



Shefford Road, Meppershall, Bedfordshire, SG17 5LJ

Gulde Price £885,000 Freehold







Step Inside

Shefford Road

This is a deceptively spacious home, and some may say of 'Tardis Proportion' as the front does not reveal the true extent of this very spacious detached house with four bedrooms and five reception rooms; approximately 187 Square Meters or 2012 Square Feet GEA, with a double garage to the rear and a plot approaching half an acre. The house enjoys a flexible and inviting space, as the ground floor has six principal rooms. As you enter the hallway there is a study to the left and a reception room on the right with an adjacent cloakroom and this could perhaps become a wet room, ideal if you have someone with limited mobility or an elderly parent and could be an alternative to an annexe as the study could be used as a living room. The hallway leads to the kitchen and adjacent to this a lovely breakfast room with double opening doors to the garden, a great location to work from home. To the rear of the property is the music room or family room and a very large triple aspect living room measuring 18'7 by 15'8 with a beautiful fireplace and double opening doors to the garden. Upstairs there are four bedrooms and a family bathroom, three of the bedrooms are doubles and one is a generous single, the master bedroom has a sumptuous en suite and a lovely view of the garden.



About Meppershall

Shefford Road

The sought-after village of Meppershall sits on a hilltop providing wonderful countryside walks and is within easy reach of the local town of Shefford and the historic market town of Hitchin. For local amenities, the village benefits from a Budgens store with a Post Office, the popular Rogers Bakery, St Mary's Church, and a reputable school – Meppershall Church of England Academy. There is a friendly village community with regular social activities at the new Village Hall and the Sugar Loaf Pub. Meppershall is perfectly situated for access to the A1 and A6, both of which can be reached within 15 minutes. The nearest train station is Arlesey which offers services to London Kings Cross and St Pancras in 40 minutes. Nearby Hitchin has a fast and frequent rail service into London and the town offers a wide selection of excellent shops, schools, pubs, restaurants, and leisure facilities.



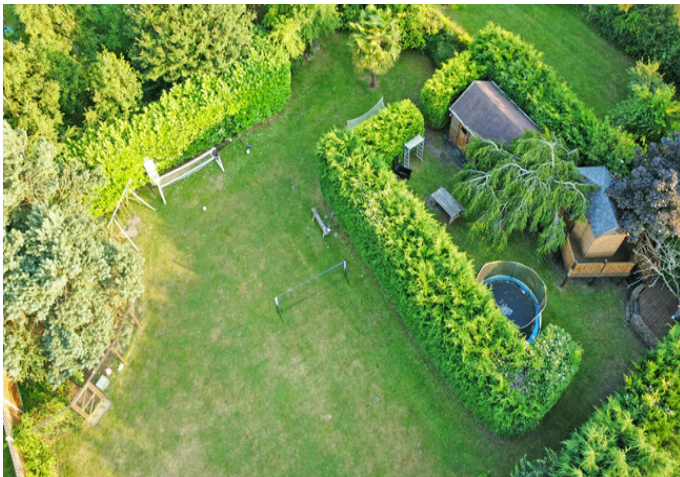




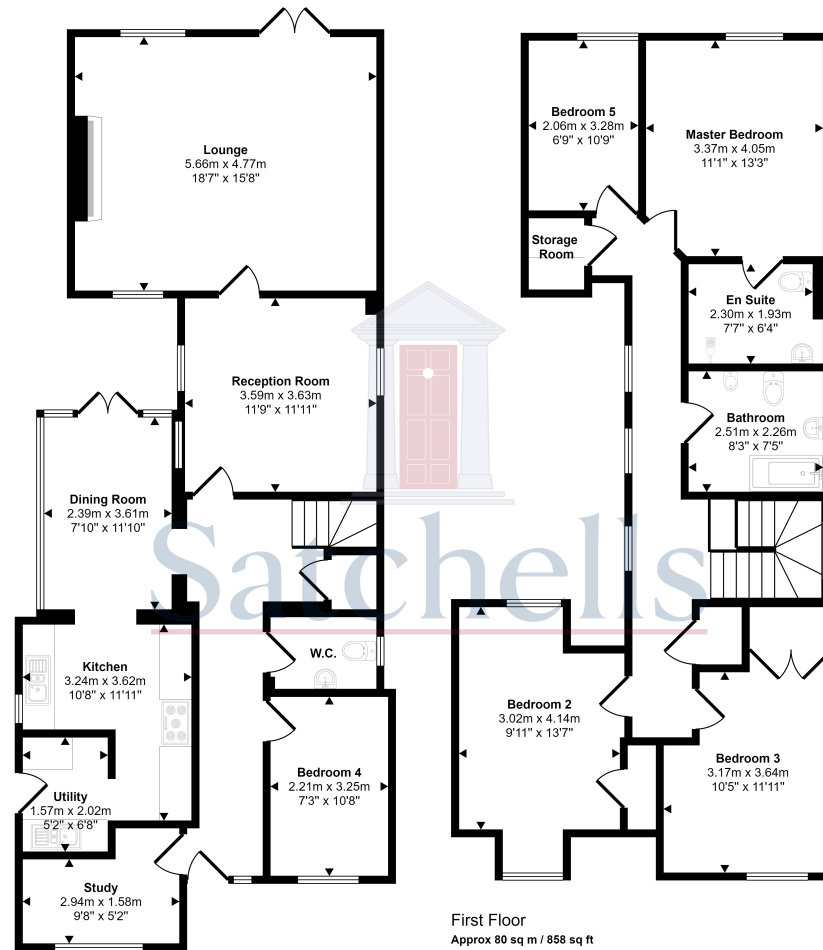
Step Outside

Shefford Road

Like the house, the grounds are deceptive, as the house sits on a plot approaching half an acre. Directly behind the double garage is the formal lawn area with a 'paddock' to the rear which is approaching quarter of an acre. To the front of the property is a block paved driveway with parking for several cars. Wrought Iron gates to the side of the house lead you to the double width garage with additional parking space for cars or a van. Gates provide access to the formal lawn area with a huge variety of shrubs, trees, bushes and a beautiful rose garden and pergola. The garden meanders its way to the rear 'Paddock' area and this is approaching a quarter of an acre with ample space for a football pitch, tennis court, badminton court, small holding or allotment. The current owners have built a fantastic timber summer house with light and power, and this would make an ideal place to run business from or used as a home office. For the children there is a lovely two-storey tree house with veranda. All in all a fabulous garden.



Approx Gross Internal Area
175 sq m / 1880 sq ft



Ground Floor
Approx 95 sq m / 1022 sq ft

First Floor
Approx 80 sq m / 858 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



These particulars are a guide only and do not constitute an offer or a contract. The floorplan is for general identification purposes only and not to scale. All measurements and areas quoted are approximate and should not be relied upon if ordering furniture, white goods or carpets. Satchells have not tested any appliances or carried out any surveys, and buyers are advised to make their own satisfactory enquires into the state and condition of the property, utility services and tenure. Some or all images may have been enhanced using Photoshop or similar and the contents shown may not be included in the sale. You are advised to confirm the availability of the property on the day of your viewing. Under current Anti Money Laundering regulations buyers will also be required to provide proof of ID and also proof of funding.





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