



118 Fildyke Road,

Meppershall,
SG17 5LU

O.I.E.O **£560,000**

country
properties

A beautifully finished, brand new four-bedroom detached home arranged over three floors, combining contemporary design with eco-conscious living. The property offers private driveway parking, solar panels, and a high-quality finish throughout, all backed by a 10-year warranty. With breathtaking open farmland views to the rear and no onward chain, this is a rare opportunity to move straight into a stylish and sustainable new home.

Ground Floor

Entrance Hall

Underfloor heating. Glass balustrade with stairs to first floor. Doors leading to cloakroom, living room & kitchen/diner.

Cloakroom

Obscure double glazed window to front. Low level WC. Sink? Under floor heating. Feature wall. Splash back.

Living Room

11' 10" x 11' 8" (3.61m x 3.56m) Double glazed window to front. Under floor heating.

Kitchen/Dining Room

20' 8" x 15' 8" (6.30m x 4.78m) Range of wall and base units with quartz work surfaces and quartz upstands. Inset acrylic one & a half bowl sink with drainer unit & swan neck mixer tap over. Built in electric oven, grill & microwave & induction hob with quartz splashback & stainless steel extractor hood over. Integrated fridge freezer. Integrated washing machine & dishwasher. Central Island breakfast bar with quartz work surface over incorporating base units & pan drawers. Large storage cupboard. Under floor heating. Double glazed window to rear. Bi fold doors onto rear garden with stunning views over open farmland.



First Floor

Landing

Doors into Bedroom 1, Bedroom 3, Bedroom 4, Bathroom. Stairs raising to 2nd Floor.

Bedroom 1

11' 10" x 11' 8" (3.61m x 3.56m) Double glazed window to rear & corner window with views over open farmland. Radiator. Door leading to en-suite.

En-suite

Double shower cubicle. Low level WC. Vanity wash hand basin. Chrome heated towel rail. Tiled splashbacks.

Bedroom 3

9' 1" x 8' 5" (2.77m x 2.57m) Double glazed window to rear. Radiator.

Bedroom 4

11' 10" x 11' 5" (3.61m x 3.48m) Double glazed window to front. Radiator.

Bathroom

Suite comprising panel enclosed bath with main shower over & glass side screen. Low level WC. Vanity wash hand basin. Chrome heated towel rail. Obscure double glazed window to front.

Landing 2

Storage cupboard housing wall mounted gas boiler & horizontal hot water tank. Power points. Doors to Bedroom 2 & Shower Room.

Bedroom 2

13' 7" x 12' 2" (4.14m x 3.71m) Two Velux windows to rear. Radiator.

Shower Room

Low level WC. Vanity wash hand basin. Shower cubicle. Radiator.

Outside

Rear Garden

Paved patio area. Laid to lawn with views over open farmland to rear. Water tap. Service lights. Gated access to side. Paved driveway provides off road parking for several cars.

Disclaimer

Some images have been enhanced with CGI furniture and accessories to help visualise how the property may look when furnished. These images are for guidance only and may not represent the exact scale or final appearance.

Agents Note

10 yr Structural defects warranty

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

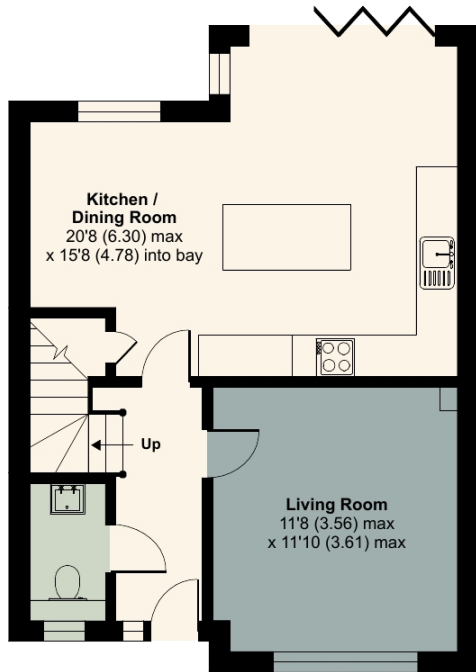




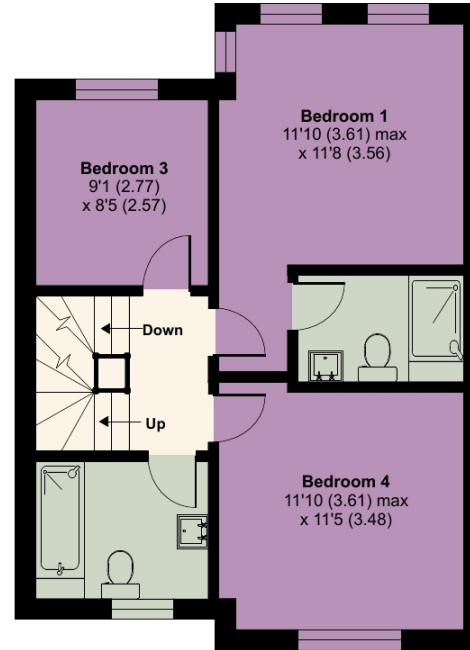
Approximate Area = 1353 sq ft / 125.6 sq m
 Limited Use Area(s) = 41 sq ft / 3.8 sq m
 Total = 1394 sq ft / 129.5 sq m

For identification only - Not to scale

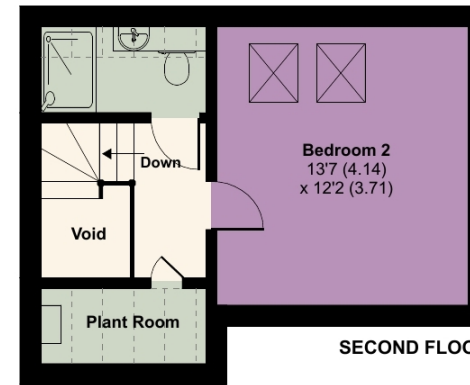
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A	94	95
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Denotes restricted head height

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2025. Produced for Country Properties. REF: 1389073



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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