

country  
properties

5, Faraday Corner  
Shefford,  
Bedfordshire, SG17 5ZG  
£750,000



Viewing by appointment only

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This stunning double fronted 5 bedroom home 'The Winchester' with a gated driveway is located on the popular 'Campton Fields' development in Shefford. The property has been improved by the current owners and offers versatile stylish accommodation for a growing family and walking distance to the town and highly regarded schooling.

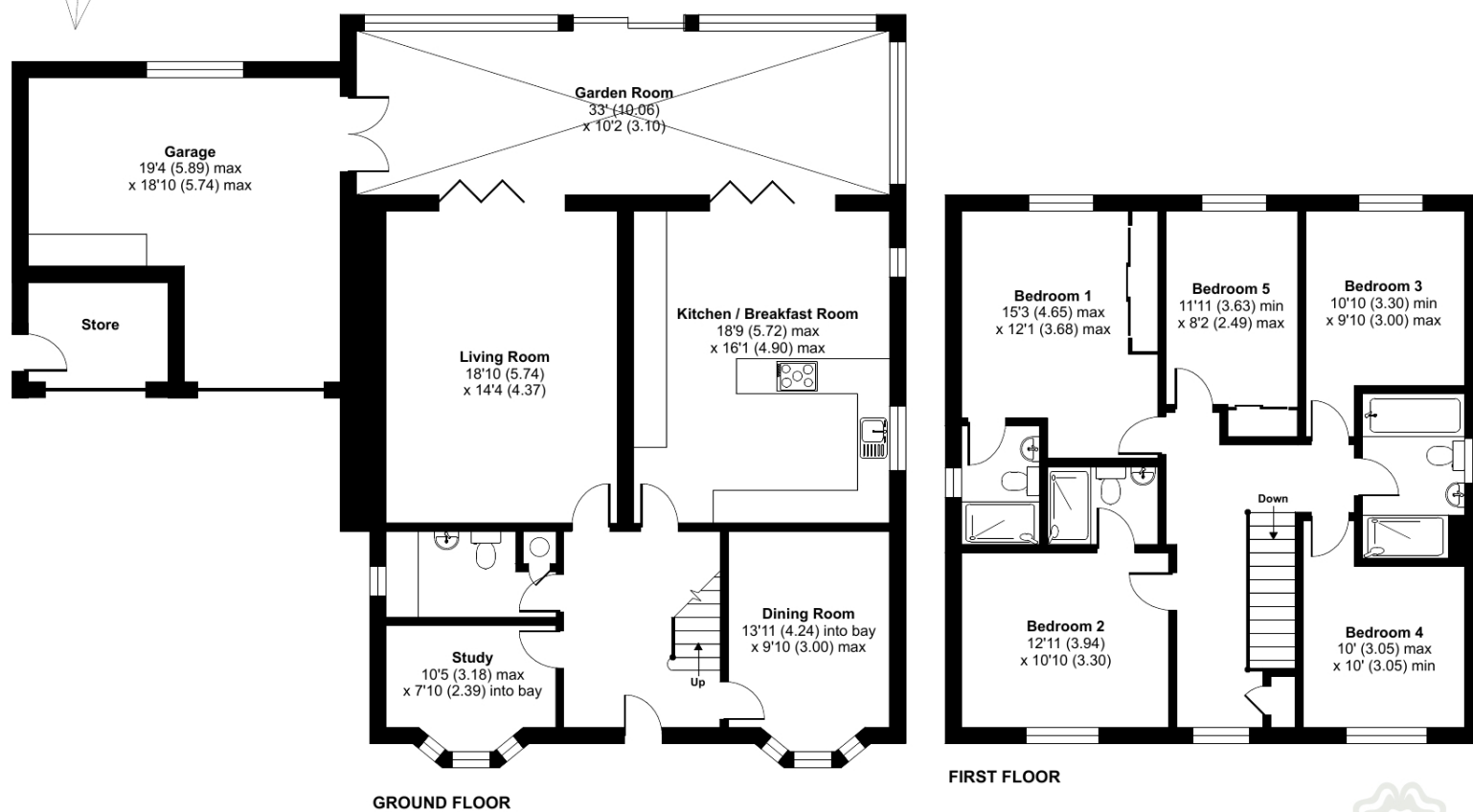


- Beautifully presented - just move in!
- Modern glass garden room 10m x 3m - blending the indoors with the outdoors, whatever the weather
- Ground floor cloakroom & utility room
- Generous landscaped rear garden with hot tub housed under wooden Gazebo
- Five good size bedrooms - two with ensuite shower rooms
- Bi folding doors to both the living room and kitchen/dining/family room
- Double garage - part converted into a gym/bar area with ample off road parking
- Popular family friendly location just a short stroll to highly regarded schooling and the heart of Shefford

