



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





4 Bedroom Detached House

Guide Price £685,000 Freehold

Nestled within the picturesque village of Campton, this exceptional four-bedroom family home epitomizes countryside living at its finest. Set against a backdrop of sweeping landscapes, the property boasts a large private frontage complete with a garage, ensuring ample space for vehicles and outdoor storage. The heart of the home is a luxury fitted kitchen, a delightful gathering place for family meals and entertaining. This magnificent home is a sanctuary of tranquility and natural beauty. Step outside and immerse yourself in the serenity of countryside views stretching as far as the eye can see.



- Large four bedroom family detached home
- Solar Panels which generate an annual income
- Village location connected to outstanding Ofsted schools
- Remote controlled electric gates.
- En-suite to master bedroom
- Double glazed throughout
- South facing garden with countryside views
- Garage with large gravel frontage for ample parking
- Viewing highly recommended
- EPC rating C. Council tax band F

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:

Abt. 18' 6" maximum x 16' 1" into bay (5.64m maximum x 4.90m into bay) 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:

Snug:

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

Dining Room:

Abt. 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.

Kitchen/Breakfast Room:

Abt. 19' 1" x 8' 11" (5.82m x 2.72m) maximum measurements. 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:

Utility Room:

Abt. 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..

Conservatory:

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

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 One:

Abt. 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 Two:

Abt. 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 Three:

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

Bedroom Four:

Abt. 11' 0" x 9' 2" (3.35m x 2.79m) maximum measurements. 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 graveled 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. 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.

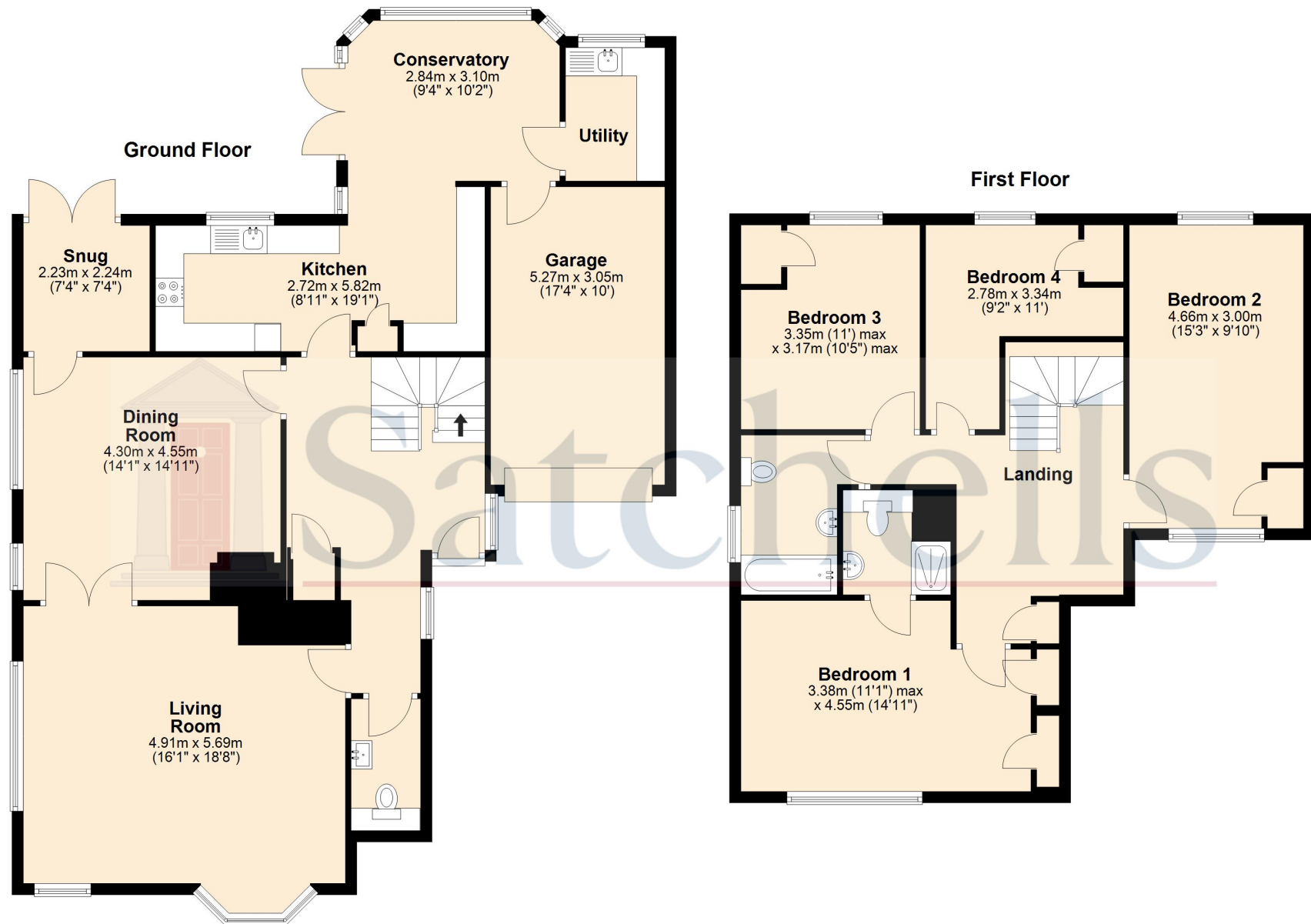
Additional Information:**Agents Note:**

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





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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.