



Rectory Road, Campton, Shefford, Bedfordshire. SG17 5PF







## 4 Bedroom Detached House

### Guide Price £775,000 Freehold

**\*\*SUMMER SPECTACULAR\*\*** is the only way we can characterise the property we've brought to market. Blessed with the most breathtaking local views, this family house is both traditional and modern, and it is calling out for a family to continue the love that has been exhibited in it.



- Stunning countryside views
- South facing wrap around garden
- Unique character property
- Large driveway
- 25ft approx kitchen/family room
- Four piece bathroom suite
- Exposed solid beams throughout
- Quiet village location
- Garage
- EPC rating D. Council tax band F

## **Ground Floor**

### **Entrance Hallway:**

Solid wood flooring. Wall mounted light fittings. Stairs to first floor.

### **Living Room:**

Abt. 18' 1" x 10' 6" (5.51m x 3.20m) Log burner with brick feature. Carpeted throughout. Exposed beams throughout. Radiator.

### **Study:**

Abt. 6' 7" x 4' 5" (2.01m x 1.35m) Window to side aspect. Mounted storage space. Low level mounted desktop.

### **Downstairs Shower Room:**

Suite comprising fitted shower and low level flush wc. Heated towel rail. Tiled flooring.

### **Kitchen/Family Room:**

Abt. 24' 9" x 10' 6" (7.54m x 3.20m) Fitted worktops with Range master cooker. Exposed beams. Open fireplace with brick feature. Tiled throughout. Radiator. Double doors to garden.

### **Utility Room:**

Abt. 9' 1" x 4' 9" (2.77m x 1.45m) Range of worktops with head height cupboards. Boiler. Radiator.

### **Dining Room:**

Abt. 8' 1" x 6' 8" (2.46m x 2.03m) Fitted bookshelf. Space for a six seater dining table.

## **First Floor**

### **Master Bedroom:**

Abt. 11' 7" x 9' 3" (3.53m x 2.82m) Dormer style windows with views over surrounding open fields. Fitted cupboard storage. Radiator. Carpet flooring.

### **Bedroom Two:**

Abt. 10' 9" x 9' 9" (3.28m x 2.97m) Double bedroom with dormer style windows with views over open fields. Exposed beams. Radiator.

### **Bedroom Three:**

Abt. 11' 0" x 8' 8" (3.35m x 2.64m) Double bedroom with dormer style window with views over open fields. Radiator.

### **Bedroom Four:**

Abt. 7' 5" x 6' 10" (2.26m x 2.08m) Multi purpose room with with dormer style window. Radiator.

### **Family Bathroom:**

Four piece suite comprising freestanding bath tub, shower, low level flush wc and sink basin. Solid wood flooring.



## Outside

### Front Garden and Garage:

Large shingle driveway. Gated access to garden. Conifer border.  
Garage with up and over door.

### Rear Garden:

Wrap around garden with stunning views. Decking area with seating. Multiple sheds. Apple trees. Access to open fields.

### Agents Note:

Draft particulars yet to be approved by the vendor and may be subject to change.



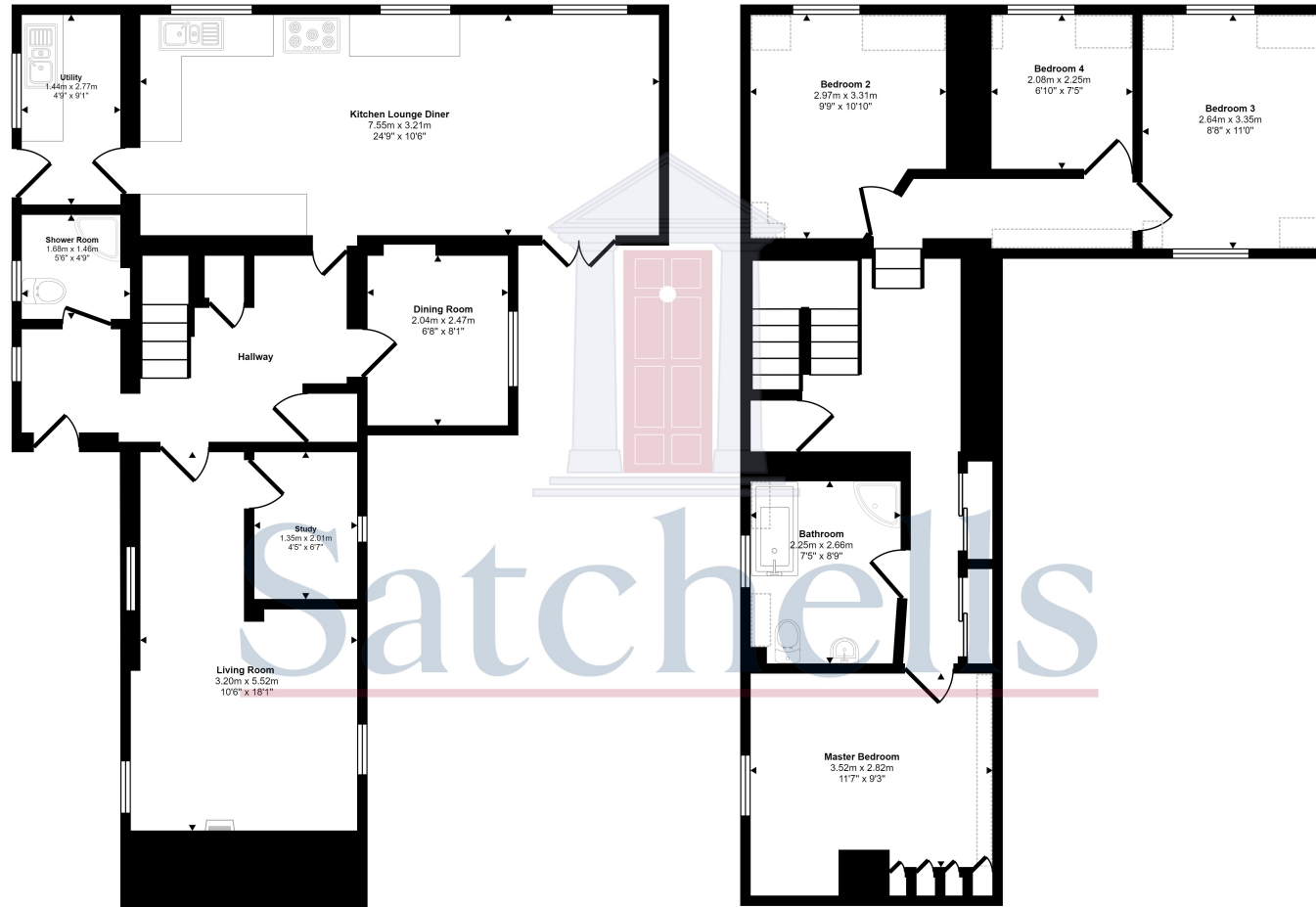




These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.



Approx Gross Internal Area  
135 sq m / 1453 sq ft



Ground Floor  
Approx 73 sq m / 786 sq ft

First Floor  
Approx 62 sq m / 668 sq ft

☐ Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.