



92, Fildyke Road

Meppershall,  
Bedfordshire, SG17 5LU  
£795,000

COUNTRY PROPERTIES  
PART OF HUNTERS

Backing onto open farmland with stunning views, this 6 bedroom detached home offers spacious and versatile living space with a southerly aspect rear garden and double garage with driveway parking for several cars.

- Viewing is essential to fully appreciate this spacious family home
- Kitchen/breakfst room plus utility
- Two en-suite bedrooms and family bathroom
- Offered with vacant possession
- Living room with feature brick fireplace and inset wood burning stove
- Ground floor study - ideal for working from home
- Double garage with twin remote controlled doors
- Sought after village location with countryside walks on your doorstep



## GROUND FLOOR

### Entrance Hall

Stairs rising to first floor. Wood effect flooring. Radiator. Double glazed window to front. Storage cupboard with light. Doors into all rooms.

### Living Room

23' 9" x 13' 9" (7.24m x 4.19m) Two double glazed window to front. Three radiators. Feature brick chimney breast with inset wood burning stove and tiled hearth. Double glazed french doors with sidelights opening into conservatory.

### Conservatory

12' 8" x 12' 1" (3.86m x 3.68m) Double glazed construction on brick base with glass roof and French doors opening onto the patio area. Wood effect flooring.

### Cloakroom

Suite comprising low level flush wc and pedestal wash hand basin with tiled splashback. Radiator. Extractor.

### Kitchen/Breakfast Room

12' 11" x 12' 1" (3.94m x 3.68m) A range of wall and base units with marble effect worksurfaces and tiled splashbacks. Inset one & half bowl sink with drainer and mixer tap over. Integrated Smeg dishwasher. Space for gas range cooker with extractor over. Integrated fridge. Tiled flooring. Radiator. Double glazed window to rear. Archway to:

### Utility Room

9' 0" x 8' 2" (2.74m x 2.49m) A range of wall and base units with marble effect worksurfaces and tiled splashbacks. Inset stainless steel sink with drainer and swan neck mixer tap over. Two integrated freezers. Space and plumbing for washing machine. Wall mounted gas boiler. Radiator. Ceramic tiled flooring. Double glazed window and door to side.

### Dining Room

13' 9" x 13' 4" (4.19m x 4.06m) Dual aspect with two double glazed windows to side and french doors with sidelights opening onto the rear garden. Radiator.

### Study

14' 11" x 10' 9" (4.55m x 3.28m) Double glazed window to side. Fitted study furniture including wall units and wardrobes. Wood effect flooring. Radiator.

## FIRST FLOOR

### Landing

Galleried landing with two double glazed window to front. Airing cupboard housing hot water cylinder with shelving. Stairs rising to second floor accommodation.



## Bedroom 1

23' 9" (max) x 13' 10" (max) (7.24m x 4.22m) Dual aspect with double glazed windows to front and rear. Radiator. Fitted wardrobes and dressing table with over head storage cupboards. Archway to:

### Dressing Area

Fitted wardrobes. Opening to:

### En-Suite Shower Room

Suite comprising double shower cubicle, low level flush wc and vanity wash hand basin. Fully tiled walls and tiled flooring. Extractor fan. Chrome heated towel rail. Obscure double glazed window to front.

## Bedroom 2

18' 3" (max) x 13' 5" (max) (5.56m x 4.09m) Double glazed window to front. Velux window. Radiator. Fitted wardrobes and dressing table. Radiator. Door to:

### En-Suite

Suite comprising shower cubicle, pedestal wash hand basin and low level flush wc. Partially tiled walls. Heated towel rail. Shaver point. Extractor. Obscure double glazed window to side.

## Bedroom 3

13' 10" x 12' 9" (4.22m x 3.89m) Double glazed window to rear. Radiator. Fitted wardrobes and dressing table.



### Bedroom 4

12' 11" x 12' 0" (3.94m x 3.66m) Double glazed french doors with sidelights opening onto balcony overlooking the rear garden and countryside beyond. Radiator.

### Bedroom 5

13' 0" (max) x 11' 3" (max) (3.96m x 3.43m) Double glazed window to side. Radiator.

### Family Bathroom

Suite comprising panel enclosed bath with telephone style mixer tap/shower attachment, pedestal mounted wash hand basin and low level flush wc. Heated towel rail. Extractor. Obscure double glazed window to side.

## SECOND FLOOR

### Landing

Velux window. Doors to bedroom 6 and storage area.

### Bedroom 6

13' 8" x 13' 2" (4.17m x 4.01m) Two velux windows to rear and further velux window to front. Eaves storage space. Radiator. Access to eaves storage.

### Storage Area

Velux window to rear. Radiator. Access to eaves.

## OUTSIDE

### Front Garden

Hedging to front with block paved driveway providing off road parking for several cars. Electric car charging point. External lights. Raised flower/vegetable bed. Pathway to side providing gated access to rear garden.

