

# 21, Rectory Road

Campton,  
Bedfordshire, SG17 5PF  
Offers in excess of £675,000

ESTD 1978  
COUNTRY PROPERTIES  
PART OF HUNTERS  
FOR SALE  
01462 811222

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LOCATION, LOCATION, LOCATION 'Glebe Cottage' is a beautiful four bedroom home offering spacious and versatile accommodation, a generous sunny garden and is offered for sale with a complete onward chain. Located in the popular village of Campton the property offers fabulous views over 'The Glebe'.

- Potton Timber Home with exposed beams and fabulous views
- Large open plan kitchen/family room and separate dining room
- Master bedroom with en-suite shower room
- Fibre optic broadband provides fast connectivity for those working from home
- Single garage and driveway providing off road parking for several cars
- Countryside walks on your doorstep - ideal for walking the dog!
- Sought after village location - just a short stroll to the popular 'White Hart' village pub
- 10 minute drive to Arlesey train station for an easy commute into the City

### Cloakroom

'Sanitan' Victorian suite comprising close coupled wc and pedestal wash hand basin with brass taps. Tiled flooring. Radiator. Obscure double glazed window to side aspect.

### Living Room

20' 11" x 15' 0" (6.38m x 4.57m) max into bay. Double glazed windows to front and side aspects offering views over 'The Glebe'. Inglenook fireplace with quarry tiled hearth, inset display areas and wood burning stove. Two radiators. Feature exposed beams.

### Dining Room

14' 7" x 10' 5" (4.45m x 3.17m) Double glazed window to side aspect. Oak flooring. Double glass pane doors leading into family room. Radiator. Feature exposed beams.

## Ground Floor

### Porch

Recessed porch with quarry tiles and outside light. Solid wood entrance door with stain glass inset, opening into:

### Entrance Hall

Stairs rising to first floor accommodation with under stairs storage cupboard. Tiled flooring. Solid wood doors to kitchen/breakfast room, dining room, lounge and cloakroom.



## Kitchen/Breakfast/Family Room

26' 1" x 16' 8" (7.95m x 5.08m) Re-fitted with a range of wall and base units with worksurfaces over, and useful breakfast bar. Electric four ring gas hob with integrated extractor hood over. Fitted electric oven. One & half bowl sink with drainer and mixer tap over. Space and plumbing for washing machine, tumble dryer and dishwasher. Space for fridge/freezer. Wall mounted ladder radiator. Quarry tiled floor. Double glazed windows to rear and side aspects. Door into entrance hall. Open plan into family room:

Family Room - Double glazed French doors with side windows opening onto the rear garden. Quarry tiled flooring with under floor heating. Fitted desk area. Double glazed window to side and rear aspects.

## First Floor

### Landing

Galleried landing with obscure glazed window to side aspect. Hatch to partially boarded loft space. Airing cupboard housing gas boiler for central heating with shelving over. Solid wood doors to:

### Bedroom 1

12' 1" x 10' 7" (3.68m x 3.23m) Double glazed windows to front and side aspect with views over open countryside. Radiator. Walk-in wardrobe. Door to:

### En-Suite Shower Room

Three piece suite comprising separate shower cubicle with power shower, wash hand basin with fitted vanity under and low level flush wc. Radiator. Shaver socket. Heated towel rail. Exposed beams. Velux window to side aspect.

### Bedroom 2

11' 3" x 11' 6" (3.43m x 3.51m) Double glazed window to rear aspect. Exposed beams. Radiator.

### Bedroom 3

12' 0" x 8' 9" (3.66m x 2.67m) Two velux windows to side aspect. Exposed beams. Radiator.

### Bedroom 4

9' 8" x 8' 9" (2.95m x 2.67m) Double glazed window to side aspect. Radiator.

## Family Bathroom

Three piece suite comprising panel enclosed bath with mixer tap, shower attachment and glass side screen, low level flush wc and pedestal mounted wash hand basin with vanity unit under. Heated towel rail. Shaver socket. Velux window to side aspect.

## Exterior

### Front Garden

Overlooking 'The Glebe' to the front. Laid to lawn with mature shrub and tree borders with block paved driveway providing off-road parking for several cars. Gated access to rear.

