



# The Red House

Broad Street, Clifton, Shefford,  
Bedfordshire, SG17 5RP

O.I.E.O £800,000

country  
properties

Step into a truly individual and spacious farmhouse-style home, brimming with character and timeless charm. Offering a blend of traditional features and generous living spaces ideal for modern family life. Exposed beams, and period detailing create a sense of old English charm throughout, while large, light-filled rooms offer comfort and flexibility.

The home boasts countryside views and scenic walks right from the front door – Outside, there is gated access to a large shingle parking area which adjoins the rear garden and opens onto a substantial 20ft detached double garage/workshop providing excellent space for storage, hobbies, or home business needs. Spacious, characterful, and truly one-of-a-kind – this individual home is one to see!

- Master and 2nd bedroom both with en-suites
- 20ft Double garage and workshop area with remote controlled doors and power and light
- Exposed Beams, Countryside Dreams – Welcome Home
- Versatile accommodation with 4x receptions rooms
- Potential to extend/adapt the current layout \*STPC
- Traditional charm meets spacious family living



## Ground Floor

### Entrance Hall

Radiator. Doors into Living room/Dining room/Kitchen/Breakfast room and Cloakroom

### Cloakroom

Obscure double glazed window to rear. Low level WC, wash hand basin. Tiled splashbacks. Tiled flooring.

### Lounge

13' 5" x 12' 7" (4.09m x 3.84m) Double glazed window to front. Exposed feature brick open fireplace with quarry tiled hearth and feature beam. Exposed ceiling beams. Wall lights. Two radiators.

### Sitting Room

13' 11" x 12' 8" (4.24m x 3.86m) Double glazed window to side and rear.

### Dining Room

13' 6" x 12' 4" (4.11m x 3.76m) Double glazed window to front. Radiator. Feature fireplace with exposed brick and quarry hearth. Exposed ceiling beams. Radiator. Wall lights. Stairs raising to first floor. Door into Study and Kitchen/Breakfast room

### Study

14' 6" x 8' 11" (4.42m x 2.72m) Double glazed window to front and side. Radiator. Exposed ceiling beams. Exposed brick chimney breast.

### Kitchen/Breakfast Room

13' 11" x 12' 8" (4.24m x 3.86m) A range of wall and base units with roll edge worksurfaces over. Tiled splashbacks. Inset one and a half bowl sink and drainer unit with swan neck mixer tap over. Built in Neff eye level electric oven and grill. Built in Neff gas hob with extractor hood over. Integrated Neff dishwasher. Integrated Neff fridge freezer. Wall mounted gas boiler. Quarry tiled flooring. Double glazed window to rear. Door onto rear garden. Door to Utility room

### Utility Room

A range of wall and base units with worksurface over. Tiled splashbacks. Space and plumbing for washing machine. Space for tumble dryer. Double glazed window to rear. Extractor fan. Quarry tiled flooring. Loft access. Door leading to Pantry:

Pantry housing base units with tiled splashbacks. Space for fridge freezer. Quarry tiled flooring. Obscure double glazed window to side.



## First Floor

### Landing

Double glazed window to front. Storage cupboard with shelving. Stairs up to Loft room. Doors into all rooms

### Bedroom 1

Double glazed window to rear and side. Radiator. Built-in wardrobes. Loft access. Airing cupboard housing hot water tank and shelving. Door leading to en-suite

### En-suite

Four piece suite comprising enclosed bath with shower cubicle. Low level WC, wash hand basin. Ceramic tiled flooring. Under floor heating. Chrome heated towel rail. Obscure double glazed window to rear.

### Bedroom 2

13' 7" x 12' 6" (4.14m x 3.81m) Double glazed window to front. Radiator. Exposed wall and ceiling beams. Archway through to Inner lobby

### Dressing Room

8' 11" x 5' 1" (2.72m x 1.55m) Double glazed window to rear. Radiator. Door into En-suite

### En-suite

Panel enclosed bath. Low level WC. Pedestal wash hand basin. Obscure double glazed window to front. Radiator. Shaver point.



### Bedroom 3

13' 7" x 12' 8" (4.14m x 3.86m) Double glazed window to front. Radiator.

