



Chestnut Farm, Priory Road, Campton, Bedfordshire. SG17 5PG.

COUNTRY PROPERTIES  
PART OF HUNTERS  
EXCLUSIVE







# Chestnut Farm, Priory Road, Campton, Bedfordshire. SG17 5PG.

**£1,000,000**

This stunning 4/5 bedroom home has been sympathetically extended and developed by the current owners to provide spacious family living with a balanced blend of both period and contemporary features. Set in the sought after village of Campton with countryside walks and views on your doorstep - this property really is one to see.

- \* Grade II listed barn could be converted to ancillary accommodation \*subject to planning consent
- \* Stylish 29ft kitchen/breakfast/family room with integrated appliances and underfloor heating
- \* Living room with original Inglenook fireplace including bread oven and inset log burner
- \* Master bedroom with large en-suite, dressing room and balcony with countryside views
- \* Detached double garage with electric car charging port and off road parking for several cars
- \* Rural location with countryside walks





## GROUND FLOOR

### Entrance Hall

Stairs rising to first floor with feature brick chimney breast extending to the galleried landing. Multi pane oak double doors into the dining room. Multi pane oak double doors to kitchen/breakfast/family room. Oak staircase rising to first floor with glass inserts. LVT flooring. Radiator.

### Cloakroom

Suite comprising low level flush wc and wash hand basin. Radiator. Obscure double glazed window to side. Door to under stairs storage cupboard.

### Kitchen/Breakfast/Family Room

29' 6" x 13' 8" (8.99m x 4.17m) A comprehensive range of wall and base units with quartz worktop and upstands. Display cupboards with lighting. Fitted eye level 'Neff' hide and slide electric oven. Fitted 'Neff' combination grill/microwave. Inset butler style sink and drainer with swan neck mixer tap over. Integrated dishwasher. Space for American style fridge freezer. Island unit with electric 'Neff' induction hob with down draft 'Neff' worktop extractor. Breakfast bar seating area. LVT flooring with under floor heating. Double glazed windows and bi-folding doors opening to the rear and double glazed window to side. Floor to ceiling feature window to side. Door into utility room.



### Utility Room

13' 10" x 5' 5" (4.22m x 1.65m) A range of base with roll-edge work-surfaces. Inset stainless steel sink and drainer unit with mixer tap over. Space and plumbing for washing machine and tumble dryer. LVT flooring. Wall mounted gas boiler. Double glazed windows to front and side. Double glazed door to side.

### Dining Room

13' 10" x 13' 6" (4.22m x 4.11m) Feature wall with exposed beams plus further ceiling beam. Radiator. Double glazed window to both sides. Radiator. Feature fireplace. Opening to:

### Living Room

20' 8" x 13' 10" (6.30m x 4.22m) Original brick inglenook fireplace with feature curved brick chimney feature with inset wood burning stove. Original arched feature bread ovens. Exposed central ceiling beam. Radiator. Wall lights. Double glazed french doors and window to front. Study area part enclosed with exposed wall beams and window to side.





## FIRST FLOOR

### Landing

Galleried landing with feature brick chimney and glass balustrade surround. Feature floor to ceiling picture window. Stairs rising to second floor accommodation. Two radiators. Access to loft space. Doors into master bedroom, bedroom 4, 5 and family bathroom.

### Master Bedroom

23' 7" x 13' 8" (7.19m x 4.17m) Three double glazed windows to side. Double glazed French doors with sidelights opening onto the decked balcony with field views. Radiator. Opening to:

### Dressing Room

Obscure double glazed window to side. Fitted wardrobes. Radiator. Opening to bedroom and door into:

### En-Suite Bathroom

Four piece suite comprising double ended bath with floor standing mixer tap, double shower enclosure with rainfall shower, vanity wash hand basin with cupboard under and low level flush wc. Tiled splash-backs. Two heated towel rails. LVT flooring. Obscure double glazed window to side.



### Bedroom 2

13' 11" x 13' 4" (4.24m x 4.06m) Dual aspect room with double glazed windows to both sides. Feature fireplace. Built in storage cupboard. Radiator.

### Bedroom 5

10' 6" x 9' 7" (3.20m x 2.92m) Double glazed window to front. Radiator.

### Family Bathroom

Suite comprising panel enclosed P-shaped bath with glass side screen and mains shower over, low level flush WC and pedestal mounted wash hand basin. Radiator. LVT flooring. Storage cupboard with shelving. Obscure double glazed window to front.

## SECOND FLOOR

### Bedroom 3

12' 8" x 9' 0" (3.86m x 2.74m) Double glazed window to side and further window to front. Radiator.

### Bedroom 4

12' 8" x 9' 0" (3.86m x 2.74m) Vaulted ceiling with feature wall and ceiling beams. Radiator. Velux window.





## OUTSIDE

### Front Garden

Brick wall enclosed with remote control wooden gates opening onto the gravel horseshoe in and out driveway providing off road parking for several cars. Laid to lawn with mature flower and shrub borders. Electric car charging port. Service lights. Water tap.

### Rear Garden

Laid to lawn with flower and shrub borders and paved pathway leading to paved patio area. Backing onto open farmland.

