



Churchview House

2, Greenway, Campton,
Bedfordshire, SG17 5BN

Offers in Region of: £735,000



This individual 4 bedroom home designed and built by the current owners has been their family home for 29 years. This spacious home is versatile to suit a growing family's needs with further scope to *extend or adapt if required. Set in the sought after village of Campton with views overlooking the village church this property is one to see.

- Excellent versatile family space with four double bedrooms
- Master bedroom with en suite and dressing area
- Double garage with power and light and ample off road parking
- Popular village location with beautiful countryside walks on your doorstep
- Stunning views over the village church
- Potential to extend/adapt the current layout
*STPC

GROUND FLOOR

Entrance Hall

Window to front with stained glass detail. Exposed brickwork. Latch doors into cloakroom, study and inner hall.

Cloakroom

Suite comprising low level flush wc and wash hand basin. Radiator. Ceramic tiled flooring. Extractor fan. Window to front with stained glass detail.

Inner Hall

Stairs rising to first floor accommodation with understairs storage cupboard. Double glazed window to side. Radiator. Storage cupboard with shelving. Latch doors to living room and kitchen/breakfast room.

Living Room

18' 7" x 16' 3" (5.66m x 4.95m) Dual aspect with two double glazed windows to front and further window to side. Multi pane doors with sidelights, opening onto the rear garden. Radiator. Feature fireplace with exposed brick chimney breast and hearth. Ceiling beams. Wall lights. Latch door into dining room.

Dining Room

13' 9" x 10' 4" (4.19m x 3.15m) Double glazed window to side. Radiator. Ceramic tiled flooring. Latch door into kitchen/breakfast room.

Kitchen/Breakfast Room

13' 3" x 11' 0" (4.04m x 3.35m) A range of wall and base units with worksurfaces and tiled splashbacks. Inset ceramic one & half bowl sink with swan neck mixer tap over. Built-in electric oven & grill. Inset 4-ring gas hob with extractor hood over. Integrated dishwasher. Radiator. Ceramic tiled flooring. Ceiling beams. Double glazed windows to side and rear. Latch door into utility room.

Utility Room

10' 5" x 6' 4" (3.17m x 1.93m) Base units with inset stainless steel sink and drainer unit. Plumbing and space for washing machine and tumble dryer. Space for fridge/freezer. Double glazed window to rear. Latch doors into study and rear lobby.



Study

9' 8" x 9' 1" (2.95m x 2.77m) Oak flooring. Radiator. Double glazed window to rear.

Rear Lobby

Ceramic tiled flooring. Double glazed window and door to rear.

FIRST FLOOR

Landing

Access to partially boarded loft space. Double glazed window to side. Airing cupboard housing hot water cylinder. Radiator. Doors to all rooms.

Bedroom 1

18' 6" (max) x 11' 11" (into bay) (5.64m x 3.63m) Double glazed windows to front and side. Wood effect flooring. Radiator. Latch door into:

Dressing Room

Fitted wardrobes. Radiator. Wood effect flooring. Double glazed window to side. Opening to:

En-Suite Shower Room

Four piece suite comprising shower cubicle, bidet, wash hand basin with cupboard under and low level flush wc. Tiling to dado height. Radiator. Tiled flooring. Obscure double glazed window to front.

Bedroom 2

13' 3" x 11' 0" (4.04m x 3.35m) Dual aspect with double glazed windows to side and rear. Radiator. Wood effect flooring.

Bedroom 3

13' 7" x 9' 8" (4.14m x 2.95m) Dual aspect with double glazed windows to front and rear. Radiator. Wood effect flooring.

Bedroom 4

13' 9" x 10' 5" (4.19m x 3.17m) Double glazed window to side. Radiator. Wood effect flooring.

Family Bathroom

Suite comprising roll top claw foot bath, low level flush wc and wash hand basin. Radiator. Extractor fan. Tiled flooring. Tiled walls to dado height. Obscure double glazed window to rear.

OUTSIDE

Front Garden

Walled garden laid to lawn with well stocked flower/shrub borders. Paved driveway providing off road parking for several cars.

Rear Garden

L shaped garden laid mainly to lawn with patio area and raised mature borders. Further lawn area and gated access to front.

