



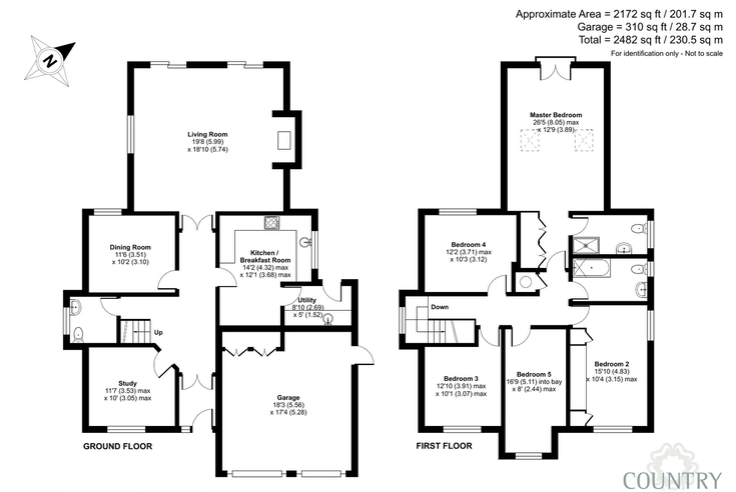
Beaufort

Long Acre , High Street, Meppershall,
Bedfordshire, SG17 5LZ
£700,000



Beaufort is a spacious and well presented five bedroom detached property set in a private close of just 5 executive homes, offering versatile family living with a double garage and large westerly aspect rear garden. Viewing is essential to truly appreciate the position of the property and accommodation on offer.

- Versatile family living with 3 reception rooms
- Five double bedrooms
- Sunny family friendly rear garden
- Double garage with remote control doors and power/light connected
- Spacious living room with feature brick fireplace
- Master bedroom with fitted wardrobes and en-suite shower room
- Countryside walks close by
- Offered with no upward chain



GROUND FLOOR

Entrance Lobby

Radiator. Double doors opening into:

Entrance Hall

Stairs rising to first floor accommodation. Radiator. Doors into cloakroom, study, kitchen, dining room and multi pane double doors into the living room.

Cloakroom

Suite comprising low level flush wc and corner wash hand basin with tiled splashback. Radiator. Understairs storage cupboard. Karndean flooring. Obscure double glazed window to side.

Study

11' 7" x 10' 0" (3.53m x 3.05m) Double glazed window to front. Radiator.

Kitchen/Breakfast Room

14' 2" x 12' 1" (4.32m x 3.68m) A range of wall and base units with complementary worksurfaces and tiled splashbacks. Inset two & half bowl stainless steel sink with drainer and mixer tap over. Built-in eye level electric oven and grill. Inset electric hob with extractor over. Space for fridge/freezer. Space and plumbing for dishwasher. Amtico flooring. Radiator. Double glazed window to side. Door into:

Utility Room

A range of wall and base units with complementary worksurfaces and tiled splashbacks. Inset stainless steel sink unit. Space and plumbing for washing machine. Space for tumble dryer. Space for freezer. Wall mounted gas boiler enclosed in cupboard. Radiator. Door providing access to the rear garden.

Dining Room

11' 6" x 10' 2" (3.51m x 3.10m) Double glazed window to rear. Radiator.



Living Room

19' 8" x 18' 10" (5.99m x 5.74m) Dual aspect with double glazed window to side and two double glazed patio doors opening onto the rear garden. Two radiators. Exposed feature chimney breast with brick hearth and inset gas wood burning stove. Two wall lights.

FIRST FLOOR

Landing

Double glazed window to side. Access to partially boarded loft space with ladder & light. Radiator. Airing cupboard housing hot water cylinder with shelving. Doors into all rooms.

Bedroom 1

26' 5" x 12' 9" (8.05m x 3.89m) Dual aspect velux windows to each side. Two radiators. Fitted dressing table and wardrobes. Double glazed double doors with sidelights opening to Juliet balcony. Door into:



En-Suite Shower Room

Suite comprising double shower enclosure, vanity wash hand basin and low level wc. Partially tiled walls. Extractor fan. Heated towel rail. Karndean flooring. Obscure double glazed window to side.

Bedroom 2

15' 10" x 10' 4" (4.83m x 3.15m) Double glazed windows to front and side. Radiator. Fitted wardrobes with bedside cabinets and overbed storage cupboards.

Bedroom 3

12' 10" x 10' 1" (3.91m x 3.07m) Double glazed window to front. Radiator.

Bedroom 4

12' 2" x 10' 3" (3.71m x 3.12m) Double glazed window to rear. Radiator.

Bedroom 5

16' 9" x 8' 0" (5.11m x 2.44m) Double glazed window to front. Radiator.

Family Bathroom

Suite comprising panel enclosed bath with shower over and folding glass side screen, low level wc with concealed cistern and vanity wash hand basin. Partially tiled walls. Heated towel rail. Karndean flooring. Obscure double glazed window to side.

OUTSIDE

Front Garden

Block paved driveway leading to double garage. External light. Gated access to the rear garden.

Rear Garden

Westerly aspect garden with large paved patio and steps up to lawn area with mature shrubs. External lights. Cold water tap. Gated access to front.

Double Garage

Two remote control up & over doors. Power & light connected. Access to partially boarded storage area.



VILLAGE DESCRIPTION

The sought after village of Meppershall sits on a hilltop providing wonderful countryside walks and is within easy reach of the local town of Shefford and the historic market town of Hitchin. For local amenities, the village benefits from a Budgens store with Post Office, the popular Rogers Bakery, St Mary's Church and a reputable school - Meppershall Church of England Academy. There is a friendly village community with regular social activities at the new Village Hall and also the Sugar Loaf Pub. Meppershall is perfectly situated for access to the A1 and A6, both of which can be reached within 15 minutes. The nearest train station is Arlesey which offers services to London Kings Cross and St Pancras in 40 minutes. Nearby Hitchin has a fast and frequent rail service into London and the town offers a wide selection of excellent shops, schools, pubs, restaurants and leisure facilities.

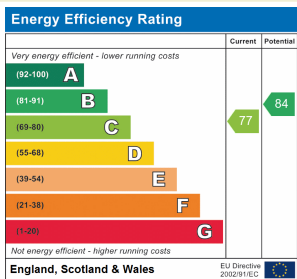


Approximate Area = 2172 sq ft / 201.7 sq m
 Garage = 310 sq ft / 28.7 sq m
 Total = 2482 sq ft / 230.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for Country Properties. REF: 994055



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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