



Viewing by appointment only

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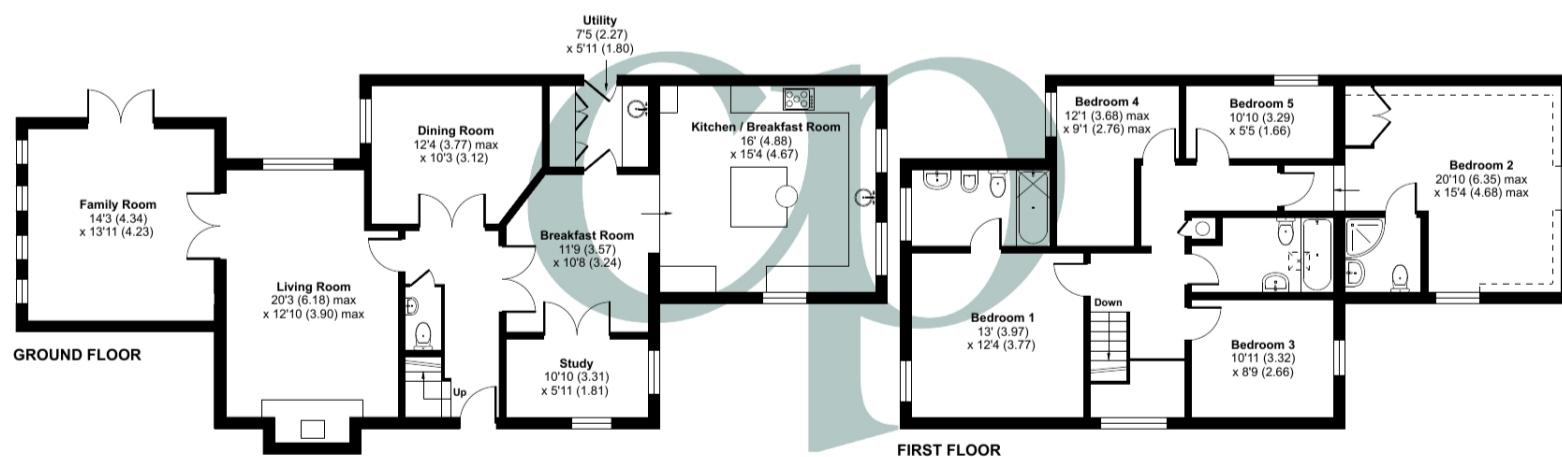
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This spacious family home boasts well balanced versatile modern living and viewing is essential to fully appreciate the accommodation on offer.

- Bedroom 1 & 2 both with en suites
- 20ft Living Room with feature Inglenook Fireplace
- Kitchen/Breakfast room with underfloor heating
- Versatile Accommodation with a friendly layout!
- 4 Reception rooms
- An individual home with feature arch windows
- Sought after village location of Meppershall



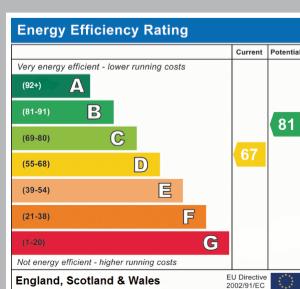
Floor Plans



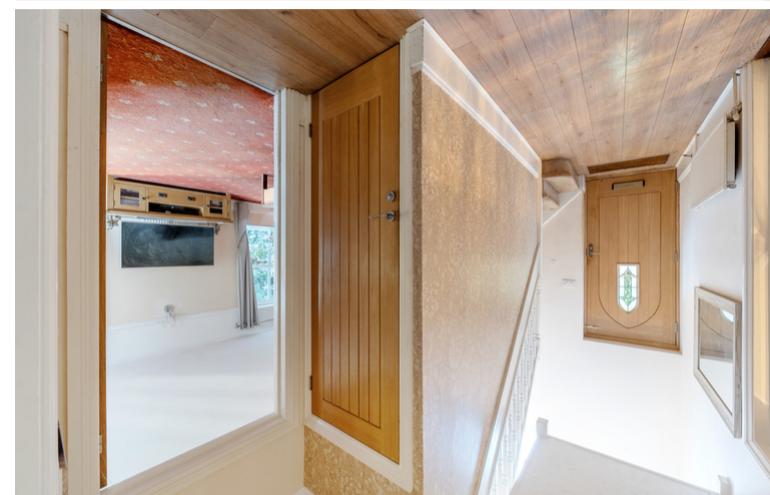
Approximate Area = 2115 sq ft / 196.4 sq m
 Limited Use Area(s) = 21 sq ft / 1.9 sq m
 Total = 2136 sq ft / 198.3 sq m
 For identification only - Not to scale

Denotes restricted head height

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Country Properties. REF: 1239989



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.