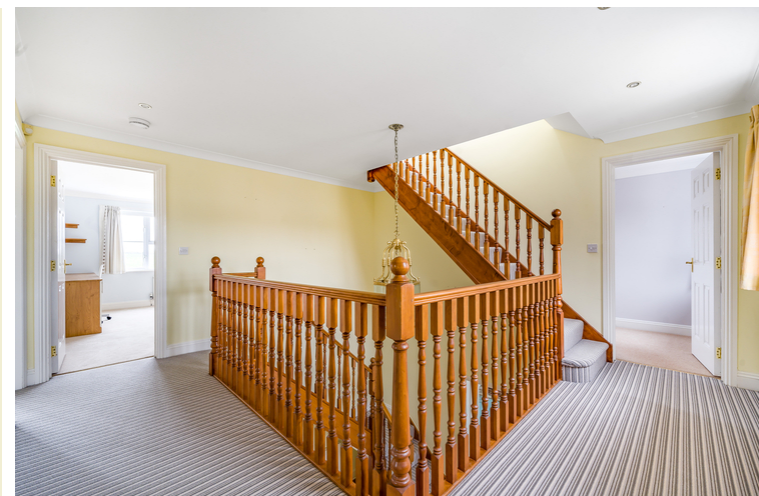
### Rear Garden

Backing onto open farmland with views over farmland and Meppershall water tower. Laid mainly to lawn with paved patio area and raised flower/shrub borders. Pathway leading to greenhouse and timber shed - to remain. External power points. Cold water tap. Personal door to garage. Gated access to front.

### Double Garage

18' 9" x 18' 2" (5.71m x 5.54m) Twin remote controlled up & over doors. Obscure double glazed window to front. Personal door into rear garden.

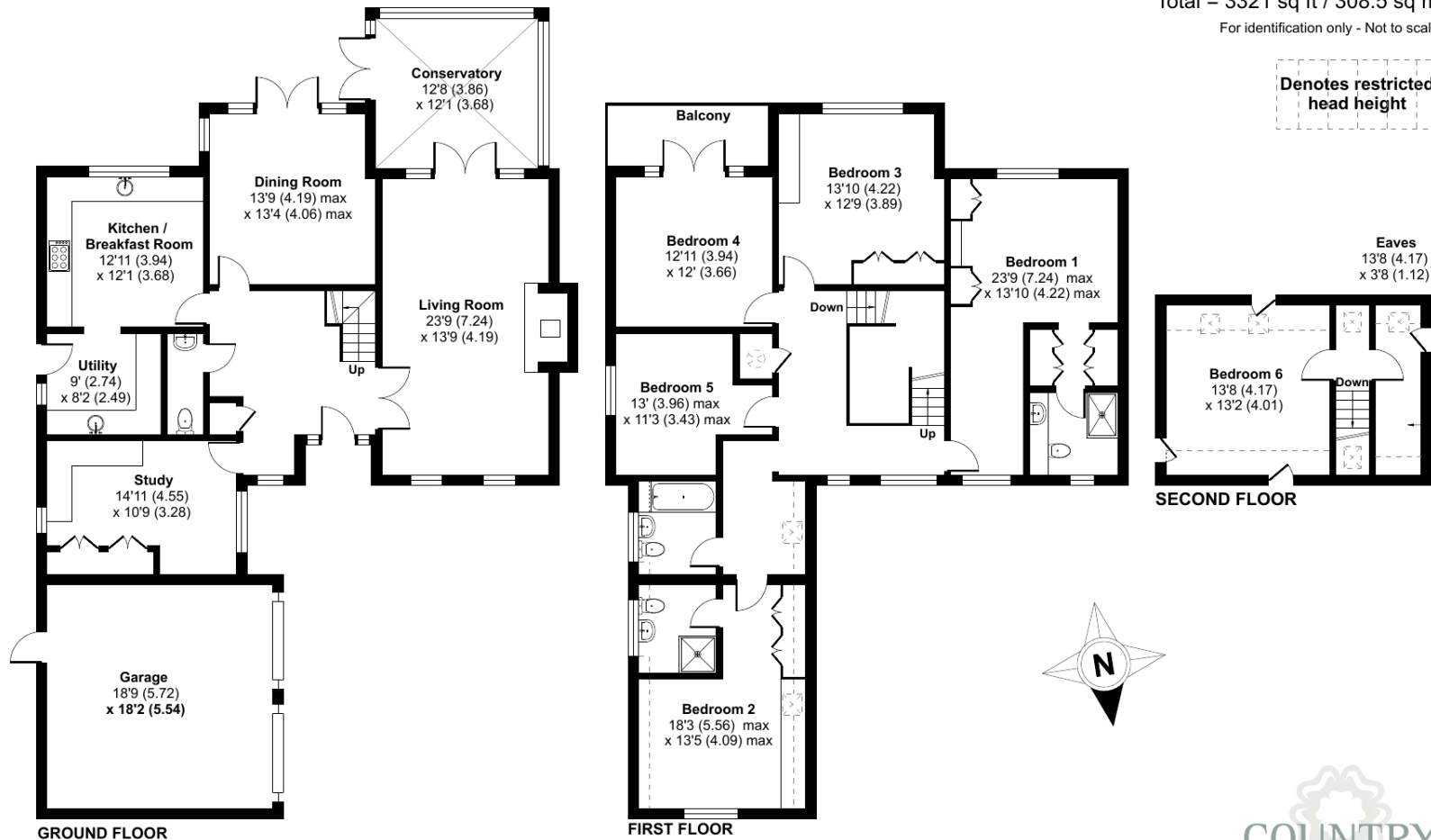
PRELIMINARY DETAILS - NOT YET APPROVED  
AND MAY BE SUBJECT TO CHANGES



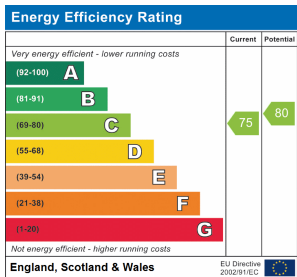


Approximate Area = 2874 sq ft / 267 sq m  
 Garage = 342 sq ft / 31.8 sq m  
 Limited Use Area(s) = 105 sq ft / 9.7 sq m  
 Total = 3321 sq ft / 308.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Country Properties. REF: 965903



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

