



27, New Road

Clifton, Shefford,
Bedfordshire, SG17 5JH
£1,500,000

country
properties

This striking contemporary home extends to approximately 4,197 sq ft, offering an exceptional sense of space and versatility, perfectly suited to modern family living. Designed with both style and practicality in mind, the property combines high-spec finishes with a flexible layout ideal for a range of lifestyles. At its heart is an impressive open-plan kitchen/dining room, complemented by multiple reception spaces including a living room, family room, snug, and study—providing excellent balance between open living and more private areas. A standout feature is the vaulted ceiling with exposed oak beams, creating a dramatic sense of volume and character. Upstairs, a galleried landing overlooks a generous open-plan games room, enhancing the home's sociable and contemporary feel. The property offers five well-proportioned bedrooms, including a principal suite with dressing room and en suite. Polished concrete floors with underfloor heating run throughout, while a heat recovery system and EPC rating of B ensure strong eco credentials. Additional features include a garage, gym, and excellent storage space. A truly individual home.

- Contemporary design combining high-spec finishes with a flexible, well-balanced layout
- Energy-efficient features including a heat recovery system and EPC rating of B
- This impressive home provides highly versatile living space, featuring four reception rooms ideal for modern family living and flexible use.
- ** NO UPWARD CHAIN **
- 18ft Master bedroom with feature vaulted ceiling, walk in wardrobe, large en-suite and balcony overlooking the rear garden
- Well-served by local amenities including a village store, post office, pubs, and everyday essentials



Ground Floor

Entrance Hall

Polished concrete flooring with underfloor heating. Feature oak beams. Doors to Cloakroom & storage cupboard and open plan to Living Room.

Cloakroom

Low level WC, wash hand basin. Polished concrete with underfloor heating.

Living Room

25' 4" x 19' 6" (7.72m x 5.94m) Large vaulted ceiling with exposed oak beams overlooked by galleried landing. Stairs raising to first floor with understairs storage cupboard. Inset wood burning stove. Polished concrete flooring with underfloor heating. Full height feature double glazed window to rear. Wall lights. Concealed doors to Family Room & Study. Door to Cloakroom.

Family Room

14' 10" x 14' 6" (4.52m x 4.42m) Two double glazed windows to front & double glazed window to side. Polished concrete flooring with underfloor heating.

Study

14' 10" x 10' 5" (4.52m x 3.17m) Polished concrete flooring with underfloor heating. Double glazed door onto rear garden with full height wing windows.

Kitchen/Diner

22' 5" x 20' 8" (6.83m x 6.30m) Bespoke hand built Kitchen with a range of wall & base units with quartz worktops over. inset stainless steel sink with swan neck mixer tap over. Space for American style fridge freezer (Included in the sale). Integrated dishwasher. Integrated microwave. Gas Range cooker (Included in the sale). High gloss brick splashbacks. Central oak peninsular with inset stainless steel sink unit & swan neck mixer tap over, pan drawers, recess shelving, incorporating breakfast bar. Sonas integrated audio. Double glazed window to side. Large double glazed patio doors onto rear garden & side aspect. Exposed oak ceiling beams & pillars. Opening into Inner lobby

inner Lobby

Doors to Plant room, Utility room & Snug. Polished concrete flooring with underfloor heating.

Plant Room

Incorporating the mechanical heat recovery system.

Snug

Two double glazed windows to front. Double glazed window to side. Polished concrete flooring with underfloor heating. Feature floor to ceiling wood panelling to 2 sides.



Utility Room

10' 0" x 7' 8" (3.05m x 2.34m) Base units with double butler sink with swan neck mixer tap over. Space & plumbing for washing machine. Space for tumble dryer. Wall mounted Sonas audio system. Polished concrete flooring with underfloor heating. Opening into Rear Lobby with access to both front & rear. Door to Garage.

Rear Lobby

Polished concrete flooring with underfloor heating. Door into Plant room, Garage & Utility room.

Gym

18' 4" x 9' 0" (5.59m x 2.74m) Polished concrete flooring. Double glazed door onto rear garden with 2 full height wing windows.

First Floor

Galleried Landing

Double glazed window to front. Vaulted ceiling with exposed oak beams. Underfloor heating. Open Mezzanine (Potential to convert STPC). Doors to all rooms with opening to Games Room. Steps up to second landing.

Games Room

25' 2" x 14' 9" (7.67m x 4.50m) Two double glazed windows to front. Oak flooring. Under floor heating. Vaulted ceiling with exposed oak beams. Space for woodburning stove. Galleried landing with steps up to 2nd landing.



Inner Landing

Access to Bedroom 1 with door to metal staircase leading down to garden. Double glazed window to rear & front. Oak flooring. Door to storage cupboard.

Bedroom 1

Vaulted ceiling with feature oak A frame. Ceiling beams with feature lighting. Built in wardrobes. Door onto an enclosed balcony with floor to ceiling wing windows. Door leading to En-suite

En-suite

Large walk in/walk out shower cubicle with soak away. Roll top bath, low level WC. His & Hers sink unit with storage under. Tiled splashbacks. Vaulted ceiling with oak beams. Tiled flooring with underfloor heating. Double glazed window to front. Door to Dressing Room

Dressing Room

Oak flooring.

Bedroom 2

15' 0" x 10' 0" (4.57m x 3.05m) Two double glazed windows to rear. Built in wardrobes. Under floor heating. Door leading to En-suite.

En-suite

Double shower cubicle. Wash hand basin. Low level WC. Brick effect high gloss fully tiled splashbacks & brick effect high gloss tiled flooring.

Bedroom 3

14' 10" x 9' 6" (4.52m x 2.90m) Two double glazed windows to front. Built in wardrobes. Door leading to En-suite

En-suite

Double shower cubicle. Wash hand basin. Low Level WC. Brick effect high gloss fully tiled splashbacks & brick effect high gloss tiled flooring with underfloor heating. Obscure double glazed windows to side.

Second Landing

Oak flooring. Skylight. Doors into Bedroom 4, Bedroom 5 & Bathroom.

Bedroom 4

12' 10" x 9' 11" (3.91m x 3.02m) Double glazed window to rear & side. Built in wardrobes. Underfloor heating.

Bedroom 5

12' 7" x 9' 9" (3.84m x 2.97m) Double glazed window to rear. Built in wardrobes. Underfloor heating.

Bathroom

Four piece suite comprising panel enclosed bath. Shower cubicle. Low level WC. Pedestal wash hand basin. Tiled flooring. Tiled splashbacks. Extractor fan.



Outside

Front Garden

Driveway parking for multiple cars. Grass bank. Water tap & power. Feature up & down lighting.

Rear Garden

South east facing. Laid mainly to lawn with a variety of well stocked borders. Paved patio areas. Raised decked patio area. Feature up & down lighting. Power points. Gated access to front & both sides. Wildlife pond.

Double Garage

21' 3" x 15' 1" (6.48m x 4.60m) Fitted with electric roller door. Power & light. Polished concrete flooring. Wall mounted gas boiler. Door through to rear of garage (currently in use as a gym).

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 = 4197 sq ft / 389.9 sq m
 Garage = 493 sq ft / 45.8 sq m
 Total = 4690 sq ft / 435.7 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2026. Produced for Country Properties. REF: 1432964



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	82	85
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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