



20, Coneygate

Meppershall, Shefford,
Bedfordshire, SG17 5GB

£550,000

country
properties

This beautifully presented four-bedroom family home is tucked away at the end of a quiet cul-de-sac, offering spacious accommodation, three bathrooms, a double-length garage, ample parking and a landscaped rear garden, all within the sought-after village of Meppershall.

- Generous principal bedroom featuring an en-suite and private balcony
- Local countryside walks on your doorstep
- Stylish 14ft kitchen with Quartz worktops and integrated appliances
- Double-length garage and ample driveway parking
- Flexible family layout with multiple reception rooms - ideal for modern living
- Immaculately presented throughout – simply move straight in.



Ground Floor

Entrance Hall

Wood effect flooring. Radiator. Doors into Family/Dining room, Study, Cloakroom, Kitchen & Living room. Stairs rising to first floor.

Cloakroom

Low level WC. Wash hand basin. Tiled splashbacks. Wood effect flooring.

Family/Dining Room

15' 10" x 9' 1" (4.83m x 2.77m) Wood effect flooring. Radiator. Double glazed Georgian style window to side aspect & French doors with fully glazed windows to front & side leading to rear garden.

Study

8' 10" x 8' 5" (2.69m x 2.57m) Dual aspect Georgian style windows to front & side. Built in double door full height storage cupboard plus low level storage cupboard.

Living Room

14' 6" x 12' 0" (4.42m x 3.66m) Two Georgian style double glazed windows to side aspect. Wood effect flooring. Two radiators. Feature fireplace with wooden surround & marble hearth fitted with realistic coal effect electric fire.

Kitchen

14' 1" x 13' 7" (4.29m x 4.14m) Double glazed Georgian style window to side aspect. Fitted with a range of light grey Shaker style wall & base units with quartz work surfaces. Inset sink fitted with hose tap. Built in fridge freezer. Built in dishwasher. Built in washing machine. Built in Range cooker. Tiled flooring. Door leading to side.

First Floor

Landing

Wood effect flooring. Loft access fitted with pull down ladder & light. Door to airing cupboard. Doors leading to all rooms

Bedroom 1

13' 8" x 11' 5" (4.17m x 3.48m) Double glazed Georgian style window to side aspect. Georgian style French doors leading to balcony with glass balustrade overlooking *open views. Radiator. Built in wardrobe Door leading to En suite

En-suite

Suite comprising: fully tiled shower cubicle fitted with wall mounted shower & glass doors. Pedestal wash hand basin. Low level WC. Half tiled. Vinyl flooring. Radiator. LED wall mirror. Obscure double glazed window to side aspect.

Bedroom 2

9' 7" x 8' 11" (2.92m x 2.72m) Double glazed Georgian style window to side. Radiator. Double doors to built in wardrobe. Door leading to En suite



En-suite

Suite comprising: fully tiled shower cubicle fitted with wall mounted shower & glass doors. Pedestal wash hand basin. Low level WC. Vinyl flooring. Radiator. Half tiled. Obscure double glazed window to side aspect.

Bedroom 3

11' 1" x 8' 11" (3.38m x 2.72m) Dual aspect Georgian style windows to front & side aspect. Radiator.

Bedroom 4

10' 6" x 9' 4" (3.20m x 2.84m) Double glazed Georgian style window to side aspect. Radiator.

Bathroom

Three piece suite comprising: Panel enclosed bath with telephone style taps. Pedestal wash hand basin. Low level WC. Wall mounted mirrored cabinet. Half tiled. Vinyl flooring. Radiator.

Outside

Rear Garden

Fully landscaped south east facing garden patio area leading to lawn laid to established shrubs & flowers to borders. Side gated access. Feature lantern lighting. Personal door to garage.

Front Garden

Driveway providing off road parking for several cars leading to front door & garage. Gated access leading to shingled garden area planted with established shrubs & trees with paved pathway leading to rear garden.



Garage

31' 9" x 8' 7" (9.68m x 2.62m) Single double length garage fitted with electric roller door. Power & light. Wall mounted combi boiler. Personal door access leading to garden.

Planning application

*We are aware of an outline planning application for approximately 150 dwellings on land to the east of Coneygate, including land adjacent to No. 20. The application can be viewed via the Central Bedfordshire Council Planning Portal under reference CB/25/03804/OUT. We understand that the current target date for determination is the end of August.

Whilst the application has not been approved, prospective purchasers should be aware of the proposals and consider the potential impact should planning permission be granted. An indicative site layout plan is available and will be provided to interested parties prior to any viewing.

