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Sandy View  
Shefford Road, Meppershall,  
Bedfordshire, SG17 5LL  
£695,000



Viewing by appointment only

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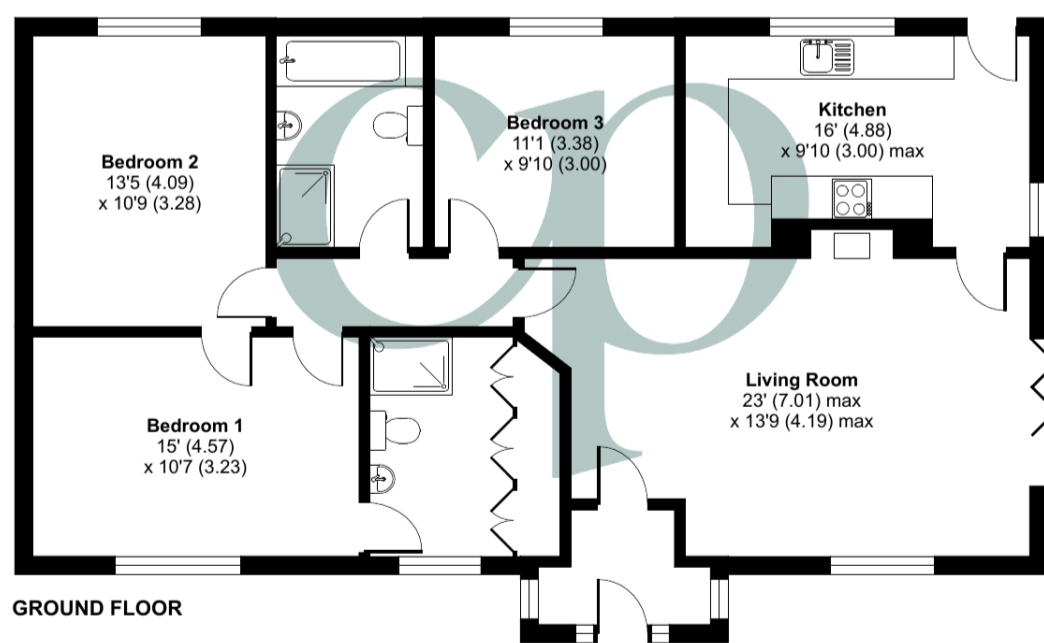
Accessed via a private lane this three bedroom detached bungalow with land, offers fabulous far reaching countryside views. Planning is approved to demolish the bungalow and build a 2,800 spft detached house with a double garage Ref: CB/23/02452/FULL

- Main bedroom with large en-suite shower room
- Off road parking for several cars
- Countryside walks on your doorstep
- Solid oak flooring and doors
- Large rear garden backing farmland
- Meppershall has its own bakery, public house, post office, general store, new community centre and lower school

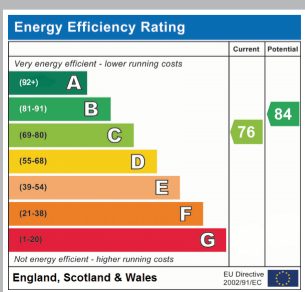


Approximate Area = 1145 sq ft / 106.4 sq m  
For identification only - Not to scale

# Floor Plans



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Country Properties. REF: 1130011



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.



## Ground Floor

### Entrance Porch

Two double glazed windows to side.

Ceramic tiled flooring. Radiator. Door into:

### Living Room

23' 0" (max) x 13' 9" (max) (7.01m x 4.19m)

Dual aspect room with double glazed window to front and oak bi-folding doors to side. Inset wood burning stove with feature wooden mantle and tiled hearth. Radiator. Solid oak flooring. Doors into inner hall and kitchen.

### Kitchen

16' 0" x 9' 10" (max) (4.88m x 3.00m) A

range of wall and base level units with complementary worksurfaces and upstands. Inset stainless steel double sink with drainer and mixer tap over. Range cooker with glass splashback and stainless steel extractor hood over.

Integrated dishwasher and washing machine. Space and plumbing for American style fridge/freezer. Ceramic tiled flooring. Double glazed window and door to rear garden.

### Inner Hall

Doors into all bedrooms and bathroom.

## Bedroom 1

15' 0" x 10' 7" (4.57m x 3.23m) Double glazed windows to front and side. Oak flooring.

Radiator. Door into:

### En-Suite Shower Room

Three piece suite comprising low level wc, wash hand basin and shower cubicle. A range of fitted wardrobes. Partially tiled walls and oak flooring. Obscure double glazed window to front.

## Bedroom 2

13' 5" x 10' 9" (4.09m x 3.28m) Double glazed window to rear. Oak flooring.

## Bedroom 3

11' 1" x 9' 10" (3.38m x 3.00m) Double glazed window to rear. Radiator.

## Bathroom

Four piece suite comprising panel enclosed bath with shower attachment double shower cubicle with rainfall shower, pedestal wash hand basin and low level wc. Tiled walls and wood effect flooring. Obscure double glazed window to front.



## OUTSIDE

### Front Garden

Laid to lawn with block paved driveway providing off road parking for several cars. Shingled borders with mature shrubs. Access to the rear garden.

### Rear Garden

\*Large garden laid mainly to lawn with mature planted areas. Garden shed with power connected - to remain. Enclosed with mature hedging and wood panel fencing with access to the front.



### AGENT NOTE:

The vendor informs us the solar panels generate approx. £1,200 per annum.

The property has a pending planning application on the land adjacent to Sandy View for a 4 bedroom detached house of approx 2,800 sq feet with a double garage - Planning reference no: CB/24/00929/FULL

A similar application had been previously approved in 2020 Planning reference no:CB/20/01710/FULL

\*The rear garden boundary is not marked out on the photographs and therefore buyers should be aware that some of the land to the East of the property will be retained for the potential plot. The land is due to be marked and can be shown on a viewing.

PRELIMINARY DETAILS - NOT YET APPROVED BY VENDOR AND MAY BE SUBJECT TO CHANGE.

