



45, Rectory Road

Campton,
Bedfordshire, SG17 5PF
£725,000

country
properties

Meadow Cottage is an individual four bedroom detached home in the sought after village of Campton. Updated by the current owner and offers spacious family living, a private southerly aspect rear garden and panoramic views over farmland to the rear.

- Features include exposed brickwork, wall and ceiling beams and latch doors
- 19ft Kitchen/breakfast room with integrated appliances
- Security alarm and external cctv to remain
- A short stroll from the village pub and a 15 minutes walk into nearby Shefford
- * The property benefits from solar panels which generate an annual income of £1,200
- Living room with feature Inglenook fireplace and wood burning stove
- Remote controlled electric gates leading to large gravel driveway
- Sought after village location with well regarded local schools
- An abundance of countryside walks on your doorstep - perfect for walking the dog!



GROUND FLOOR

Entrance Hall

Stairs rising to first floor accommodation with under-stairs storage cupboard. Two double glazed windows to side. Exposed feature brick wall. Ceiling and wall beams. Cloaks cupboard.

Cloakroom

Suite comprising low level wc and vanity wash hand basin. Radiator. Ceramic tiled flooring. Obscure double glazed window to side.

Living Room

18' 6" (max) x 16' 1" (into bay) (5.64m x 4.90m) Large brick inglenook fireplace with quarry tiled hearth and wood burning stove. Dual aspect with double glazed windows to front and side with additional bay window to the front. Exposed beams. Wall lights. Two radiators. French doors into:

Dining Room

14' 11" x 14' 1" (4.55m x 4.29m) Feature brick open fireplace. Exposed beams. Two double glazed windows to side. Service hatch to kitchen and door to snug.

Snug

7' 4" x 7' 4" (2.24m x 2.24m) Double glazed French doors opening onto the rear garden. Exposed beams. Radiator.

Kitchen/Breakfast Room

19' 1" (max) x 8' 11" (max) (5.82m x 2.72m) A range of wall and base level units with quartz worksurfaces and complementary tiled splashbacks. Inset stainless steel one & half bowl sink with mixer tap over. Fitted eye level double oven. Inset gas hob with stainless steel splashback and extractor hood over. Integrated fridge and dishwasher. Breakfast bar. Two double glazed windows to rear. Service hatch to dining room. Opening to:

Conservatory

10' 2" (max) x 9' 4" (3.10m x 2.84m) Vaulted ceiling and exposed beams. Wood effect flooring. Personal door to garage. French doors opening onto the rear garden. Door into:

Utility Room

7' 10" x 5' 9" (2.39m x 1.75m) A range of base units with worksurfaces over. Stainless steel sink unit. Space and plumbing for washing machine. Space for fridge/freezer. Extractor fan. Ceramic tiled flooring. Double glazed window to rear.



FIRST FLOOR

Galleried Landing

Electric Velux window to front. Exposed beams. Hatch to partially boarded loft space with ladder/light and cctv controls. Cupboard housing hot water cylinder with storage. Radiator.

Bedroom 1

14' 11" x 11' 1" (4.55m x 3.38m) Double glazed window to front with views over farmland. Fitted double wardrobes. Exposed beams. Radiator. Door into:

En-Suite Shower Room

Three piece suite comprising double shower cubicle, low level wc with concealed cistern and vanity wash hand basin. Chrome heated towel rail. Partially tiled walls. Extractor fan.

Bedroom 2

15' 3" x 9' 10" (4.65m x 3.00m) Dual aspect with double glazed windows to front and rear with views over open farmland. Exposed brick wall and exposed beams. Built in wardrobe and wash hand basin with vanity unit under. Radiator.



Bedroom 3

11' 0" (max) x 6' 5" (max) (3.35m x 1.96m)
Double glazed window to rear with views over farmland. Exposed beams. Fitted wardrobe. Radiator.

Bedroom 4

11' 0" (max) x 9' 2" (max) (3.35m x 2.79m)
Double glazed window to rear with views over open farmland. Exposed beams. Fitted wardrobe. Radiator.

Bathroom

Three piece suite comprising 'P' shaped panel enclosed bath with side glass screen, vanity wash hand basin and low level wc. Feature beam. Tiled walls and ceramic tiled flooring. Feature radiator. Obscure double glazed window to side.

OUTSIDE

Front Garden

Remote controlled electric double gates leading onto the gravelled driveway providing ample off road parking and access to garage. Laid mainly to lawn with retaining brick wall. Two security lights. Gated access to the rear.

Rear Garden

Backing onto farmland and laid mainly to lawn with large paved patio area and mature well stocked flower and shrub borders. Irrigation system. Outside tap and power point. Security light. Ornate lighting. Pathway with gated access to front.

Garage

Electric up & over door with power/light connected. Wall mounted gas boiler - installed in 2022. Personal door into conservatory.

