



50, Shefford Road

Meppershall, Shefford,
Bedfordshire, SG17 5LL

O.I.EO £650,000

country
properties

OPEN HOUSE VIEWINGS (BY APPOINTMENT ONLY) SATURDAY 4TH APRIL

An attractive 1927 former village police house, superbly positioned within the sought-after village of Meppershall, occupying a generous plot with a substantial, mature garden and enjoying far-reaching countryside views. The property presents excellent scope for extension (STPC), together with outstanding potential to adapt the existing garage/workshop into a self-contained annexe (STPC) or a high-quality workspace, ideal for those looking to run a business from home.

- Generous overall plot with a substantial, mature rear garden with established orchard beyond, featuring a variety of fruit trees
- ** NO UPWARD CHAIN **
- Offering the chance to create a home entirely to your own specification, allowing flexibility to design a space that works perfectly for your individual needs, subject to the necessary consents (STPC)
- Located within the highly regarded village of Meppershall, offering a strong sense of community and easy access to surrounding towns and transport links
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- With attractive countryside views to the rear, the property is ideally placed for stunning local countryside walks, along with the convenience of Meppershall Community Centre close by



Ground Floor

Entrance Porch

Glazed roof. Quarry tiled flooring. Full height windows to front. Door to Entrance Hall

Entrance Hall

Obscure full height double glazed window to side. Radiator. Stairs raising to first floor. Door to Cloakroom, Dining Room & Living Room.

Cloakroom

Low level WC. Corner wash hand basin with tiled splashback. Obscure double glazed window to front. Radiator.

Sitting Room

20' 0" x 13' 5" (6.10m x 4.09m) Double glazed window to front. Double glazed double doors into Conservatory. Double glazed window to side. Two radiators. Door to Study

Study

9' 11" x 7' 11" (3.02m x 2.41m) Double glazed window to front. Radiator. Double glazed door onto rear garden with wing windows and side lights. Two wall lights.

Dining Room

11' 9" x 11' 2" (3.58m x 3.40m) Double glazed window to front. Radiator. Picture rail. Double glazed window to side. Door into Kitchen

Kitchen/Breakfast Room

17' 0" x 8' 1" (5.18m x 2.46m) A range of wall & base units with roll edge work surfaces over. Tiled splashbacks. Ceramic double sink unit & drainer with swan neck mixer tap over. Built in eye level electric oven & grill. Built in gas hob with extractor hood over. Space and plumbing for dishwasher. Space for fridge. Tiled flooring. Double glazed window to rear into Conservatory & feature double glazed arch window into Conservatory. Double glazed door into Conservatory. Understairs storage cupboard. Radiator.

Conservatory

28' 0" x 6' 9" (8.53m x 2.06m) UPVC double glazed on brick base. Quarry tiled flooring. Two wall lights. Door onto rear garden.



First Floor

Landing

Double glazed window to rear. Radiator. Airing cupboard housing hot water tank & shelving. Cupboard housing wall mounted gas boiler. Doors leading to all rooms

Bedroom 1

14' 0" x 10' 6" (4.27m x 3.20m) Double glazed window to front. Radiator. Built in wardrobes.

Bedroom 2

13' 5" x 10' 5" (4.09m x 3.17m) Double glazed window to front. Radiator. Built in storage cupboard with hanging rails.

Bedroom 3

9' 5" x 9' 3" (2.87m x 2.82m) Double glazed window to rear & side. Radiator. Built in wardrobe.

Bathroom

Suite comprising: Panel enclosed bath with main shower over & folding glass side screen. Low level WC. Vanity wash hand basin. Tiled splashbacks. Heated towel rail. Obscure double glazed window to rear.



Outside

Front Garden

Large paved driveway providing parking for 3 cars. Privet hedge screening to front. Paved pathway leading to front door. Mature shrubs with shingle borders.

Rear Garden

Paved patio area. Laid to lawn with a variety of well stocked flower & shrub borders. Additional raised paved patio area to the side. Curved S shaped paved pathway leading to "The Orchard", laid to lawn with a variety of shrubs & trees including apple, a variety of quince, plum & pear with views over open farmland.

Garage

20' 11" x 15' 10" (6.38m x 4.83m) Up & over door. Power & light. Door leading to brick built workshop & cloakroom.

Workshop

15' 6" x 8' 11" (4.72m x 2.72m) Two double glazed windows to rear. Double glazed window to side. Built in base units with drawer units. Power & light. Ideal for running a business from home, Home office, or Gym.

Cloakroom

Low level WC, wash hand basin. Obscure double glazed window to side.

Agents Note

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

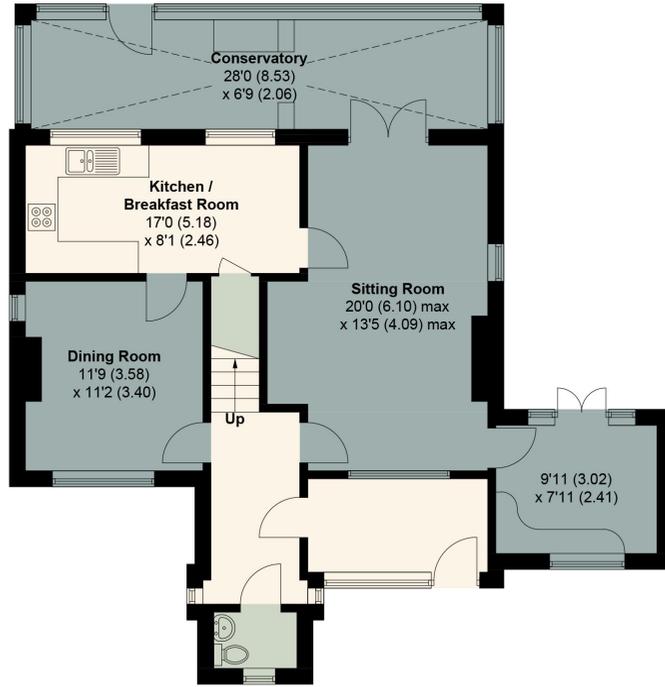
PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES



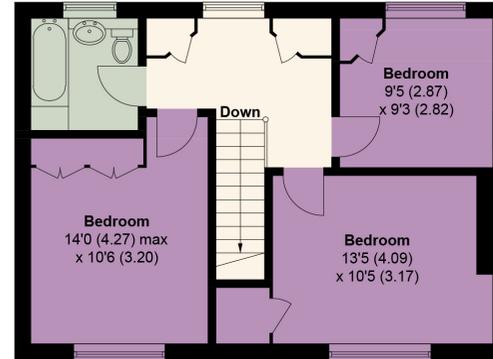




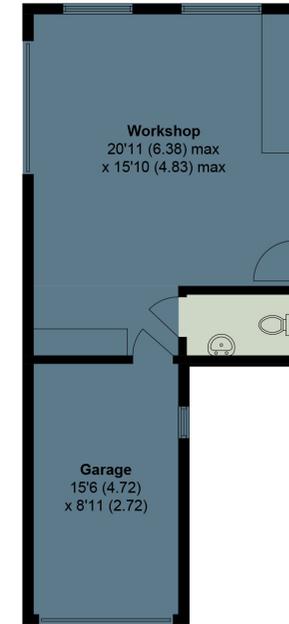
Approximate Area = 145.7 sq m / 1,568 sq ft
Outbuildings = 44.1 sq m / 475 sq ft
Total = 189.8 sq m / 2,043 sq ft



GROUND FLOOR



FIRST FLOOR



(Not Shown In Actual Location / Orientation)



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

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