Agents Note

CGI Imagery: The dining room image has been digitally enhanced using CGI furniture to illustrate how the space could look when furnished as a dining room. The image is intended for illustrative purposes only.

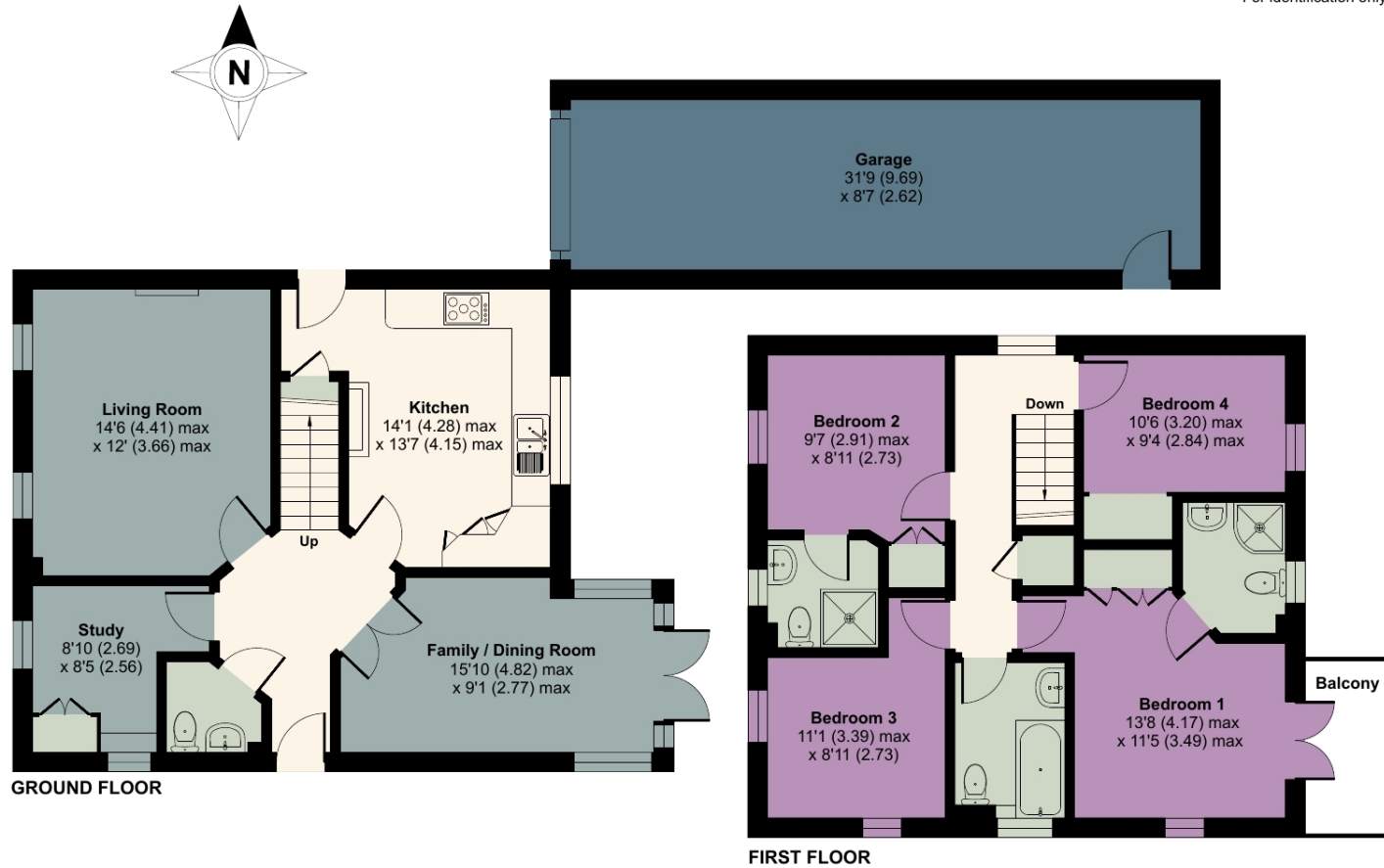
For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: enquiries@mortgagevision.co.uk

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





Approximate Area = 1266 sq ft / 117.6 sq m
Garage = 273 sq ft / 25.3 sq m
Total = 1539 sq ft / 142.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2026. Produced for Country Properties. REF: 1486585



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Viewing by appointment only

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