



13, Gravenhurst Road

Campton, Shefford,
Bedfordshire, SG17 5NY
O.I.E.O £500,000

country
properties

This charming three-bedroom period home, built circa 1860, beautifully combines timeless character with a modern twist and occupies a generous ¼-acre plot. The true wow factor lies in the stunning, manicured rear garden—an oasis of mature trees, vibrant shrubs, and thoughtfully designed spaces. Enjoy multiple outbuildings, a versatile workshop/studio, summerhouse/ office, and a covered seating area complete with a pot belly stove—perfect for cozy alfresco evenings all year round. Viewing is essential to fully appreciate everything on offer.

- Beautifully presented - a real credit to the current owners - Just move in!
- Spacious 24' 5" kitchen/dining room with conservatory opening onto the rear garden
- A beautifully secluded garden with mature trees and planting creates a serene retreat, designed for elegant alfresco entertaining
- A short drive to nearby Arlesey or Hitchin for rail links into the city
- Oozing character and charm - Nestled in the heart in the heart of the sought after village of Campton
- Multi fuel stove in living room
- A short stroll to the popular 'White Hart' village pub and highly regarded local schooling



Ground Floor

Entrance Porch

Arched porch with solid timber front door. Solid wood flooring. Radiator. Door into living room.

Living Room

20' 3" x 14' 6" (6.17m x 4.42m) Two multi-pane arched double glazed windows to front. Feature fireplace with timber mantle and multi fuel stove inset. Bespoke shelving built into recesses. Two radiators. Door with stairs rising to first floor accommodation. Understairs storage cupboard. Step down to dining area.

Kitchen/Dining Room

24' 5" (max) x 8' 0" (max) (7.44m x 2.44m) Overall Measurement.

A range of shaker style base units with solid wood shelving and marble worksurfaces over. Stainless steel sink with mixer tap over. Space and plumbing for washing machine and dishwasher. Fitted electric oven and gas hob with high gloss brick effect tiled splashbacks and stainless steel extractor hood over. Space for fridge/freezer. Pantry cupboard. Porcelain tiled flooring. Double glazed window to rear. Open plan to conservatory. Part glazed UPVC door opening onto rear garden.

Conservatory

9' 3" (max) x 9' 2" (max) (2.82m x 2.79m) Brick and double glazed construction with windows and French doors opening onto the rear garden. Porcelain tiled flooring.

First Floor

Landing

Doors to both bedrooms and bathroom.



Bedroom 1

14' 7" (max) x 11' 9" (max) (4.42m x 3.56m)
Double glazed arched window to front with secondary glazing. Radiator. Exposed floorboards.

Bedroom 2

11' 7" x 7' 10" (3.53m x 2.39m) Double glazed arched window to front. Radiator. Access to loft space. Storage cupboard.

Bedroom 3

11' 1" x 7' 11" (3.38m x 2.41m) Step down.
Double glazed window to rear. Storage cupboard with shelving and access to boiler. Radiator. Exposed floorboards.

Bathroom

Step down. Three piece suite comprising panel enclosed bath with mains shower and glass side screen, low level flush wc with concealed cistern and inset wash hand basin with vanity cupboards under and further cupboard to the side. Heated towel rail. Ceramic tiled flooring. Obscure double glazed window to rear.



Outside

Front Garden

Enclosed with lavender & shrubs and central pathway to front door. Outside light. Driveway to side provides off road parking for one car.

Rear Garden

Paved patio area with step down to shingled area with an array of mature shrubs & planting and sunken fish pond. Follow the lit gravel pathway to your very own 'secret garden', a 1/4 acre plot laid mainly to lawn with mature trees including Silverbirch & Oak and shrubs, raised vegetable/flower beds and wooded/wildlife area enclosed by timber fencing. Further gravelled seating area with various cottage planting. Aluminium glass green house (by separate negotiation).

Covered seating area 13'5 x 13'1 with pot bellied stove – known by the owners as 'The French Shed' with tv aerial and power/light – perfect for those 'alfresco' evenings. The garden is a private oasis for those wishing to live 'The Good Life'.

Outbuildings

Workshop/Studio: 19' 5" x 9' 5" (5.92m x 2.87m) Door and window to side with power/light. TV ariel.

Summer House/Office: 9'4" x 7'5" Door & window to side with tv aerial and power/light. Wi-Fi & Ethernet connection.

