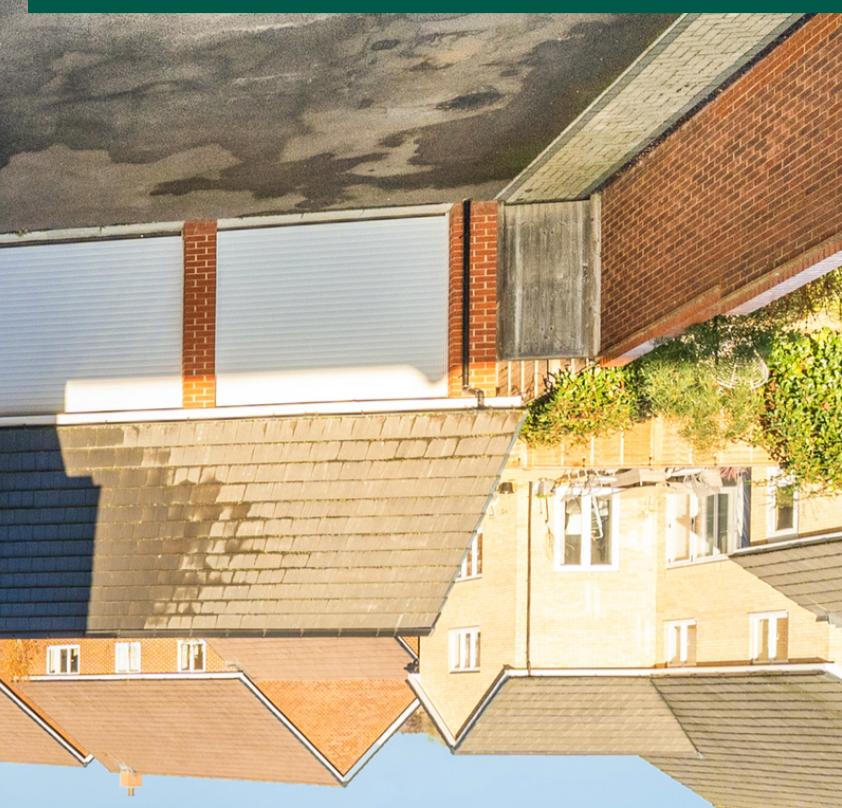


Country Properties



5, Faraday Corner

Offers in Excess of £750,000  
Shefford, Bedfordshire, SG17 5ZG



Viewing by appointment only

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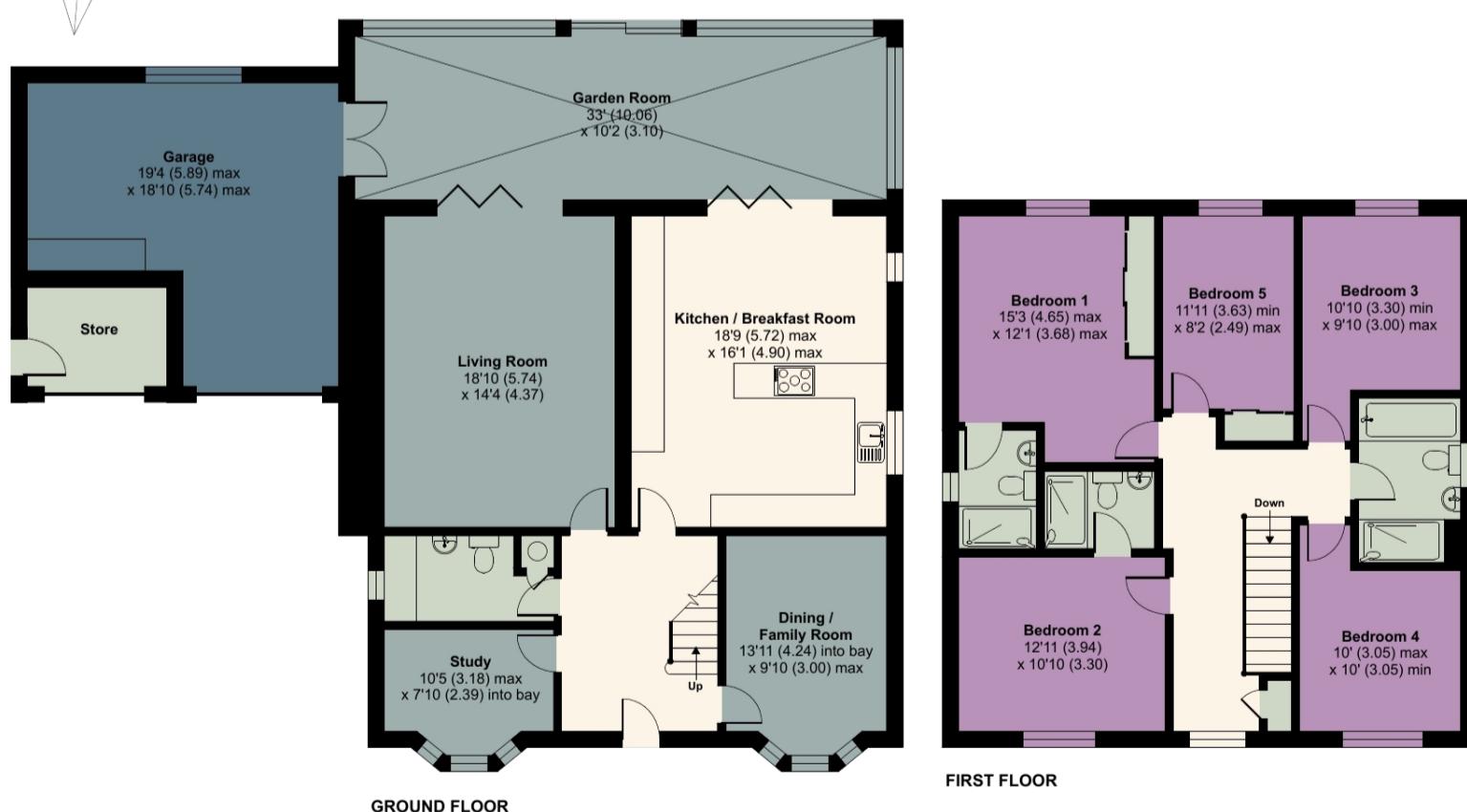
Located on the popular 'Campton Fields' development in Shefford, this stunning double-fronted 5 bedroom home, 'The Winchester' complete with a gated driveway, makes an exceptional family home. Lovingly enhanced by the current owners, the property offers versatile and stylish accommodation ideal for a growing family. It is also within easy walking distance of the town's amenities and highly regarded schools.



- Beautifully presented - just move in!
- 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

- Five good size bedrooms - two with ensuite shower rooms
- Ground floor cloakroom & utility room
- Generous landscaped rear garden with both patio and lawn areas
- Separate Study & Separate Dining/Family Room

## Floor Plans



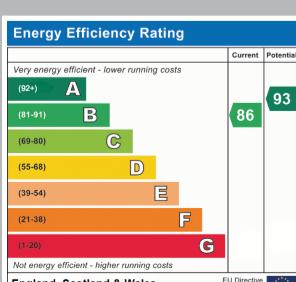
Approximate Area = 2415 sq ft / 224.3 sq m (excludes store & garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©niches.com 2025. Produced for Country Properties. REF: 854912

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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  
18,10" x 14,4" (5,74m x 4,37m) Bi-folding  
doors opening to glass garden room.  
Wood effect tiled flooring. Two radiators.

## Living Room

Water cylinder. Wood effect tiled flooring. Obscure double glazed window to side.

## Landings

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

FIRST FLOOR

extending the living space of this beautiful 3.0" x 10.2" (10.06m x 3.10m) Perfection home to allow the owners to enjoy the garden in comfort whatever the weather. Porcelain paving tiles. French doors into double garage. Sliding glass doors opening full width onto the rear garden.

### Glass Garden Room

fflooring. Remote controlled lights. Bi-folding doors opening into:

Digitized by srujanika@gmail.com

10, 5" (max) x 7, 10" (into bay) (3,17m x 2,39m) Double glazed bay window to front. Wood effect tiled flooring. Radiator.

Study

room. Heating is controlled by Hive. Door into cloakroom/utility.

doors into dinin

Stairs rising to first floor accommodate tilted flooring. Part glazed wood effect tiled flooring. Part glazed

### Entrance Hall

GROUND FLOOR

For more information, contact the Office of the Vice President for Research and the Office of the Vice President for Student Affairs.



#### 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. Further decked area. 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 (approx) 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

