



18 Shefford Road, Clifton, Shefford, Bedfordshire. SG17 5RG







## 3 Bedroom Detached House

### Guide Price £425,000 Freehold

The Old School Teachers House. This is a lovely three bedroom detached house with a beautiful garden perhaps best enjoyed from the conservatory, there is also plenty of parking to the front with a large gravelled driveway. This house has a wealth of charm and character and was built in the mid 1800's and was originally two workers cottages and now provides a very comfortable home in the centre of this very sought after village within strolling distance of the shop, two pubs, the butchers and the village pond.



- Detached
- Charm and character
- Village centre location
- Three bedrooms
- Parking for several cars
- Mature garden and workshop
- Walking distance of pubs, shops and butchers
- EPC rating D. Council tax band D

**Step Inside:**

Once you step into the 'Old Teachers House' you begin to appreciate the light, bright and open plan feel of this house and a glimpse of the garden from the conservatory, The lounge and dining room provide a 23 foot room separated by double opening doors with a lovely log burning stove for those cosy winter evenings.

Adjacent to the living room is a lovely conservatory that enjoys views of the mature garden. The kitchen has had many of the appliances replaced recently and a new boiler has been fitted.

Upstairs are three bedrooms and a well appointed bathroom.

**About The Area:**

Clifton is a small village near shefford, on the west bank of the River Ivel, where residents can benefit from having a range of amenities on their doorsteps, such as pubs and restaurants, parks, and a selection of schools for all ages.

The area is also home to plenty of attractions for locals to enjoy less than 10-miles away from the development, including the Hoo Hill Maze, Summerfields Miniature Railways, Standalone Farm, Shuttleworth and Wrest Park. For nature lovers, both the Stofold Watermill and Oughtonhead Common Nature Reserves are approximately 10-minutes' drive away, offering peaceful walks through meadows, wetlands and woodlands.

Clifton is well-connected, with Arlesey train station just three-miles away, providing regular services to London King's Cross and Peterborough. Flitwick train station is also close-by and provides direct services to nearby Bedford and Luton, as well as London St Pancras and Brighton, making it perfect for commuters.



### Step Outside:

The garden wraps itself around the property and is mature and private with a huge variety of shrubs and bushes with lovely seating areas, For those looking for a workshop there is heating and power in the shed and this makes an ideal workshop.



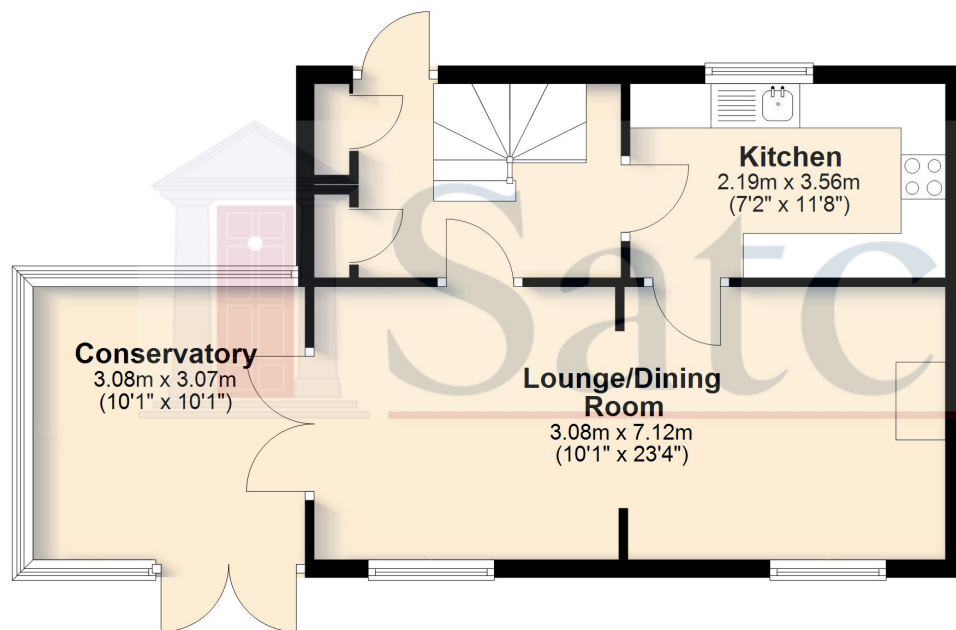




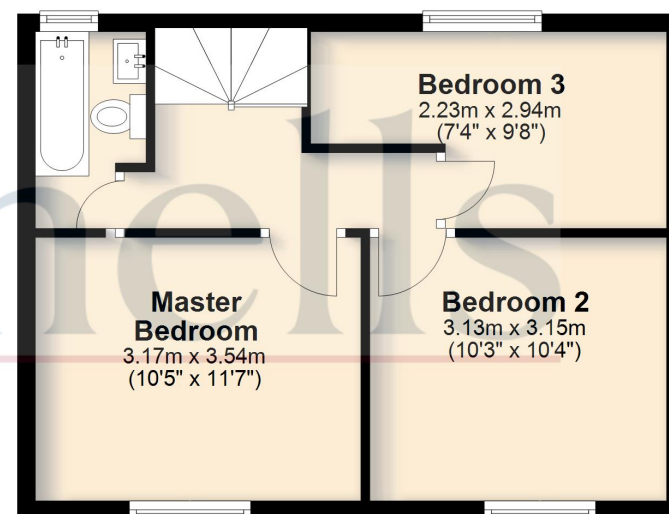
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## Ground Floor



## First Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.  
Plan produced using PlanUp.