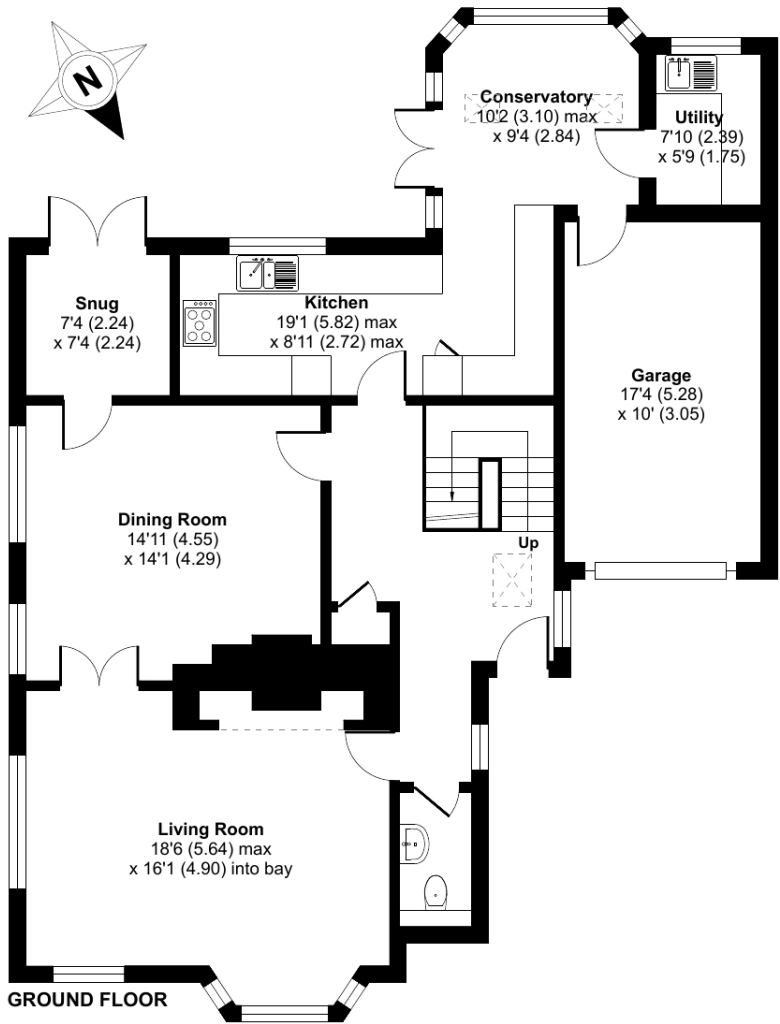
AGENT NOTE:

* The vendor advises the annual return from the solar panels is approximately £1,200 per annum. We advise any buyer to confirm this information with their legal representative prior to exchange of contracts.

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

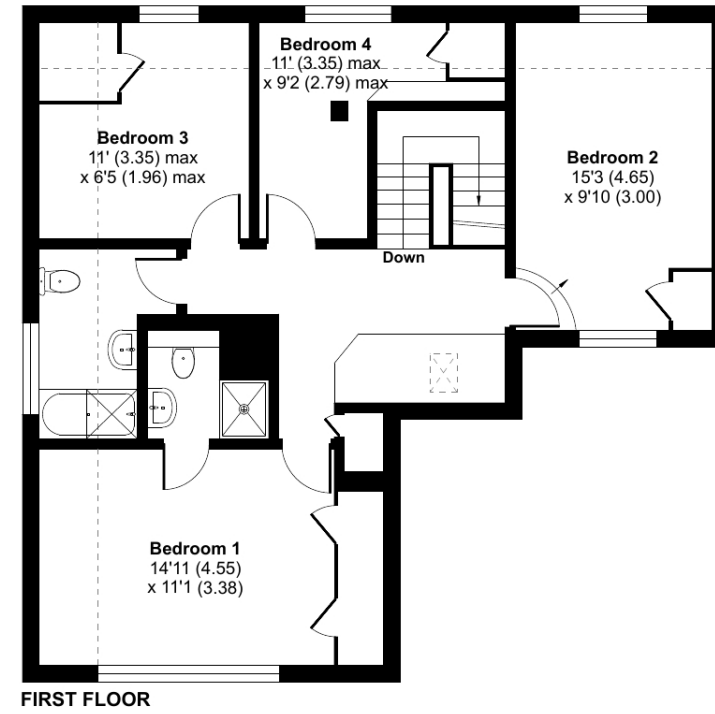




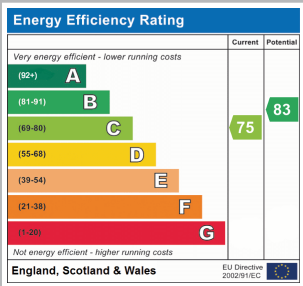


Approximate Area = 1746 sq ft / 162.2 sq m
 Limited Use Area(s) = 170 sq ft / 15.7 sq m
 Garage = 173 sq ft / 16 sq m
 Total = 2089 sq ft / 193.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2024. Produced for Country Properties. REF: 1076827



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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