter Neff Fridge and

undercounter Freezer. Oak flooring.

Double glazed window to front.

Radiator. Door into:

Utility Room

8'4" x 6'9" (2.54m x 2.06m) A range

of wall and base units with

complementary worksurfaces over.

Stainless steel sink with drainer and

mixer tap over. Space for washing

machine. Wall mounted Worcester

boiler. Radiator. Oak flooring.

Double glazed window and door to

side.



#### Shower Room

Three piece suite comprising corner shower cubicle, low level wc and pedestal wash hand basin. Heated towel rail. Partially tiled walls and tiled flooring. Shaver point. Obscure double glazed window to side.

#### FIRST FLOOR

#### Landing

Access to boarded loft space with ladder & light. Storage cupboard. Doors to all bedrooms and family bathroom.

#### Bedroom 1

22' 3" x 11' 10" (6.78m x 3.61m) Double glazed window to rear. Radiator.

#### Bedroom 2

13' 9" x 13' 2" (4.19m x 4.01m) Double glazed window to front. Radiator.

#### Bedroom 3

17' 3" x 10' 4" (5.26m x 3.15m) Double glazed window to front. Radiator. Built-in wardrobe.

#### Bedroom 4

11' 5" x 9' 5" (3.48m x 2.87m) Double glazed window to rear. Radiator.



#### Family Bathroom

Three piece suite comprising panel enclosed bath with rainfall shower and shower attachment with folding glass side screen, vanity wash hand basin and wc with concealed cistern. Heated towel rail. Airing cupboard. Partially tiled walls and tiled flooring. Obscure double glazed window to side.

#### OUTSIDE

#### Front Garden

Mature landscaped garden laid to lawn with a variety of flower, tree & shrub borders. Block paved driveway providing off road parking for 2 cars, leading to the garage. Personal door to garage. Block paved pathway leading to front door and gated access to both sides, leading to the rear garden.

#### Rear Garden

South westerly aspect rear garden with patio and shingled areas with raised lawn and mature flower/shrub borders. External light. Gated access to both sides, leading to the front.

#### Garage

18' 6" x 9' 8" (5.64m x 2.95m) Electric roller door to front with personal door to side. Sensor lighting and power/light connected.

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

