



# The Dairy

New Road, Clifton, Shefford,  
Bedfordshire, SG17 5JL

**£925,000**

country  
properties

Presented in show home condition, this stunning 5-bedroom detached property offers luxurious, family-friendly living behind its own private gated entrance. Complete with feature lighting and spacious driveway, the home has been fully refurbished throughout, blending contemporary design with everyday practicality.

Fully refurbished to a high standard, the property boasts an impressive open-plan layout designed with both families and entertainment in mind—ideal for everyday living and hosting guests alike

The generously sized garden offers an outstanding extension of the living space delivering the perfect balance of outdoor space for children to play and adults to unwind.

This is more than just a house—it's a forever home tailored for modern family life, where luxury meets lifestyle.

- Offered with short complete upward chain
- High specification finish and attention to detail – Just move in!
- Bedroom 1 with stylish en suite shower room
- \* Planning approved to extend to side, and garage with room above, ref: CB/22/04536/FULL
- Spacious kitchen/dining/family room with bi-fold doors onto the rear garden with seamless indoor-outdoor flow
- Views over open farmland to front with nearby countryside walks



## Ground Floor

### Entrance Hall

Double glazed bay window to front with fitted seating. Tiled marble effect flooring with under floor heating. Under stairs storage cupboard. Oak staircase rising to first floor with glass inserts and inset feature lighting to steps. Door to side leading onto front garden with access onto rear garden and gated access to front. Door to kitchen/family/dining room/shower room and living room.

### Shower Room

Low level wc, wash hand basin, shower cubicle. Fully tiled walls. Marble effect flooring with underfloor heating. Extractor fan. Chrome heated towel rail.

### Living Room

24' 10" x 18' 3" (7.57m x 5.56m) Double glazed walk in bay window to front. Further double glazed window to front. Two double glazed windows to side. Underfloor heating. Feature fireplace with inset wood burning stove with timber surround and granite hearth. Four wall lights. Fitted shelving units. Open plan into kitchen/dining /family room

### Kitchen/Breakfast Room

19' 0" x 10' 6" (5.79m x 3.20m) A range of wall and base units with quartz work surfaces over. Fitted breakfast bar. Inset butler sink with Quooker boiling hot water mixer tap over. Two integrated Neff dishwashers. Integrated fridge. Integrated Neff microwave. Two built in Neff eye level ovens with plate warming drawers. Neff induction hob with extractor hood over. Marble effect flooring with under floor heating. Opening into Dining area

### Dining Area

29' 5" x 14' 2" (8.97m x 4.32m) Vaulted ceiling with two Velux windows and bi fold double glazed doors onto garden. Fitted sink unit with mixer tap over and base and wall units with quartz work surface over. Integrated fridge. Display cabinets and floor units. Double glazed window to side and double glazed window to rear. Marble effect tiled flooring with under floor heating. Door leading to utility room

### Utility Room

9' 8" x 6' 5" (2.95m x 1.96m) A range of wall and base units with quartz worksurfaces over and upstands. Inset butler sink with swan neck mixer tap over. Space for fridge freezer. Space and plumbing for washing machine. Space for tumble dryer. Marble effect flooring with underfloor heating. Double glazed window to rear.

## First Floor

### Landing

Large landing inset with feature lighting within the floor area. Double glazed window to front. Loft access to boarded loft fitted with ladder and light. Airing cupboard housing hot water tank with shelving. Doors into all rooms

### Bedroom 1

18' 5" x 13' 9" (5.61m x 4.19m) Double glazed walk in bay window to front with views over farmland. Further double glazed window to front. Underfloor heating. Door leading to en-suite



## En-suite

Obscure double glazed window to side. Double shower cubicle, vanity wash hand basin. Fully tiled walls. Low level wc. Fitted de-mister mirror, shaver point. Extractor fan. Chrome heated towel rail. Built in storage.

## Bedroom 2

10' 11" x 10' 11" (3.33m x 3.33m) Double glazed window to rear. Underfloor heating. Door leading to en-suite

## En-suite

Obscure double glazed window to front. Double shower cubicle. Low level wc, vanity wash hand basin. Chrome heated towel rail. Fully tiled walls. Tiled flooring. Chrome heated towel rail. Shaver point.

## Bedroom 3

10' 8" x 9' 11" (3.25m x 3.02m) Double glazed window to rear. Under floor heating. Fitted vanity wash hand basin. Tiled floor and tiled splashback.

