



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

Satchells



4 Bedroom Detached House

Guide Price £750,000 Freehold

1,860 sqft! Glebe Cottage is a stunning four-bedroom, three-reception-room home nestled in the small village of Campton. This charming residence combines comfort, style, and scenic surroundings, making it an ideal family home.

- Approximately 1,860 SQ.FT
- 26 ft kitchen/diner
- Four bedrooms/two bathrooms
- Landscaped garden
- Garage and parking for several cars
- 3 Reception Rooms
- Sought after village location
- 10 minute drive to Arlesey train station with easy commute into the city
- En-suite to principal bedroom
- Character property with countryside views
- 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:

Burlington suite consisting of a close-coupled WC and a pedestal wash hand basin with Burlington 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 is bright with natural 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 which is owned by the Parish Council and used for grazing. The front 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:

Recently Landscaped this spacious and fully enclosed South/West facing rear garden measures approximately 85 feet in length, featuring mature shrub and tree borders. The garden includes a large paved patio area with steps leading up to the lawn. Additional features include an outside tap, security lighting, gated access to the front, and a useful storage shed located to the side. To the rear are fields also owned by the Parish Council.

Additional Information**About the Area**

Campton is a charming and picturesque village located in Bedfordshire, England. Nestled amidst rolling countryside, it offers a tranquil rural setting while still being conveniently close to larger towns and transportation links. The village is known for its historic features, friendly community atmosphere, and scenic views over open farmland and natural landscapes.

Campton Academy just a few steps away is a values-based lower school for children aged up to 9 years old.

Arlesey Station is approximately 4 to 5 miles from the village of Campton. Arlesey Station provides regular train services to London (King's Cross and St Pancras) other destinations, making it a convenient station for commuting to London or other areas.

Agents Note:

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

Anti-Money Laundering (AML):

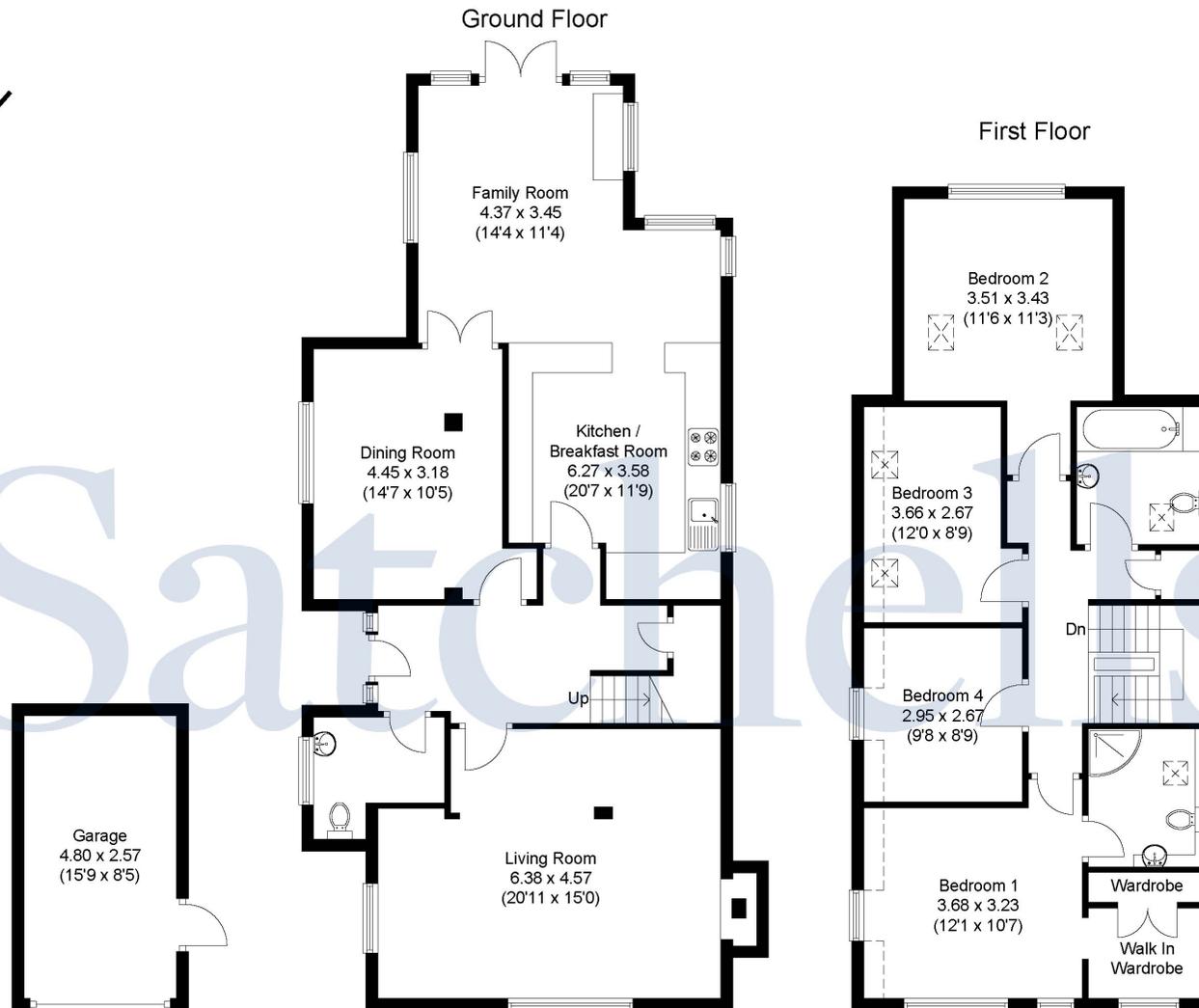
It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property,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





These particulars are a guide only and do not constitute an offer or a contract with. 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, utilities and 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. Some content may have been created with the use of AI. 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.

Satchells



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

Garage area: 12.30 sq. metres (132.39 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.