### Shower Room

Double shower cubicle. Low level WC. Pedestal wash hand basin. Shaver point. Tiled splashbacks. Victorian style towel rail. Obscure double glazed window to side.

### Second Floor

#### Landing

Doors into Bedroom 4 and Bedroom 5

#### Attic Room 1

12' 8" x 12' 8" (3.86m x 3.86m) Double glazed window to side.

#### Attic Room 2

12' 6" x 12' 6" (3.81m x 3.81m) Double glazed window to side.

### Outside

#### Rear Garden

Paved patio area with pergola supporting an established grape vine. Laid mainly to lawn with well stocked flower and shrub borders. Water tap. Gated driveway access via a shared driveway with 5 bar gate and shingle driveway providing off road parking for several cars. Gated access to side.

#### Double Garage

20' 5" x 18' 11" (6.22m x 5.77m) Detached double garage with two remote controlled up and over doors. Workshop area with Velux window. Power and light. Outside tap. Roof void providing large storage area.

#### Front Garden

Laid mainly to lawn with shingle pathway to front door. Well stocked variety of mature flower and shrub borders. Hedge boundary.

#### Agents Note

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

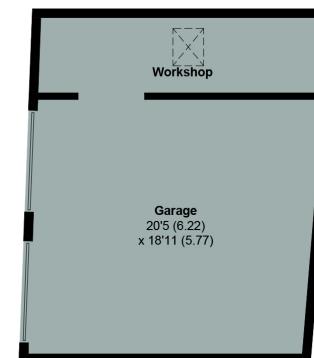
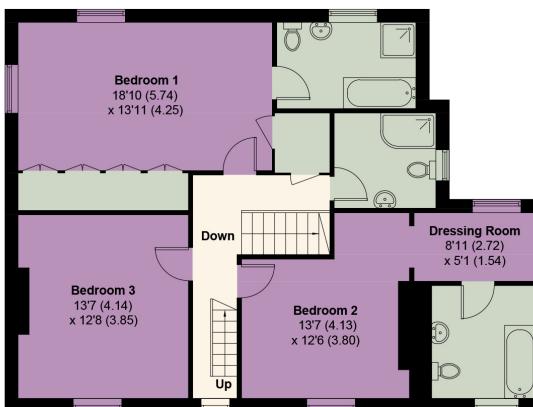
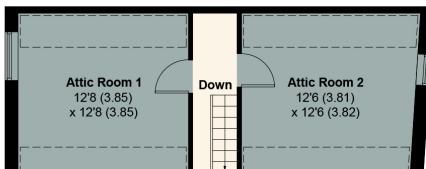
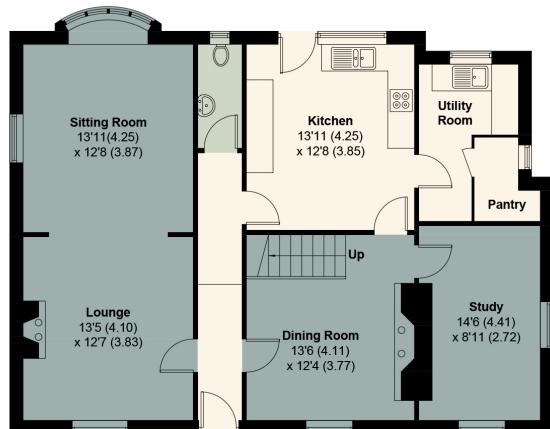
PRELIMINARY DETAILS – NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES





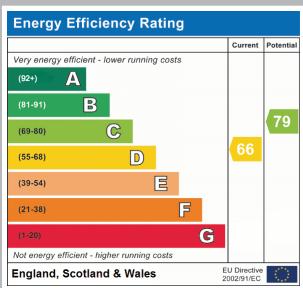
Approximate Area = 220.3 sq m / 2371 sq ft  
 Garage = 48.4 sq m / 521 sq ft  
 Total = 268.7 sq m / 2892 sq ft

[---] = Reduced headroom below 1.5m / 5'



(Not Shown In Actual Location / Orientation)

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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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