



Highlands Lodge

4, Gravenhurst Road, Campton,
Bedfordshire, SG17 5PQ

Offers in the excess of £425,000

COUNTRY PROPERTIES
PART OF HUNTERS

Location Location Location! A home for those seeking a rural retreat. 'Highlands Lodge' is a large 4 bedroom character cottage built in 1880, brimming with potential and offering far reaching views over rolling countryside. The property is situated on the edge of the popular village of Campton and offers versatile space for all the family as well as a generous garden and ample parking.

- Offered with no upward chain
- Situated in a very private location within only a handful of other homes
- Four bedroom home retaining many period features
- Ample off road parking for 3-4 cars
- Scope and potential to extend and change the layout subject to planning permission
- Short drive to the nearby market town of Shefford and highly regarded schooling

GROUND FLOOR

Entrance Hall

Stairs rising to first floor accommodation. Radiator. Wood flooring. Doors into all rooms.

Cloakroom

Suite comprising low level wc and wash hand basin with vanity unit under. Wood floor. Obscure double glazed window to side.

Dining Room

11' 3" x 7' 5" (3.43m x 2.26m) Feature fireplace (currently not in use). Wood floor. Radiator. Double glazed window to rear.

Living Room

12' 9" x 11' 3" (3.89m x 3.43m) Feature fireplace with wood burning stove and slate hearth. Wood floor. Radiator. Double glazed window to front.

Study

8' 10" (min) x 8' 9" (max) (2.69m x 2.67m) Dual aspect room with double glazed windows to side and front. Wood floor. Radiator.

Kitchen/Breakfast Room

14' 8" (max) x 13' 7" (max) (4.47m x 4.14m) A range of wall and base level units with worksurfaces and tiled splashbacks. Stainless steel sink with drainer and swan neck mixer tap over. Cupboard housing gas boiler. Range cooker with gas hob and stainless steel extractor hood over. Space for washing machine and tumble dryer. Velux window. Wood floor. Double glazed window to side and stable door opening onto the rear garden.



FIRST FLOOR

Landing

Access to large loft space. Window to side. Doors into all rooms.

Bedroom 1

10' 9" (max) x 8' 11" (min) (3.28m x 2.72m)
Double glazed window to rear plus two further velux windows. Radiator.

Bedroom 2

11' 7" x 8' 3" (3.53m x 2.51m) Feature fireplace. Radiator. Window to rear.

Bedroom 3

11' 3" x 8' 8" (3.43m x 2.64m) Window to rear. Radiator.

Bathroom

Three piece suite comprising low level wc, wash hand basin with vanity unit under and panel enclosed bath with shower over and glass side screen. Partially tiled walls. Obscure double glazed window to rear.

Bedroom 4

8' 10" (max) x 8' 10" (max) (2.69m x 2.69m)
Dual aspect room with double glazed windows to front and side. Radiator.

OUTSIDE

Front Garden

Laid mainly to lawn with pathway to front door and driveway providing off road parking for 1-2 cars. To the side of the property, there is access to the rear garden and via a shared drive, further parking for two cars to the rear.

Rear Garden

Laid mainly to lawn with gated access to the front and further gated access to the parking area.

The property is on a septic tank - further details available on request.

AGENTS NOTE:

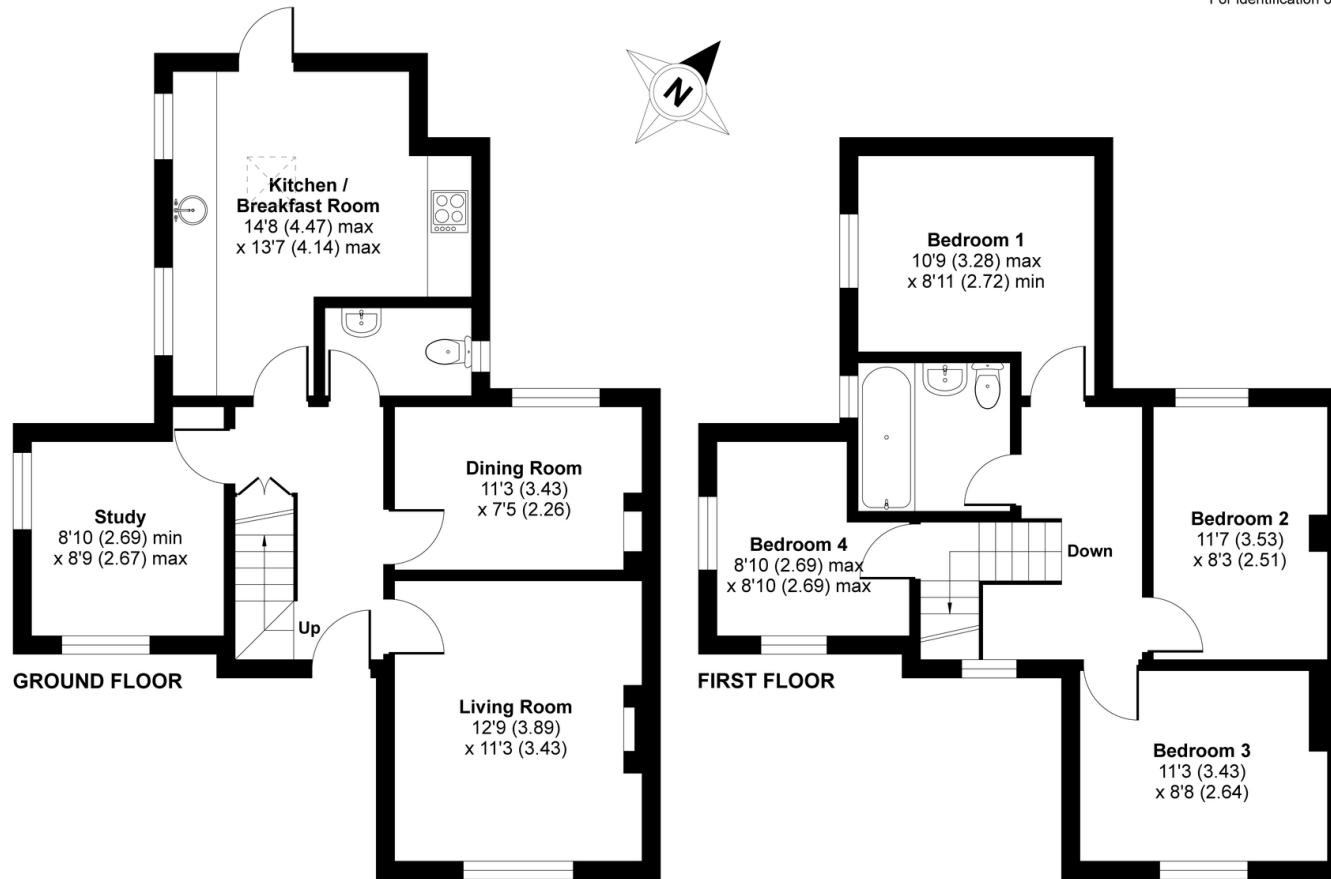
The vendors inform us the property has had works carried out under their insurance due to previous subsidence and a 'Certificate of Structural Adequacy' is available. We will provide the documentation to all interested parties but advise any buyer to discuss this information with their legal representative prior to exchange of contracts.

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



Approximate Area = 1123 sq ft / 104.3 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		67
(39-54)	E	41	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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 2021. Produced for Country Properties. REF: 754417



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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