



Grange Gardens

Campton, Shefford,
Bedfordshire, SG17 5PD
Guide Price £725,000

country
properties

Tucked away in a small cul-de-sac of just four homes in the highly sought-after village of Campton, this beautifully refurbished four-bedroom detached family home offers stylish and versatile living throughout. The impressive open-plan kitchen/dining/family area, thoughtfully designed for modern living and entertaining. Featuring a sleek, contemporary kitchen, underfloor heating and bi-fold doors opening onto the large, private enclosed garden, this space perfectly blends indoor and outdoor living. The 15ft converted garage is a versatile space that could be used as an home office and Arlesey Station is a short drive away for fast rail links into the city.

- Peaceful cul-de-sac setting in this highly sought-after village location
- 19ft Kitchen/Dining room with 'Quartz' worktops feature peninsula/breakfast bar and 'Neff' integrated appliances
- The 15ft converted garage is perfect for those needing flexible work-from-home space, a playroom or family room
- Generous south-westerly facing rear garden with a composite decked patio and ambient ornate lighting – ideal for summer evenings
- Exciting potential to extend/adapt the current layout subject to any necessary consents
- Bedroom one with en-suite shower room
- Driveway with EV charging port providing off-road parking for multiple vehicles
- Stunning countryside walks right on your doorstep – perfect for dog lovers and outdoor enthusiasts



Ground Floor

Entrance Hall

Polished porcelain tiled flooring with underfloor heating. Stairs rising to first floor with built in storage installed by clever closets. Double glazed window to front with fitted shutters. Alarm control panel. Open plan into Kitchen/ Dining Room.

Study

6' 6" x 4' 4" (1.97m x 1.31m) Wood effect flooring. Double glazed window to front with fitted shutter.

Cloakroom

Low level WC. Vanity wash hand basin. Extractor fan. Polished porcelain tiled flooring with underfloor heating.

Kitchen / Dining Room

19' 1" x 15' 10" (5.81m x 4.83m) A range of wall and base units with Quartz worksurfaces over and Quartz upstands. Inset stainless steel Blanco sink with swan neck Blanco mixer tap over with Halcylan water conditioner. Neff Induction hob with glass splashback and Neff extractor hood over. Built in eye level Neff oven. Neff combi microwave oven. Neff warming drawer. Integrated Neff full height larder fridge and integrated Neff full height larder freezer. Central peninsula with Quartz worksurfaces over and breakfast bar with built in cupboards to both sides. Integrated Hotpoint dishwasher. Integrated Neff washing machine. Polished porcelain tiled flooring with underfloor heating. Double glazed window to side and Double glazed bi-fold doors onto rear garden. uPvc door to side onto rear garden. Open plan into Living Room.

Living Room

16' 8" x 13' 11" (5.07m x 4.23m) Double glazed window to front with fitted shutters. Two radiators. Feature open fire place with granite surround hearth. Double glazed bi-fold doors onto rear garden.



First Floor

Landing

Double glazed window to half landing with fitted shutters. Radiator. Loft access. Airing cupboard housing a wall mounted condensing combi boiler. Doors to all bedrooms and bathroom.

Bedroom One

16' 7" x 13' 11" (5.04m x 4.25m) Master bedroom with dual aspect double glazed windows to front and to rear with fitted shutters. Wood effect flooring. Radiator. Door to En-Suite.

Ensuite

Three piece suite comprising wash hand basin, low level WC and fully tiled double shower cubicle. High gloss brick effect fully tiled walls. Extractor fan. Tiled floor. Vertical heated towel rail.

Bedroom Two

13' 0" x 7' 6" (3.95m x 2.28m) Double glazed window to front with fitted shutters. Wood effect flooring. Radiator.

Bedroom Three

12' 10" x 8' 0" (3.91m x 2.43m) Double glazed window to rear with fitted shutters. Wood effect flooring. Radiator.



Bedroom Four

9' 11" x 7' 11" (3.03m x 2.41m) Double glazed window to rear with fitted shutters. Radiator.

Bathroom

Three piece suite comprising vanity wash hand basin, low level WC and panel enclosed bath with mains shower over and glass side screen. Chrome heated towel rail. Obscure double glazed window to side. Fully tiled walls. Ceramic tiled flooring.

Outside

Front Garden

Mainly laid to lawn. External power points. Paved driveway providing off road parking for multiple vehicles. EV charging point.

Rear Garden

South facing rear garden, laid mainly to lawn and mature well stocked flower and shrubs boarder. Enclosed by timber fencing and brick wall with gated access to front. Composite decked patio with feature lighting. Large paved patio. Service lights. Brick built BBQ and a hot tub/ serviced annually. External water tap.