Side Garden: Laid to lawn with well stocked flower and shrub borders.

### Double Garage

18' 3" x 17' 10" (5.56m x 5.44m) Remote control up & over door. Window and personal door to side.

### DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



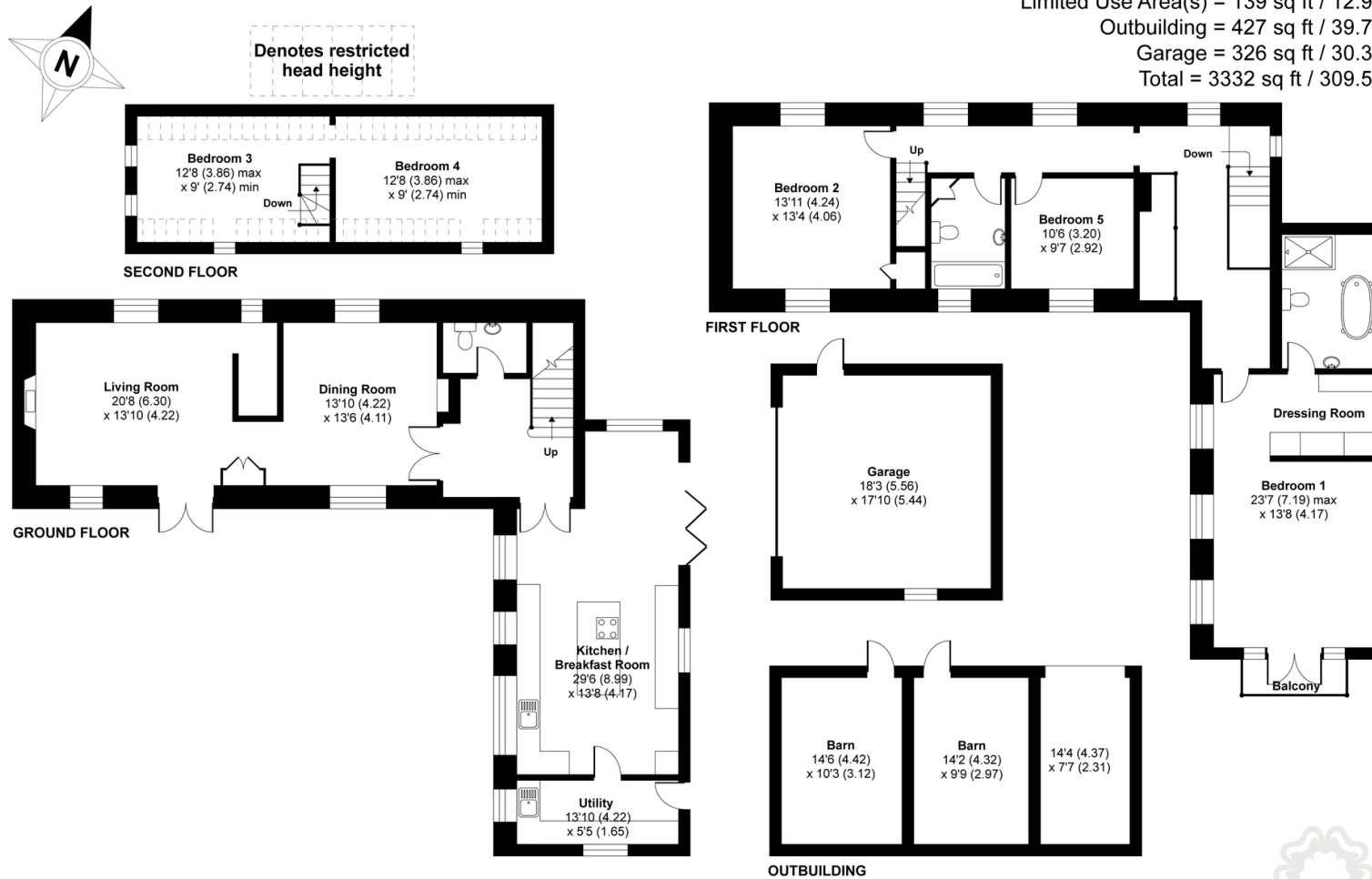
### Barn

Grade II listed barn with potential to convert - \*subject to necessary planning approval. Three storage areas with power & light.

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



Approximate Area = 2440 sq ft / 226.7 sq m  
 Limited Use Area(s) = 139 sq ft / 12.9 sq m  
 Outbuilding = 427 sq ft / 39.7 sq m  
 Garage = 326 sq ft / 30.3 sq m  
 Total = 3332 sq ft / 309.5 sq m



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/cheom 2021. Produced for Country Properties. REF: 720672



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 to 100) A	
(81 to 91) B	
(69 to 80) C	
(55 to 68) D	
(39 to 54) E	
(21 to 38) F	
(1 to 20) G	
Not energy efficient - higher running costs	
England, Wales & N.Ireland	EU Directive 2002/91/EC

### Viewing Arrangements

Strictly by prior appointment only through

Country Properties Shefford Branch 01462 811822 - [www.country-properties.co.uk](http://www.country-properties.co.uk)







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