



14, Coneygate

Meppershall, Shefford,
Bedfordshire, SG17 5GB
£500,000

country
properties

A well-presented four-bedroom detached family home enjoying open farmland views to the front, ideally positioned within the popular hilltop village of Meppershall, just a short stroll from village amenities, local schooling and countryside walks.

- Quiet cul de sac location
- Two reception rooms- - living room and family room/study
- Downstairs Cloakroom
- Master bedroom with en-suite shower room and built in wardrobes
- Off road parking and tandem length garage
- As short stroll to local amenities , Budgens/Post Office, Community Centre, highly regarded schools and village pub

Ground Floor

Entrance Hall

Wood flooring. Stairs rising to first floor accommodation. Under stairs storage cupboard. Doors into lounge, Dining room, kitchen/breakfast room and cloakroom. Radiator.

Kitchen/Breakfast Room

13' 9" x 12' 11" (4.19m x 3.94m) A range of shaker style wall and base units with complementary worksurfaces over. Tiled splashbacks. Stainless steel one and a half bowl sink unit with mixer tap over. Integrated dishwasher. Space for range cooker with stainless steel extractor hood over. Space for fridge/freezer. Space for washing machine. Double glazed window to rear. Radiator. Karndean flooring. UPVC part glazed door onto rear garden.

Family Room

12' 11" x 9' 6" (3.94m x 2.90m) Wood effect flooring. Double glazed window to front aspect. Radiator.

Lounge

19' 9" x 11' 6" (6.02m x 3.51m) Double glazed window to front aspect. Radiator. Double glazed patio doors onto rear garden. Solid oak flooring. Feature gas fireplace with solid limestone surround and hearth.

Cloakroom

Low level WC and wash hand basin with vanity unit under. Partly tiled walls. Radiator. Wood flooring. Double glazed window to rear.



FIRST FLOOR

Landing

Wood flooring. Access to loft space. Airing cupboard. Doors to all bedrooms and bathroom.

Bedroom One

11' 9" x 9' 10" (3.58m x 3.00m) Double glazed window to front aspect. Wood effect flooring. Radiator. Views over open farmland and Meppershall Water tower. Built in wardrobes. Door into:

En-Suite

Three piece suite comprising separate shower cubicle, wash hand basin with vanity unit under and low level WC. Partially tiled walls. Heated towel rail. Obscure double glazed window to rear.

Bedroom Two

11' 9" x 8' 8" (3.58m x 2.64m) Double glazed window to front aspect. Wood effect flooring. Radiator. Built in wardrobes and large walk in wardrobe with hanging rail and radiator.

Bedroom Three

10' 11" x 8' 6" (3.33m x 2.59m) Double glazed window to rear aspect. Radiator. Built in wardrobes.

Bedroom Four

7' 10" x 7' 9" (2.39m x 2.36m) Double glazed window to rear aspect. Radiator.

Bathroom

Three piece suite comprising roll top bath with telephone shower mixer attachment, wash hand basin with vanity under and low level WC. Heated towel rail. Partially tiled walls. Obscure double glazed window to rear aspect.

OUTSIDE

Front Garden

Slate area with paved pathway leading to front door. Driveway leading to garage providing off road parking.

Rear Garden

Laid mainly to lawn with covered raised decked area and raised patio area. Raised beds with variety of mature shrubs and flowers. Water tap. Gated access to front of property. Personal door into garage.

Garage

31' 8" x 8' 8" (9.65m x 2.64m) Tandem garage with power and light. Eaves storage. Personal door to rear garden.

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



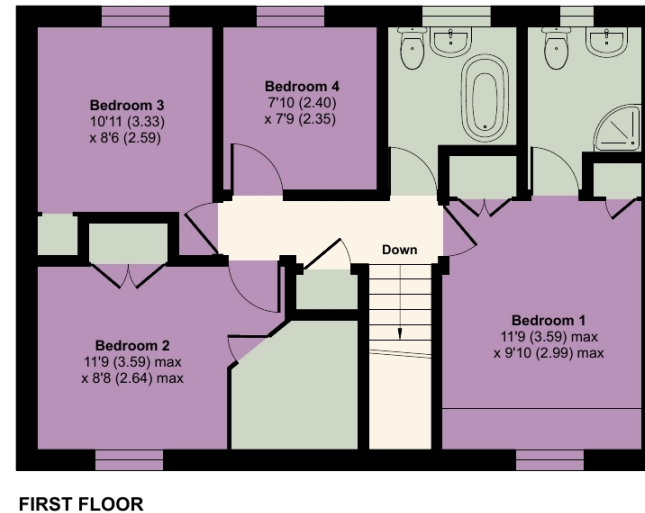
Approximate Area = 1276 sq ft / 118.5 sq m

Garage = 273 sq ft / 25.3 sq m

Total = 1549 sq ft / 143.8 sq m

For identification only - Not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	84
(81-91)		
(69-80)	75	
(55-68)		
(39-54)		
(21-38)		
(1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Country Properties. REF: 1389492



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Viewing by appointment only

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