Living Room

Living Room
20'3" x 12'10" (6.17m x 3.91m) Multi-pane double glazed windows to side and rear. Feature Inglenook style fireplace with exposed brick chimney breast and beam. With inset electric stove with tiled hearth. Picture rail. Six wall lights. Double doors into Family room.

Using Room

24" x 10' 3" (3.76m x 3.12m) Multi pane double glazed window to rear. Picture rail.

Study

Double glazed windows to front and side.
10, 10" x 5, 11" (3.0M x 1.80M) Feature arch
Wood effect flooring. Radiator.

Utility Room

7" x 5 11" (2.26m x 1.80m) Base units with worksurface over inset stainless steel sink and drainer unit with swan neck mixer tap. Worksurface over inset stainless steel sink and drainer unit with swan neck mixer tap over. Space and plumbing for washing machine. Tiled splashbacks. Radiator. Wall mounted gas boiler. Door to side glinger access to front and rear. Floor
height storage cupboard with space for tumble dryer. Wood effect flooring.

Kitchen/Breakfast Room

16', 0" x 15', 4" (4.88m x 4.67m) A range of wall and base units with roll edge work surfaces over. High gloss tiled brick effect splashbacks. Inset stainless steel one and a half sink unit with swan neck mixer tap over. Integral rated dishwasher. Space for gas Range cooker with extractor hood over. Space for American style fridge freezer. Two double glazed arch windows to front and double glazed feature arch tiled floor with underfloor heating. Central Peninsula with granite worksurface over, shelving units, cupboards and breakfast bar.

CloudRoom

Cloudroom
Low level WC, wash hand basin. Tiled splashback. Alarm control panel. Extractor fan. Wood effect flooring.

Ground Floor

Ground floor
Entrance Hall
Staircase leading to first floor. Wood effect
flooring. Radiator. Double glazed double
doors into Breakfast room, Dining room
and Living room.



Family Room

14' 3" x 13' 11" (4.34m x 4.24m) Feature four arched windows to rear with double glazed double doors onto rear garden. Wood effect flooring. Radiator.

First Floor

Landing

Feature large port hole window to side. Loft access. Airing cupboard housing hot water tank and shelving. Galleried landing. Doors into all rooms.

Bedroom 1

20' 10" x 15' 4" (6.35m x 4.67m) Double glazed window to front and side. Radiator. Built-in wardrobe.

En-suite

Suite comprising panelled enclosed bath with main shower over and glass side screen. Tiled splashbacks. Pedestal wash hand basin, low level wc, bidet. Obscure single glazed window to rear. Wood effect flooring. Radiator.

Bedroom 2

13' 0" x 12' 4" (3.96m x 3.76m) Double glazed window to rear. Radiator.

En-suite

Shower cubicle, low level wc, wash hand basin.



Bedroom 3

10' 11" x 8' 9" (3.33m x 2.67m) Double glazed window to side. Radiator.

Bedroom 4

12' 1" x 9' 1" (3.68m x 2.77m) Double glazed window to side. Radiator.

Bedroom 5

10' 10" x 5' 5" (3.30m x 1.65m) Double glazed window to rear. Radiator.

Bathroom

Suite comprising panel enclosed bath with telephone mixer attachment. Low level WC. Pedestal wash hand basin. Bidet. Tiled splashbacks. Velux window. Radiator. Ceramic tiled flooring.

Outside

Front Garden

Shingle driveway provides off road parking.

Rear Garden

Paved patio area laid mainly to lawn with flower and shrub borders. Gated access to front.

Agents Note

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

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

