



country
properties
For Sale

29, Rectory Road
Campton,
Bedfordshire, SG17 5PF
£575,000

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This 4 bedroom detached CHAIN FREE property with countryside views to the front and rear offers scope to extend or adapt the current layout. Boasting a generous 100 ft (approx) rear garden the property is situated in the popular village of Campton with an abundance of countryside walks on your doorstep.

- Offered with no upward chain
- Spacious living room with feature fireplace
- Family friendly kitchen/dining room
- Separate study – perfect for those working from home
- Ground floor cloakroom
- Driveway parking for 3-4 cars
- A short stroll to the popular 'White Hart' village pub and highly regarded local schooling

GROUND FLOOR

Entrance Porch

Double glazed door opening into:

Entrance Hall

Wood effect flooring. Radiator. Storage cupboard. Doors into study, kitchen diner and living room.

Study

11' 11" x 8' 1" (3.63m x 2.46m) Georgian bar double glazed window to front. Radiator. Door into:

Cloakroom

Suite comprising pedestal mounted wash hand basin and low level wc. Extractor fan.

Kitchen/Dining Room

30' 0" x 8' 9" (9.14m x 2.67m) A range of wall and base level units with worksurfaces and tiled splashbacks. Inset one & half bowl sink with drainer and mixer tap over. Plumbing and space for dishwasher and washing machine. Space for fridge/freezer. Radiator. Tiled flooring. Double glazed Georgian bar windows to front and rear plus further double glazed door and window to the side. Radiator. Wood effect flooring. Storage cupboard housing gas boiler. Door into:



Living Room

21' 7" x 13' 4" (6.58m x 4.06m) Double glazed patio doors opening onto the rear garden. Two radiators. Open fireplace with tiled hearth. Stairs rising to first floor accommodation.

FIRST FLOOR

Landing

Access to boarded loft space with power & light connected. Doors into all rooms.

Bedroom 1

12' 9" (max) x 11' 11" (max) (3.89m x 3.63m) Double glazed window to front. Fitted wardrobes. Radiator.

Bedroom 2

14' 7" x 8' 10" (4.45m x 2.69m) Double glazed Georgian bar window to front. Radiator.

Bedroom 3

13' 5" x 7' 10" (4.09m x 2.39m) Georgian bar double glazed window to rear. Radiator.

Bedroom 4

11' 5" x 7' 0" (3.48m x 2.13m) Double glazed Georgian bar window to side. Fitted wardrobes. Radiator.

Bathroom

Suite comprising panel enclosed bath with shower attachment, low level wc and pedestal wash hand basin. Storage cupboards. Obscure double glazed Georgian bar window to rear.

OUTSIDE

Front Garden

Views over open countryside to the front. Lawn area with mature shrubs. Driveway providing parking for 3-4 cars. Gated access to rear.

Rear Garden

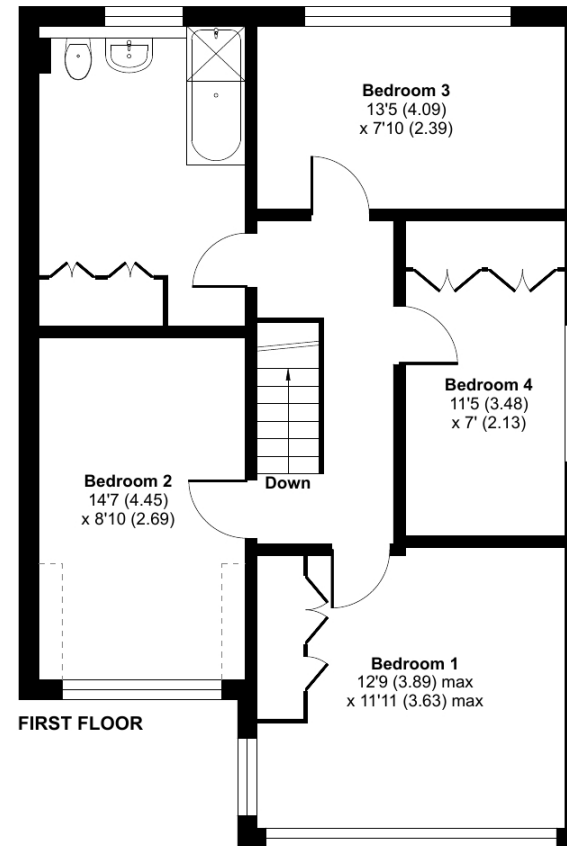
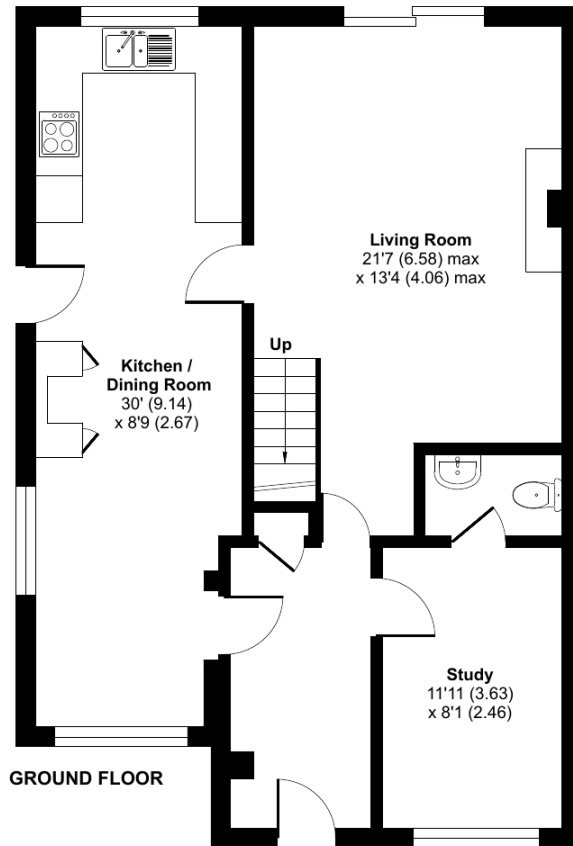
Backing onto open countryside and laid mainly to lawn with patio area and mature borders. Outside tap and lighting. Garden shed to remain. Pathway with gated access to front.

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



Approximate Area = 1437 sq ft / 133.5 sq m
 Limited Use Area(s) = 12 sq ft / 1.1 sq m
 Total = 1449 sq ft / 134.6 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	81
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1079061

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

Viewing by appointment only

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