



Honeysuckle Cottage

16a, Priory Road, Campton,
Bedfordshire, SG17 5PG

Offers in Excess of: £575,000

country
properties

LOCATION, LOCATION LOCATION ! Honeysuckle Cottage is a delightful three bedroom period home which has been sympathetically extended to provide spacious accommodation throughout with countryside views to the front and rear. The property is situated on the edge of the popular village of Campton and offers a generous garden and ample parking.

- Beautifully presented throughout - just move in !
- Oozing character and charm - in the sought after village of Campton, a short walk to the White Hart Pub
- Separate study – ideal for those working from home !
- Multi fuel stove in living room with french doors opening onto rear garden
- Spacious 21ft kitchen/dining room and separate lounge
- The garden is a private oasis with views over farmland with a further generous side garden



GROUND FLOOR

Entrance Porch

Reception door into:

Entrance Hall

Stairs rising to first floor accommodation. Radiator with decorative cover. Wood effect flooring. Doors into living room and cloakroom. Open into:

Study

5' 11" x 7' 3" (1.80m x 2.21m) Double glazed window to front. Radiator.

Cloakroom

Suite comprising low level wc and wash hand basin. Partially tiled walls. Radiator. Obscure double glazed window to side.

Living Room

11' 6" x 18' 8" (3.51m x 5.69m) Double glazed window and French doors opening onto the rear garden. Feature fireplace with inset multi fuel stove and wood mantle over and tiled hearth. Storage cupboard.

Dining Room

7' 3" x 12' 10" (2.21m x 3.91m) Double glazed window to front. Radiator. Door into:

Kitchen/Breakfast Room

8' 2" x 21' 4" (2.49m x 6.50m) Handmade bespoke kitchen with wood worksurfaces over. Inset butler sink. Space and plumbing for washing machine. Space for electric Aga with extractor over. Cupboard housing gas boiler. Tiled flooring. Radiator. Double glazed window and door to rear garden.



FIRST FLOOR

Landing

Double glazed window to side.
Doors to all bedrooms and
bathroom.

Bedroom 1

10' 2" x 18' 8" (3.10m x 5.69m) Access
to half boarded loft space with
ladder. Two double glazed
windows to rear. Radiator. Built-in
wardrobe. Door into:

En-Suite Shower Room

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

Bedroom 2

16' 9" x 8' 2" (5.11m x 2.49m) Dual
aspect room with double glazed
windows with countryside views.
Radiator.



Bedroom 3

8' 2" x 10' 6" (2.49m x 3.20m)

Double glazed window to front.
Fitted wardrobe. Radiator.

Bathroom

Suite comprising panel enclosed bath with shower attachment, pedestal wash hand basin and low level wc. Heated towel rail. Obscure double glazed window to front.

OUTSIDE

Front Garden

Paved pathway to front door with gravelled parking area for 3 cars. Gated access to rear garden.

Rear Garden

Paved patio area with pond, picket fence to lawned area with various shrubs and trees. Greenhouse - available by separate negotiation. Garden shed to remain.

Barn

'Dunster House' Barn with double doors - could be moved to the front if access required from the driveway.

PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT CHANGES





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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