

ARTISTRY
PROPERTY AGENTS

12 Northbridge Street

Shefford, Bedfordshire SG17 5DH



PERFECTLY
CONNECTING
PEOPLE AND
PROPERTY







Lovely-Looking Georgian House, with a Huge Garden that has Exciting Scope for Development

A lovely, red brick, unlisted home in the conservation area of the historic Bedfordshire village of Shefford, with three spacious bedrooms and an unexpectedly large garden on which you might consider building. Drive through double wooden gates to the side of the house along a wide gravelled drive (there's a pedestrian gate too) to a double length garage within the garden. A summerhouse is at the bottom. This is the first opportunity in nigh on a quarter of a century to follow generations of families who have lived here since the house was built in 1764.

Shefford was described last year in 'Muddy Stilettos Best Places to Live' guide as "The perfect blend of town and country...full of fab foodie finds, quirky community events and surrounding countryside." It's at a point where the delightfully-named rivers Hit and Flit meet, and you're certainly spoilt for choice for riverside and woodland walks. But think of any facility you might like to have within walking distance of your front door and Shefford provides it, from surgery and pharmacy to historic churches of all denominations. From hotels, restaurants and pubs (you have one next door that makes your new home seem a positive youngster) to shops and supermarkets.

Shefford has schools for all ages, and all are rated good or outstanding. But if you prefer independent schools, a bus whisks children from opposite your house to the world-renowned Harpur Trust private schools in the County town of Bedford. You can also go by bus the short distance to Arlesey Railway Station and be in London in only 38 minutes. Luton airport is under 15 miles away, with Cambridge about 25 miles and Milton Keynes just 20. The town is certainly well placed for travelling, but if you do have any stressful days, it's comforting to know you can unwind at Champneys Health Spa, a short cycle ride from your new home. Perhaps you can have it all.



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AT A GLANCE

- Three double bedrooms
- Bathroom, with bath and separate shower
- Kitchen, with 1.5 bowl stainless steel sink, built-under double oven, gas hob and hood, and spaces for dishwasher, fridge/freezer and washing machine
- Dining room
- Sitting room, with open fire
- Study, with gas fire set into fireplace
- Hall, with understairs cupboard for coats and shoes etc.
- Mains gas central heating, with Vaillant boiler
- Summerhouse
- Small garden at front
- **Very large garden at back, with space for development**
- Detached, double length garage and adjoining store
- Extensive driveway parking space

FURTHER FACTS & FIGURES

- BT Superfast fibre broadband availability / Council tax band: E / EPC rating: D / Conservation area
- Arlesey railway Station: 5 miles (less by bike) – fast trains to London in 38 minutes
- Catchment schools for all ages in Shefford – all rated good or outstanding / Shops, pubs and restaurants
- Champneys Spa & Health Club: Under 3 miles (gym, courts and pool etc)



One of the very few houses in the conservation area where the front door doesn't open directly onto the street, it plays an important part in the historic street scene, with its ancient, protected yew trees adding to the symmetry the Georgians were famed for, and with its beautiful, red brick and wonderful chimney pots being particularly striking.

To each side of the central gate leading to the arched front door, iron railings peak out atop the low wall separating the front garden from the pavement - and demand to be set free.

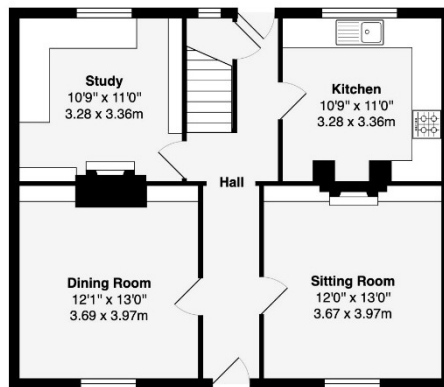
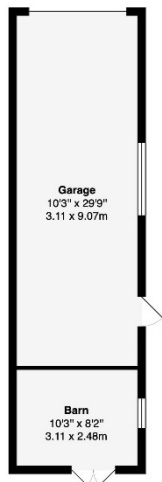
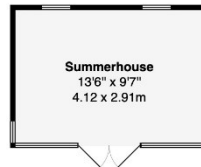
Inside, perhaps it's the size, enhanced by high ceilings, of each room. Or it's the natural light that pours through lovely, large, sliding sash windows (happily contrasting with the cute little window under the stairs). Or, despite changes through the ages, it's because its Georgian character still shines through. Or maybe it's all these things that explain why the house has such a great feel. And the excitement builds as you realise how you can put your stamp on the house and add value to what is already a super family home.

It's thought that carpeting might be covering the original oak floor. Tall skirtings, picture rails and original doors remain. The gorgeous, sitting room fireplace is ready for the roaring open fire that will welcome you and your dog back from that winter walk along the river. The other lovely front room is waiting for your first dinner party in your new home.

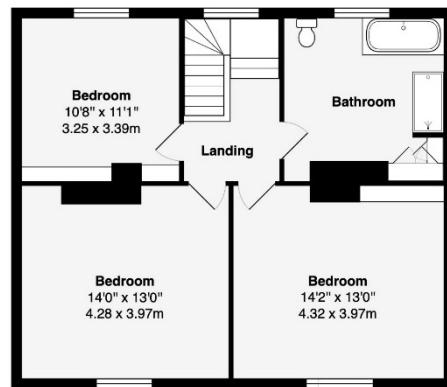
Original fireplace surrounds are in the rooms at the back too – in the study, where you can work with the welcome distraction of the roses and clematis climbing the beautiful, old brick garden wall. And in the kitchen, with a little access door set into the chimney above, and hooks for drying clothes in front of where once the cooking range must have been.

Upstairs, an enviably large bathroom looks over your equally, enviably large garden, while the super bedrooms (one through a window beautifully inscribed with the name of the glazier's daughter) overlook historic buildings, including the house where Robert Bloomfield, the poet, wrote "Man in the Moon". Your new home feels inspiring too.





Ground Floor



First Floor

Approx. Area of House: 1395 ft² ... 129.6 m²
Approx. Area of Garage, Barn: 390 ft² ... 36.3 m²
Approx. Area of Summerhouse: 129 ft² ... 12 m²
Approx. Total Area: 1914 ft² ... 177.9 m²

Approx. Plot: 0.21 acres

This brochure, including the boundary and floor plans (not to scale), is a guide only and nothing within it forms part of an offer or contract. All dimensions are approximate.





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To discuss this unique home or one you wish to sell, please contact us.

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