Tool Shed: 12'9" x 7'7"

Store: 7'1" x 6'11"

Agents Note

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

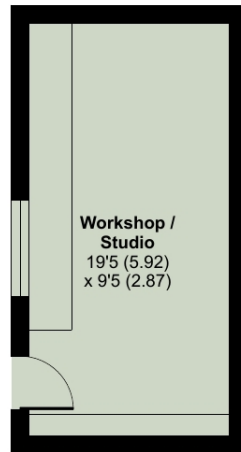
PRELIMINARY DETAILS – NOT YET APPROVED
AND MAY BE SUBJECT TO CHANGES



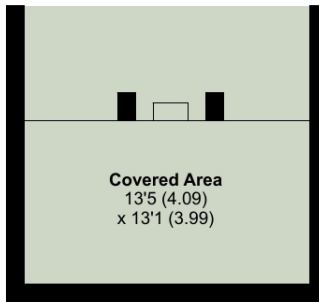




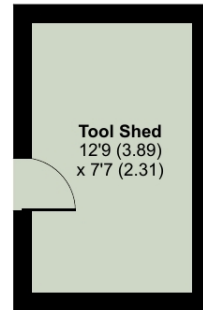
Approximate Area = 1044 sq ft / 97 sq m (excludes covered area)
Outbuildings = 398 sq ft / 37 sq m
Total = 1442 sq ft / 134 sq m
For identification only - Not to scale



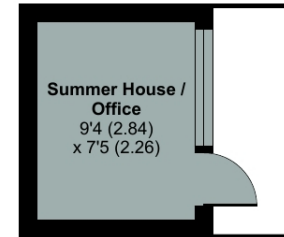
OUTBUILDING 1



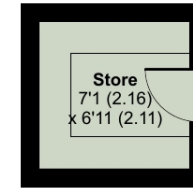
OUTBUILDING 5



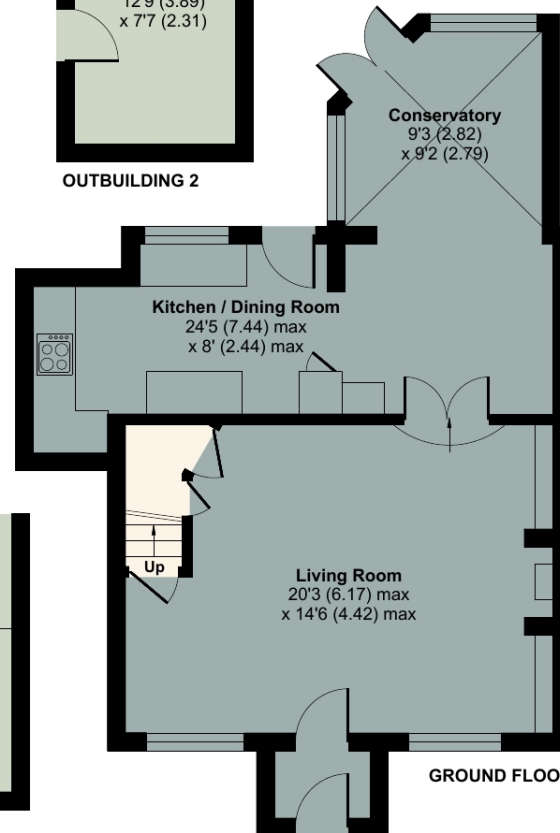
OUTBUILDING 2



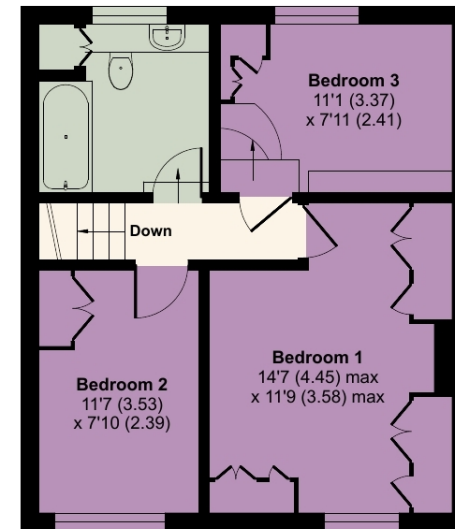
OUTBUILDING 3



OUTBUILDING 4



GROUND FLOOR




FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for Country Properties. REF: 1373898



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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