



16, High Street

Meppershall, Shefford,  
Bedfordshire, SG17 5LX

£950,000

country  
properties



Set in the sought-after village of Meppershall, this substantial five-bedroom detached home offers generous living space and a fantastic layout ideal for a growing family. Positioned on a sizable plot, the property boasts an expansive L-shaped garden—perfect for outdoor entertaining, or for the children to play.

The property features three generous reception rooms, providing flexible living options for entertaining, relaxing, or working from home. Upstairs, the spacious master bedroom opens onto a private balcony with elevated views over open countryside—perfect for enjoying peaceful mornings or sunsets.

A large driveway and double garage ensure plentiful off-road parking and storage. With its balance of both indoor living and outdoor space, set in the picturesque village, this is a rare opportunity to secure a truly impressive family home.

- Bedroom 1 with ensuite and balcony with views over open countryside
- Double garage with power and light and remote control up and over door
- 21ft Living Room with inset wood burning stove
- Re-fitted large 4 piece family bathroom suite
- Potential to extend (subject to any necessary consents)
- Spacious and versatile layout to suit a growing families needs



## Ground Floor

### Entrance Hall

Parquet flooring. Stairs raising to first floor with under stairs storage cupboard. Radiator. Doors into Dining room/kitchen/breakfast room and living room.

### Dining Room

12' 7" x 11' 0" (3.84m x 3.35m) Double glazed walk in bay window to front. Parquet flooring. Radiator.

### Kitchen/Breakfast Room

14' 7" x 14' 0" (4.45m x 4.27m) A range of wall and base units with granite worksurfaces over and granite upstands. Glass feature splashbacks. Space for gas Range cooker. Inset butler sink with mixer tap over. Integrated dishwasher. Central Peninsular with granite worksurface over and breakfast bar with integrated wine cooler and cupboards. Tiled flooring with underfloor heating. Double glazed window to rear. Open plan to family room

### Family Room

12' 3" x 10' 11" (3.73m x 3.33m) Double glazed leaded light walk in bay window to front. Radiator. Oak wood flooring.

### Utility Room

A range of wall and base units with work surfaces over. Space and plumbing for washing machine. Space for tumble dryer. Space for American style fridge freezer. Radiator. Wall mounted gas boiler. Multi pane stable door to rear garden. Double glazed window to rear. Access into garage.

### Cloakroom

Low level WC, wash hand basin. Tiled splashbacks. Ceramic tiled flooring. Heated towel rail. Obscure double glazed window to rear.

### Living Room

21' 8" x 18' 10" (6.60m x 5.74m) Double glazed window to rear and double glazed patio doors onto rear garden. Two lead light double glazed windows to side. Inset wood burning stove with exposed brick and hearth with oak beam surround.

## First Floor

### Landing

Galleried landing. Leaded light double glazed window to front with feature stain glass detail. Radiator. Loft access, boarded loft space with ladder. Double airing cupboard with hot water tank and shelving.





## Bedroom 1

19' 0" x 14' 0" (5.79m x 4.27m) Feature ceiling rose and coving with cornice detail. Double glazed window to rear. Radiator. Double glazed double doors onto balcony enclosed by wrought iron railings with views over open farmland. Door leading to en-suite.

## En-suite

Double shower cubicle, vanity wash hand basin, low level WC. Heated towel rail. Obscure double glazed window to rear. Tiled flooring with under floor heating. Extractor fan. Coving with cornice detail.

## Bedroom 2

16' 0" x 14' 5" (4.88m x 4.39m) Two double glazed leaded light windows to front. Radiator. Feature ceiling rose.

## Bedroom 3

14' 6" x 14' 0" (4.42m x 4.27m) Double glazed window to rear. Radiator enclosed in decorative cover. Feature ceiling rose.

## Bedroom 4

11' 1" x 10' 9" (3.38m x 3.28m) Two double glazed leaded light windows to front. Radiator.

## Bedroom 5

Two double glazed leaded light windows to front. Radiator.





