



63, Bury Road

Shillington, Hitchin,
Bedfordshire, SG5 3NZ
£475,000

country
properties

Set back from the road and offered with no upward chain, this characterful three-bedroom detached home enjoys an enviable setting, with a generous rear garden that opens onto paddock land, creating a wonderful sense of being immersed in the surrounding countryside. Extending to approximately 1,270 sq ft, the property provides flexible living space including five reception areas plus kitchen, three bedrooms, two bathrooms, and a balcony from the principal bedroom overlooking the rolling fields beyond.

- ** NO UPWARD CHAIN **
- Sought-after village location with countryside walks on your doorstep
- Viewing is essential to fully appreciate this individual home
- A unique village home offering charm, space and a truly idyllic rural setting
- Principal bedroom with private balcony overlooking open fields
- Well-balanced accommodation with a layout that can evolve with your lifestyle



GROUND FLOOR

Entrance

Entry via wooden door to:

Dining Room

17' 4" x 11' 9" (5.28m x 3.58m)

Two double glazed windows to front aspect. French doors to side aspect. Radiator. Door to Snug.

Snug

11' 6" x 9' 1" (3.51m x 2.77m) Open fire place with brick surround.

Double glazed window to front aspect. Door to Study/Office

Study/Office

11' 6" x 7' 9" (3.51m x 2.36m)

Stairs rising to first floor.

Storage cupboard. Radiator.

Internal window to kitchen.

Door to kitchen

Kitchen

22' 8" x 8' 0" (6.91m x 2.44m)

UPVC double glazed windows to side and rear. French door to rear garden. Side entrance door. Fitted kitchen with a range of wall and base units with granite work surfaces over and upstands throughout. Two stainless steel bowl sinks with drainers. Gas oven and hob with cooker hood. Integrated washing machine and dishwasher. Integrated fridge/freezer. Central heating boiler. Loft access. Radiator.

Living Room

16' 10" x 11' 8" (5.13m x 3.56m)

UPVC double glazed window to front aspect. Open fireplace with log burner. Understairs storage. Internal window to kitchen. Stairs rising to first floor accommodation.



FIRST FLOOR

Landing

Door to all first floor accommodation.

Bedroom One

19' 9" x 11' 7" (6.02m x 3.53m)

UPVC double glazed window to front. Double glazed doors to private side balcony. Radiator.

Bedroom Two

11' 9" x 9' 1" (3.58m x 2.77m) UPVC double glazed window to front aspect. Radiator. Connecting door to Bedroom 3 (optional).

Bedroom Three

11' 5" x 8' 5" (3.48m x 2.57m)

UPVC double glazed window to front. Radiator. Connecting door to Bedroom 2 (optional).

Shower Room

Suite comprising low level WC, wash hand basin & shower cubicle. Radiator



Family Bathroom

UPVC double glazed window to rear. Suite comprising low level WC, wash hand basin, free standing roll top bath. Part tiled walls. Radiator.

OUTSIDE

Front Garden

Pathway to front door. Areas mainly laid to lawn enclosed by picket fencing.

Large Private Paddock over small foot bridge

Mainly paved with established shrubs to borders. Enclosed by timber fencing with views to open countryside to the rear.

Includes large private paddock situated adjacent over foot bridge.

Agents Note

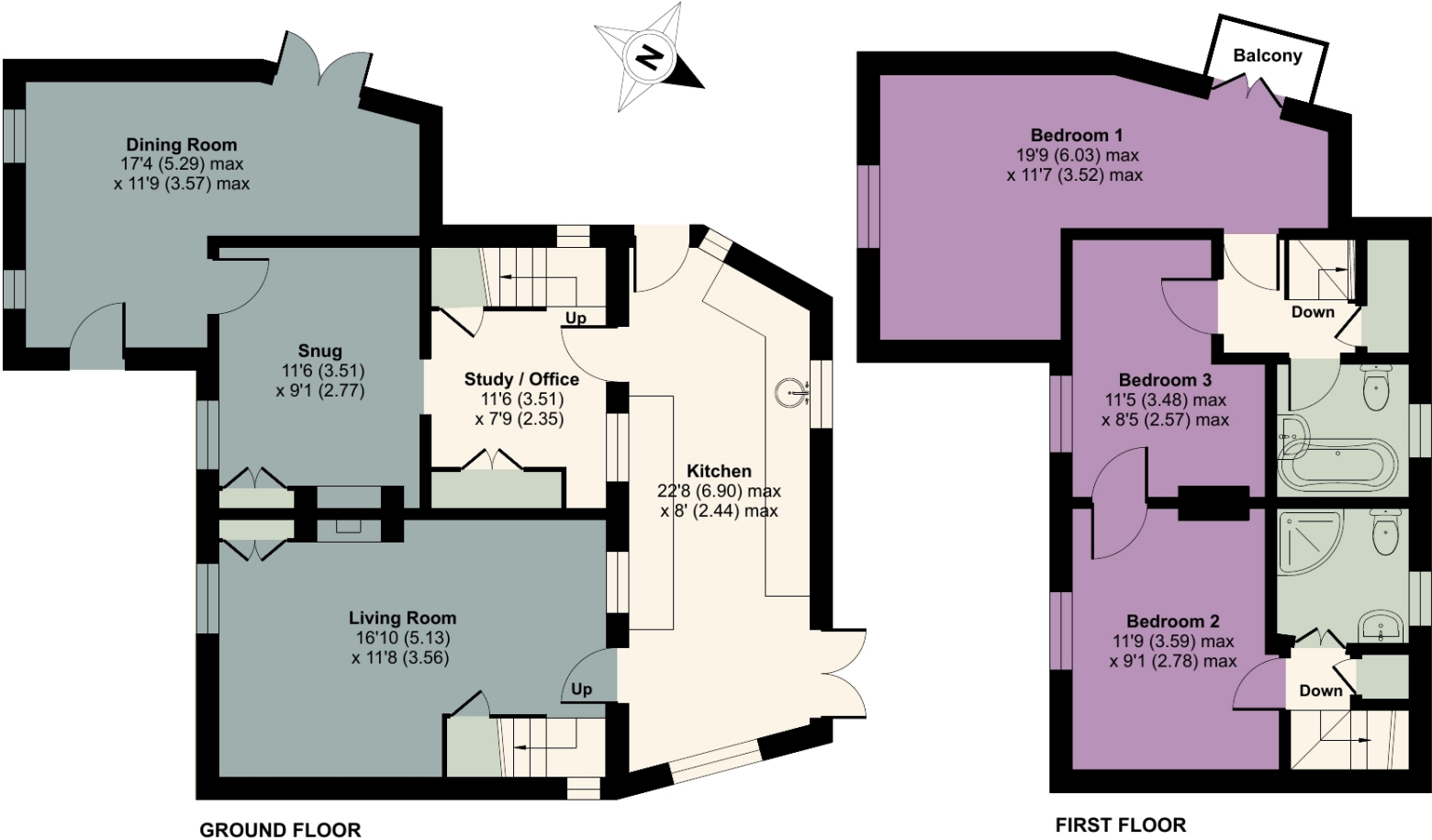
For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: enquiries@mortgagevision.co.uk

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

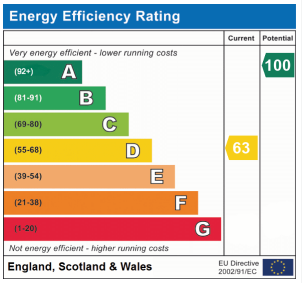




Approximate Area = 1270 sq ft / 117.9 sq m
For identification only - Not to scale



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: 1487155



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Viewing by appointment only

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