



21 Rectory Road, Campton, Shefford, Bedfordshire. SG17 5PF





4 Bedroom Detached House

800,000 £800,000 Freehold

Glebe Cottage is a stunning four-bedroom (circ 1,860 sq.ft/172 sq.m), three-reception-room home featuring two bathrooms, offering spacious and versatile living spaces. The property boasts a generous, landscaped sunny garden as well as picturesque views over The Glebe and open countryside. Situated in the popular village of Campton, this charming residence combines comfort, style, and scenic surroundings, making it an ideal family home or peaceful retreat.



- Potton Timber Home with exposed beams and countryside views
- 26 ft kitchen/diner
- Four bedrooms/two bathrooms
- 3 dining rooms
- Landscaped garden
- Garage and parking for several cars
- Sought after village location
- 10 minute drive to Arlesey train station with easy commute into the city
- En-suite to principal bedroom
- EPC rating C. Council tax band F

Ground Floor

Porch:

Covered porch featuring quarry tile flooring and an exterior light. The solid wood front door with stained glass panels leads into:

Entrance Hall:

Stairs ascend to the first-floor accommodation, incorporating a convenient under-stairs storage cupboard. The area features tiled flooring. Solid wood doors provide access to the kitchen/breakfast room, dining room, lounge, and cloakroom.

Cloakroom:

Sanitan Victorian suite consisting of a close-coupled WC and a pedestal wash hand basin with brass taps. Tiled flooring complements the suite. A radiator provides heating, and an obscure double-glazed window offers privacy to the side aspect.

Living Room:

Abt. 20' 11" x 15' 0" (6.38m x 4.57m) Bay window into the front, with additional double-glazed windows to the side aspects offering scenic views over 'The Glebe'. The room features an inglenook fireplace with a quarry tiled hearth, inset display niches, and a wood-burning stove. Two radiators and charming exposed beams complete the space.

Dining Room:

Abt. 14' 7" x 10' 5" (4.45m x 3.17m) Double-glazed window to the side aspect. Oak flooring throughout. Double-glazed doors lead into the family room. The space is complemented by a radiator and charming exposed beams.

Kitchen/Breakfast Room:

Abt. 20' 7" x 11' 9" (6.27m x 3.58m) Recently updated with a range of wall and base units featuring work surfaces and a convenient breakfast bar. Equipped with an electric four-ring gas hob with an integrated extractor hood, a built-in electric oven, and a one-and-a-half bowl sink with drainer and mixer tap. There is ample space and plumbing for a washing machine, tumble dryer, and dishwasher, as well as space for a fridge/freezer. The room benefits from a wall-mounted ladder radiator, quarry tiled flooring, and double-glazed windows to the rear and side aspects. A door provides access into the entrance hall, and the space opens seamlessly into the family room:

Family Room:

Abt. 14' 4" x 11' 4" (4.37m x 3.45m) Features double-glazed French doors with side windows opening onto the rear garden. The flooring is quarry tiles with underfloor heating. The room includes a fitted desk area, along with double-glazed windows to the side and rear aspects.

First Floor

Landing:

Galleried landing featuring an obscure glazed window to the side aspect. There is a hatch providing access to the partially boarded loft space. An airing cupboard houses the gas boiler for the central heating system and includes shelving above. Solid wood doors lead to:

Principal Suite:

Abt. 12' 1" x 10' 7" (3.68m x 3.23m) Double-glazed windows to the front and side aspects offer scenic views over open countryside. The room is fitted with a radiator and includes a walk-in wardrobe. A door leads to the:

Ensuite Shower Room:

Comprising a three-piece suite with a separate shower cubicle featuring a power shower, a hand wash basin with a fitted vanity unit underneath, and a low-level flush WC. The ensuite is equipped with a radiator, shaver socket, heated towel rail, and exposed beams. A Velux window to the side aspect provides additional natural light.

Bedroom Two:

Abt. 11' 6" x 11' 3" (3.51m x 3.43m) Double-glazed window to the rear aspect, complimented by exposed beams and a radiator.

Bedroom Three:

Abt. 12' 0" x 8' 9" (3.66m x 2.67m) Two Velux windows to the side aspect, featuring exposed beams and a radiator.

Bedroom Four:

Abt. 9' 8" x 8' 9" (2.95m x 2.67m) Double-glazed window to the side aspect, with a radiator positioned nearby.

Family Bathroom:

Three-piece suite including a panel enclosed bath with a mixer tap, shower attachment, and glass side screen. The suite also features a low level flush WC and a pedestal mounted wash hand basin with a vanity unit beneath. Additional features include a heated towel rail, shaver socket, and a Velux window to the side aspect.

Outside Garage:

Abt. 15' 9" x 8' 5" (4.80m x 2.57m) Features include an up-and-over door, a courtesy door providing access to the garden, and lighting and power outlets.

Front Garden:

Overlooking 'The Glebe' to the front, the garden is laid to lawn and features mature shrub and tree borders. A block paved driveway provides off road parking for several vehicles as well as a garage. Gated access leads to the rear of the property.

Rear Garden:

Spacious and fully enclosed rear garden approximately 85 feet in length, featuring mature shrub and tree borders. The garden includes a large paved patio area with steps leading up to a lawned section. Additional features include an outside tap, security lighting, gated access to the front, and a useful storage area located to the side.

Additional Information

Agents Note:

Draft particulars yet to be approved by vendor and may be subject to change.

Anti-Money Laundering (AML):

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.





These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.





Total area: approx. 172.80 sq. metres (1860.0 sq. feet)

For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate.

The size and position of doors, windows, appliances
and other features are approximate.