Double Garage

Up & over door with eaves storage space and power/light connected. Wall mounted gas boiler. Window and door to rear garden.

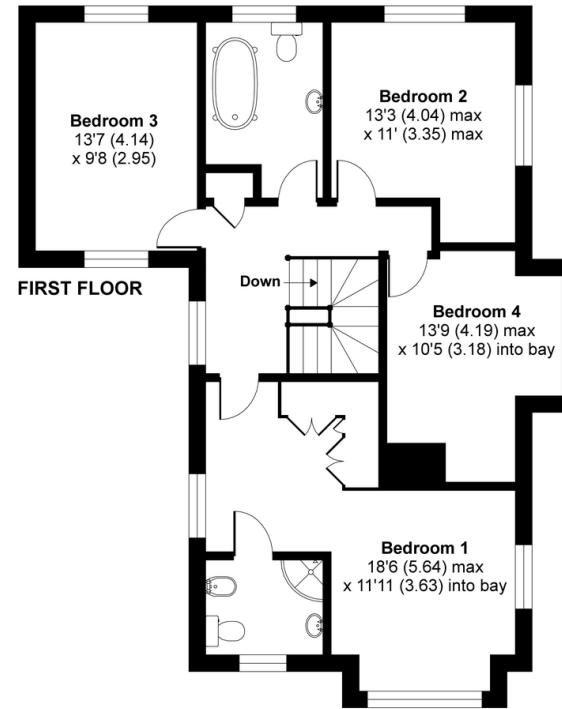
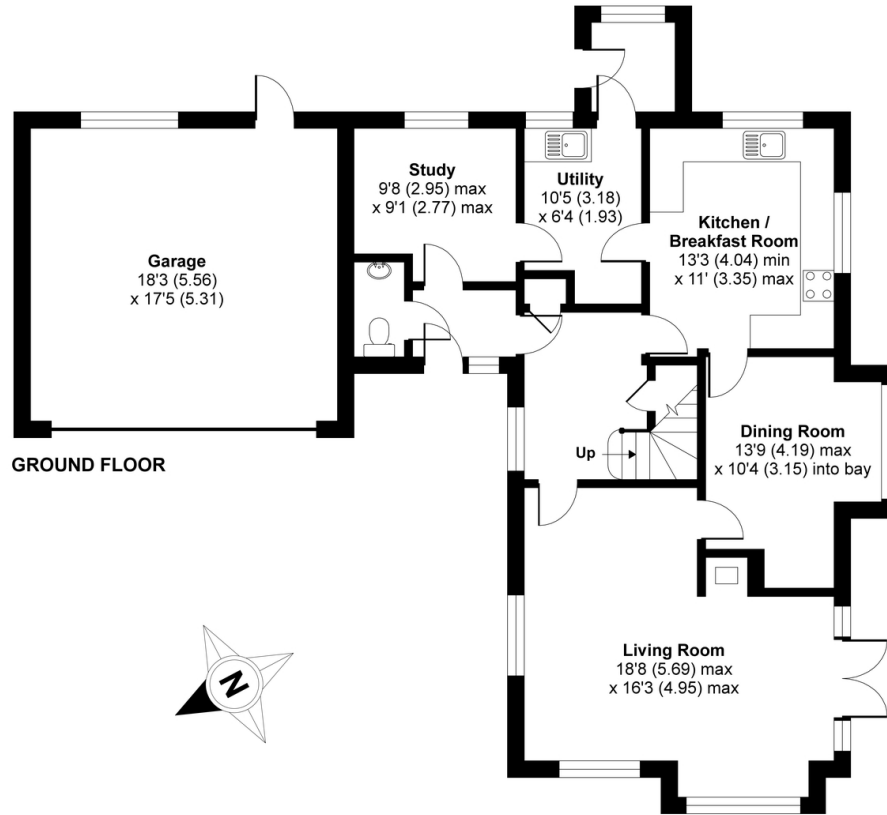
PRELIMINARY DETAILS - NOT YET APPROVED
AND MAY BE SUBJECT TO CHANGES



Approximate Area = 2103 sq ft / 195.3 sq m (includes garage)

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		
(55 to 68)	D		74
(39 to 54)	E	55	
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Country Properties. REF: 717337



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Viewing by appointment only

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