## Bedroom 4

Double glazed window to front. Radiator.

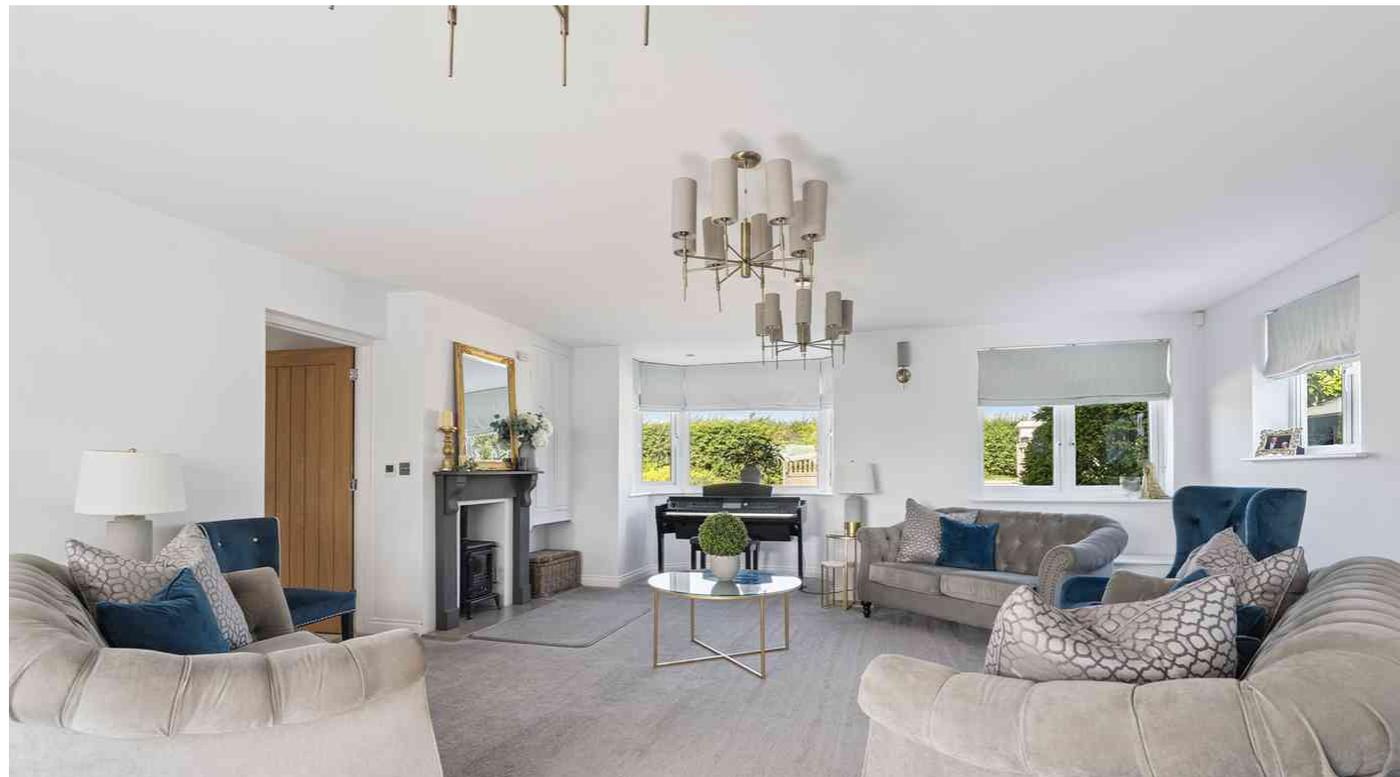
## Bathroom

Suite comprising panel 'P' shaped jacuzzi bath with curved glass side screen and main shower over. Low level WC, vanity wash hand basin. Fully tiled walls. Tiled flooring with underfloor heating. Extractor fan. Shaver point.

## Outside

## Front Garden

Gated shingle driveway provides off road parking for several cars. Paved area with storm canopy. Up and down lighter. Variety of well stocked flower and shrub borders in raised beds with feature lighting and hedge screen to front.



## Rear Garden

Large raised paved patio area with flower and shrub borders enclosed by sleepers with steps down to lawn area with "red robin" screening to rear and Laurel to side. Automatic sprinkler system in place for hedgerow and shrubs. Large timber shed. Gated access to both sides. Water tap. Further paved patio area to side. Timber log store. Gated access to front. Power points. Additional water tap.