Home Office / Family / Studio Room

15' 6" x 11' 2" (4.72m x 3.40m) Part converted garage to Home Office/Family Studio Room. Power and light. Wood effect flooring. Two electric radiators. Bi-fold doors onto composite patio with feature lighting.

Garage/ Storage

16' 8" x 4' 4" (5.09m x 1.33m) Two up and over doors. Up and down lighters.





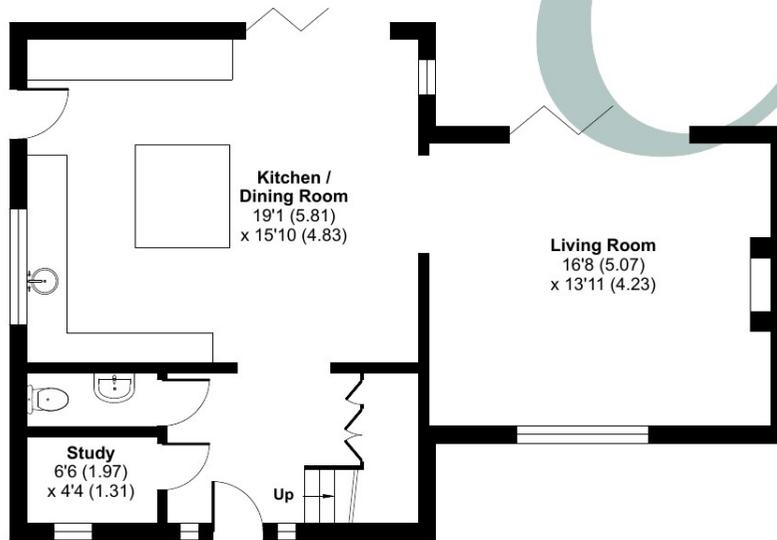
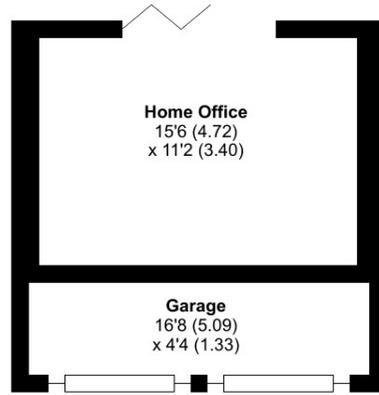
Approximate Area = 1342 sq ft / 124.6 sq m (excludes void)

Garage = 76 sq ft / 7 sq m

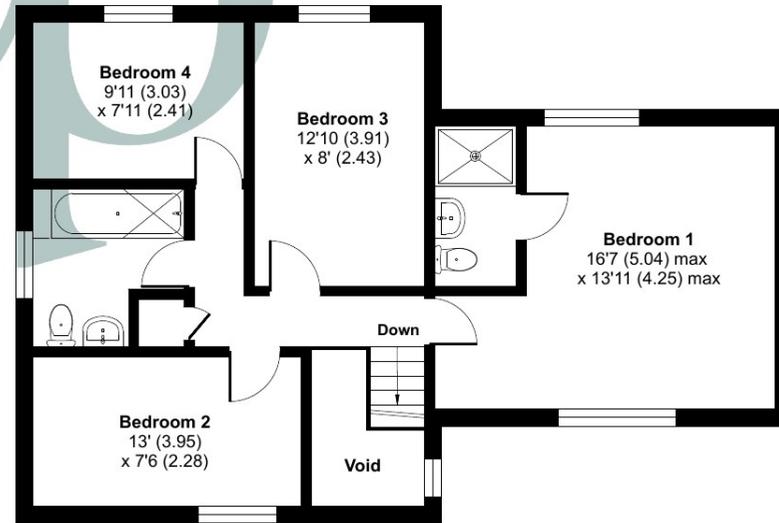
Outbuilding = 173 sq ft / 16 sq m

Total = 1591 sq ft / 147.6 sq m

For identification only - Not to scale



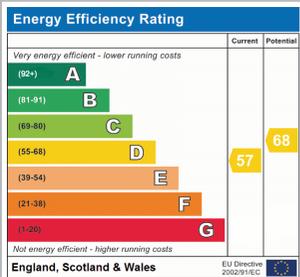
GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2025. Produced for Country Properties. REF: 1256341



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Viewing by appointment only

Country Properties | 46-48, High Street | SG17 5DG

T: 01462 811822 | E: shefford@country-properties.co.uk

www.country-properties.co.uk

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