### Rear Garden

Generous and fully enclosed rear garden (approx 85 ft) with mature shrub and tree borders. Large paved patio area with steps leading up to lawned area. Outside tap and security lighting. Gated access to front. Useful storage area to side.

### Garage

15' 9" x 8' 5" (4.80m x 2.57m) Up and over door. Courtesy door to garden. Light and power.

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

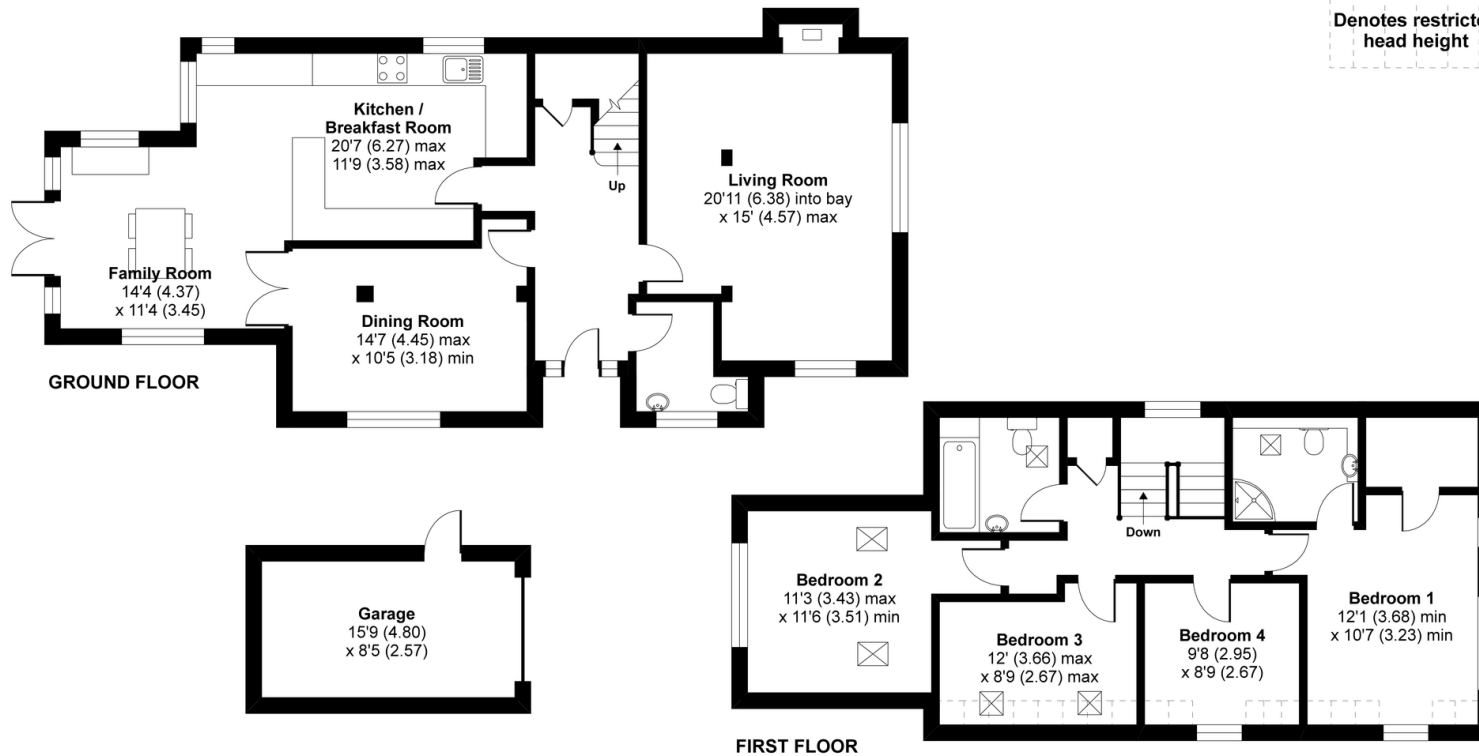




Approximate Area = 1733 sq ft / 161 sq m  
 Limited Use Area(s) = 42 sq ft / 3.9 sq m  
 Garage = 135 sq ft / 12.5 sq m  
 Total = 1910 sq ft / 177.4 sq m

For identification only - Not to scale

Denotes restricted head height



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		73
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Country Properties. REF: 672597



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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