## Parking

Timber double gates provides entry. Feature lighting.

## Agents Note

The property has plans approved to extend - Property Ref: CB/22/04536/FULL to build a double garage with room above, of which is valid until December 2025, an extension can be requested via Central Beds Council to increase the application deadline.

The seller also advises that a secondary pre-application for a larger double storey extension has had a positive response from Central Bedfordshire Council and further information can be shared on request.

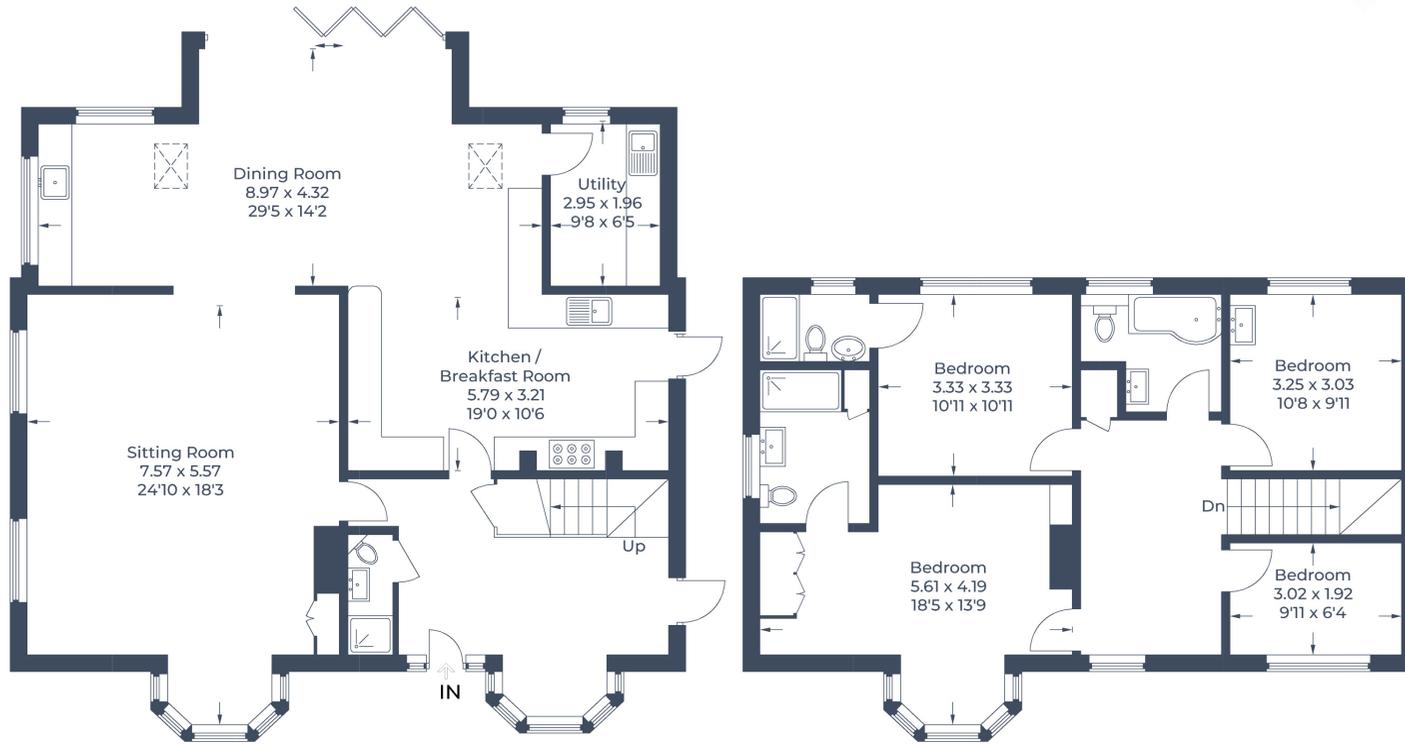
For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: enquiries@mortgagevision.co.uk

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





Approximate Gross Internal Area  
Ground Floor = 118.3 sq m / 1,273 sq ft  
First Floor = 75.7 sq m / 815 sq ft  
Total = 194.0 sq m / 2,088 sq ft



**Ground Floor**

**First Floor**

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measurements are approximate, not to scale.

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Viewing by appointment only

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