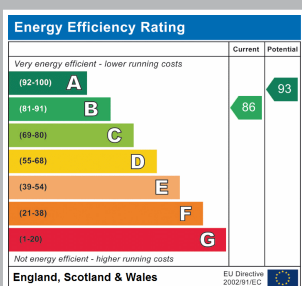
Approximate Area = 2415 sq ft / 224.3 sq m (excludes store & garage)

For identification only - Not to scale

## Floor Plans



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2022. Produced for Country Properties. REF: 854912



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.





## GROUND FLOOR

### Entrance Hall

Stairs rising to first floor accommodation. Wood effect tiled flooring. Part glazed doors into dining room, study and living room. Heating is controlled by Hive. Door into cloakroom/utility.

### Study

10'5" (max) x 7'10" (into bay) (3.17m x 2.39m) Double glazed bay window to front. Wood effect tiled flooring. Radiator.

### Dining Room

13'11" (into bay) x 9'10" (max) (4.24m x 3.00m) Double glazed bay window to front. Wood effect tiled flooring. Radiator.

### Cloakroom/Utility Room

Suite comprising low level flush wc and wash hand basin. Wood worksurfaces with plumbing for washing machine. Cupboard housing wall mounted gas boiler. Cupboard housing Megaflo hot water cylinder. Wood effect tiled flooring. Obscure double glazed window to side.

### Living Room

18'10" x 14'4" (5.74m x 4.37m) Bi-folding doors opening to glass garden room. Wood effect tiled flooring. Two radiators.

## FIRST FLOOR

### Landing

Access to loft space. Storage cupboard. Double glazed window to front. Doors into all rooms.

### Bedroom 1

15'3" (max) x 12'1" (max) (4.65m x 3.68m) Double glazed window to rear. Fitted wardrobes. Radiator. Door into:

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### En-Suite Shower Room

Suite comprising double shower cubicle, low level flush wc and wall hung wash hand basin. Heated towel rail. Extractor. Obscure double glazed window to side.

### Bedroom 2

12' 11" x 10' 10" (3.94m x 3.30m) Double glazed window to front. Radiator. Door into:

### En-Suite

Suite comprising double shower cubicle, wall hung wash hand basin and low level flush wc. Heated towel rail. Extractor.

### Bedroom 3

10' 0" (max) x 10' 0" (min) (3.05m x 3.05m) Double glazed window to front. Radiator.

### Bedroom 4

10' 10" (min) x 9' 10" (max) (3.30m x 3.00m) Double glazed window to rear. Radiator. Fitted wardrobe.

### Bedroom 5

11' 11" (min) x 8' 2" (max) (3.63m x 2.49m) Double glazed window to rear. Radiator.

### Family Bathroom

Four piece suite comprising panel enclosed bath with shower attachment, wall hung wash hand basin, double shower cubicle and low level flush wc with concealed cistern. Heated towel rail. Extractor. Obscure double glazed window to side.



## OUTSIDE

### Front Garden

Walled garden with wrought iron railings and gate leading to drive way. Laid to slate with central footpath to front door. Storm porch over reception door and external light. Driveway to side providing off road parking and access to garage. Gated access to rear garden.

### Rear Garden

Laid mainly to lawn with porcelain paving tiles, shingled borders with mature trees. Path leading to covered pergola with hot tub under (Hot tub to remain). Side access to front garden on both sides.

### Garage

19' 4" (max) x 18' 10" (max) (5.89m x 5.74m) Electric roller door. The current owners use as a gym/bar area. Two double glazed full height windows to rear aspect. Glazed side door into workshop area. The garage roof is boarded and insulated for storage and has a pull down access ladder.

### Agent Note:

The owners advise us there is a service charge of £390 per annum for the upkeep of green spaces. We advise all buyers to confirm this information with their legal representative prior to exchange of contracts.

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

