



2, Shefford Road

Meppershall, Shefford,
Bedfordshire, SG17 5LJ

£625,000

country
properties

Situated in the heart of the sought-after hilltop village of Meppershall, this impressive five-bedroom detached family home offers spacious, versatile and flexible accommodation, ideal for modern family living. The property benefits from extensive driveway parking for up to six or seven vehicles and is perfectly positioned within easy reach of highly regarded local schooling, everyday village amenities and excellent commuter links, including fast rail services into London from nearby stations

- Five bedroom detached home
- Offering over 1,600sq ft of flexible accommodation - perfect for a growing family
- Garage/workshop with parking in front for 1 car
- A short stroll to local amenities , Budgens/Post Office, Community Centre, highly regarded schools and village pub
- Potential to adapt the current layout, subject to any necessary building consents
- 3 generous reception rooms
- Driveway provides off road parking x 6-7 cars
- Arlesey and Flitwick train stations provide excellent fast rail links into the city as well as connections to Luton Int. Airport



Ground Floor

Entrance Hall

Wood effect flooring. Radiator. Glazed double doors leading into hallway

Inner Hallway

Wood effect flooring. Radiator. Stairs rising to first floor accommodation. Door into coat/storage cupboard. Door into Kitchen & Dining/Family Room. Glazed door into Living room.

Family/Dining Room

18' 6" x 9' 4" (5.64m x 2.84m) Dual aspect double glazed windows to front & side. Radiator. Glazed double doors leading into playroom/study. Radiator.

Playroom/Study

12' 4" x 9' 3" (3.76m x 2.82m) Double glazed window to rear. Radiator. Sliding double glazed doors leading to rear garden. Glazed double doors leaving into Family/Dining Room.

Living Room

20' 10" x 11' 0" (6.35m x 3.35m) Two double glazed windows to rear. Radiator. Electric fire with stone surround & hearth

Kitchen/Breakfast Room

13' 4" x 9' 10" (4.06m x 3.00m) Double glazed window to front. A range of eye and base level units with complementary work surfaces over. Breakfast bar. Electric oven, electric hob. Integrated dishwasher. Space for washing machine. Space for fridge/freezer. Part glazed door leading to side providing access to front & rear garden.

Cloakroom

Built in coat storage. Sliding door into WC. Tiled flooring. Obscure double glazed window to side. Radiator. Low level WC. Wash hand basin with vanity under. Wall mounted boiler.



First Floor

Landing

Hatch to loft space. Doors to Bedrooms 1,2,3,4 & Bedroom 5/Study. Door into family bathroom. Airing cupboard housing hot water tank.

Bedroom 1

11' 8" x 11' 0" (3.56m x 3.35m) Double glazed window to rear. A range of built in wardrobes. Radiator. Opening into Dressing Area:

Dressing Room

Wood effect flooring. Double glazed window to rear & open into En-suite shower room.

En-suite Shower Room

Wood effect flooring. Three piece suite comprising separate shower cubicle, WC, wash hand basin with vanity under. Sliding door.

Bedroom 2

12' 5" x 9' 2" (3.78m x 2.79m) Double glazed window to rear. Radiator. A range of built in wardrobes.



Bedroom 3

11' 1" x 9' 1" (3.38m x 2.77m) Double glazed window to front. Radiator.

Bedroom 4

10' 10" x 7' 2" (3.30m x 2.18m) Double glazed window to front. Radiator.

Bedroom 5/Study

9' 9" x 7' 0" (2.97m x 2.13m) Double glazed window to front. Wood effect flooring. Radiator.

Bathroom

Outside

Front Garden

Block paved driveway leading to front door. Enclosed with timber fencing. Mature tree, shrub & flower borders.

Rear Garden

Mainly laid to lawn with paved patio area. Part walled garden with paved pathway providing gated access to front. Raised pond area. Steps down with personal door leading to garage.

Garage

Garage to rear with up & over door providing parking in front for 1 car. Glazed personal door leading to rear garden.

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





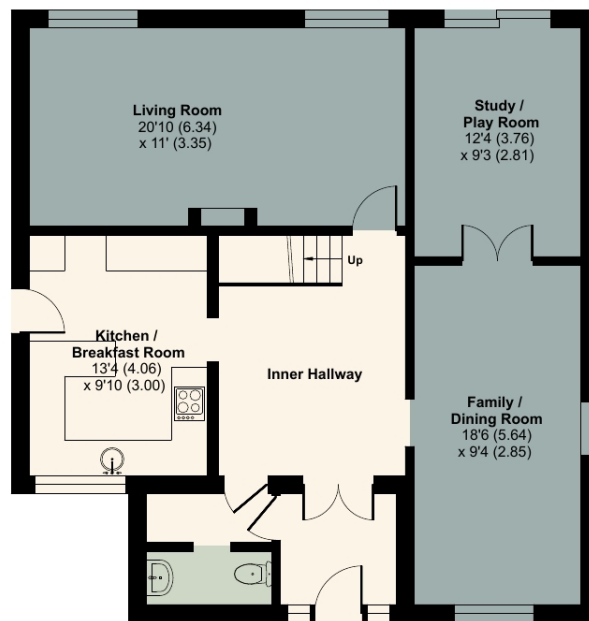
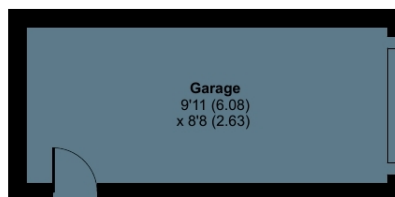


Approximate Area = 1684 sq ft / 156.4 sq m

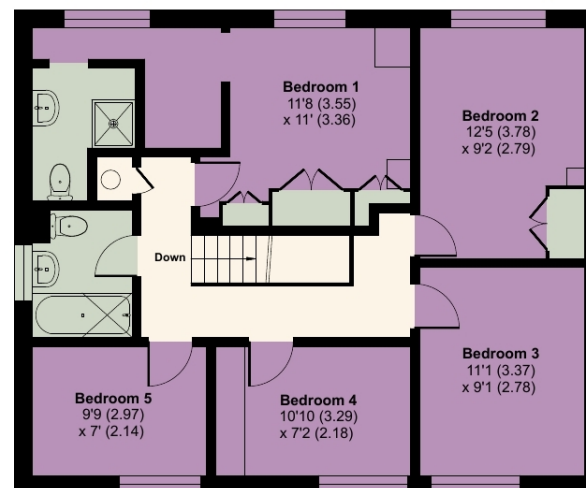
Garage = 172 sq ft / 15.9 sq m

Total = 172.3 sq ft / 172.3 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



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: 1496913



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Viewing by appointment only

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