## Bathroom

Four piece suite comprising jacuzzi bath. Double shower cubicle. Large vanity wash hand basin unit with mixer tap over, low level WC. Vertical heated towel rail. Obscure double glazed window to rear. Fully tiled walls. Ceramic tiled flooring.

## Outside

### Front Garden

Laid mainly to lawn with shingle driveway providing off road parking for several cars. Feature lighting lantern street light style. Flower and shrub borders with Laurel hedge to front and privet hedge to sides.

### Rear Garden

'L' shaped garden with large paved patio area with box hedge borders. Laid mainly to lawn with a variety of well stocked flower and shrub borders. Gated access to front via 5 bar gate. Two timber sheds (to remain). Greenhouse (to remain). Raised beds planting enclosed in sleepers. Water tap. Security service lights.

### Double Garage

Remote control door. Power and light.

## Agents Note

For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: [enquiries@mortgagevision.co.uk](mailto:enquiries@mortgagevision.co.uk)

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









Approximate Gross Internal Area  
Ground Floor = 130.5 sq m / 1,405 sq ft  
First Floor = 120.3 sq m / 1,295 sq ft  
Total = 250.8 sq m / 2,700 sq ft

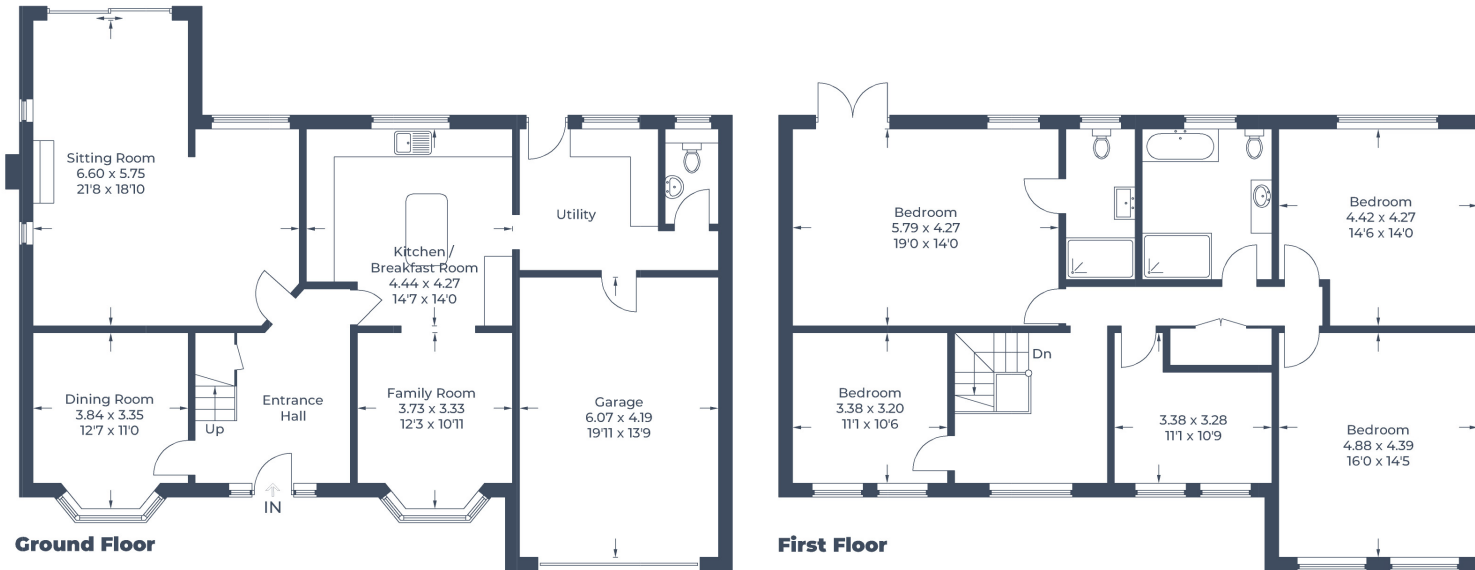


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Viewing by appointment only

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

T: 01462 811822 | E: [shefford@country-properties.co.uk](mailto:shefford@country-properties.co.uk)

[www.country-properties.co.uk](http://www.country-properties.co.uk)

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