

14, Rectory Road

Campton,
Bedfordshire, SG17 5PF
£775,000

country properties

Space, style & location! An impressive four bedroom detached family home set within a generous plot, featuring a double garage, beautiful walled rear garden with open farmland views, a range of improvements and freshly re-decorated throughout. Offered with no upward chain!

- Spacious master bedroom with en-suite
- Double garage providing excellent storage and parking
- ** NO UPWARD CHAIN **
- Brand new fitted kitchen & new boiler
- A range of improvements and freshly re-decorated
- Large front garden with paved driveway providing off-road parking and potential to create additional parking if desired
- Attractive walled rear garden enjoying open views across adjoining farmland
- Fully Rewired







Ground Floor

Entrance Hall

Stairs raising to first floor. Radiator. Door into Study, Living room, Cloakroom & Kitchen.

Cloakroom

Double glazed window to side. Low level WC, wash hand basin. Vinyl flooring,

Study

9' 2" x 7' 0" (2.79m x 2.13m) Double glazed window to front. Radiator.

Living Room

24' 11" x 12' 8" (7.59m x 3.86m) Double glazed window to front. Two radiators. Double glazed double doors onto rear garden with wing windows. Sliding door through to Family/Dining room.

Family/Dining Room

18' 2" x 9' 0" (5.54m x 2.74m) Dual aspect double glazed windows to front & rear. Radiator.

Kitchen

11' 1" x 9' 1" (3.38m x 2.77m) A range of wall & base units with roll edge worksurfaces over & upstands. Inset ceramic sink & drainer unit with swan neck mixer tap over. Built in electric oven & hob with glass splashback & extractor hood over. Integrated fridge/freezer. Integrated dishwasher. Integrated washing machine. Wall mounted gas boiler enclosed in cupboard. Double glazed window to rear. Door leading to Conservatory

Conservatory

11' 11" x 10' 4" (3.63m x 3.15m) Double glazed on brick base. Ceramic tiled flooring. Wall light. French doors leading onto garden. Door leading to Garage







Double Garage

22' 10" x 18' 2" (6.96m x 5.54m) Two remote control roller doors. Obscure double glazed window to rear. Power points. Light.

First Floor

Landing

Double glazed window to side. Loft access. Two storage cupboards. Doors into all rooms.

Bedroom 1

13' 0" x 12' 10" (3.96m x 3.91m) Double glazed window to front. Radiator.

En-suite

Four piece suite comprising: panel enclosed bath, pedestal wash hand basin, low level WC. Shower cubicle. Tiled splashbacks. Obscure double glazed window to front. Radiator.

Bedroom 2

17' 4" x 10' 2" (5.28m x 3.10m) Double glazed window to front. Radiator.





Bedroom 3

13' 0" x 11' 10" (3.96m x 3.61m) Double glazed window to rear. Radiator.

Bedroom 4

14' 1" x 8' 8" (4.29m x 2.64m) Double glazed window to rear. Radiator.

Bathroom

Four piece suite comprising: Panel enclosed bath. Pedestal wash hand basin, low level WC. Shower cubicle. Tiled splashbacks. Radiator. Double cupboard housing hot water tank. Obscure double glazed windows to rear & side.

Outside

Front Garden

Laid mainly to lawn with hedge screening to front & side with flower & shrub borders. Security light. Storm porch.

Rear Garden

Retaining brick wall to rear & side. Mainly laid to lawn. Paved patio area. Views over farmland. Gated access to front aspect. Water tap. Security light.

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

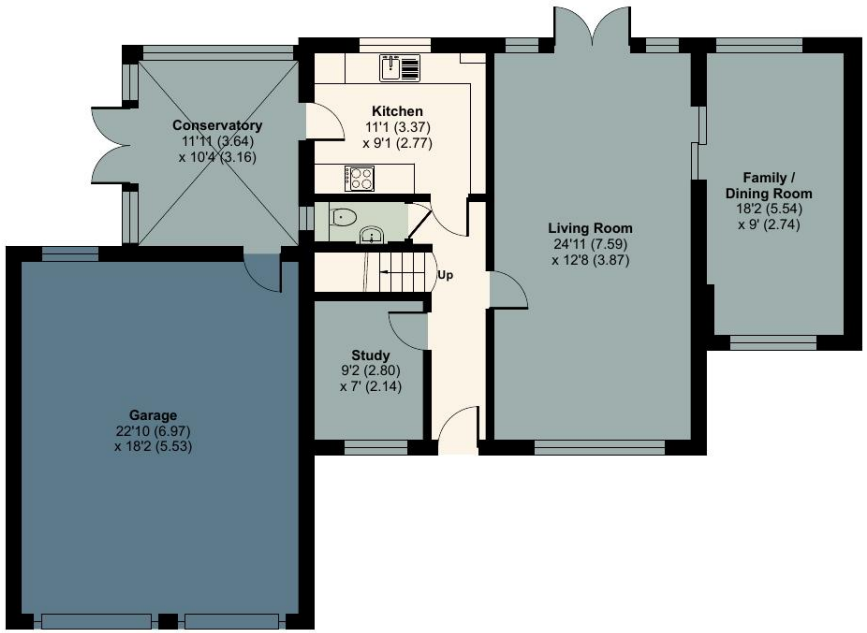




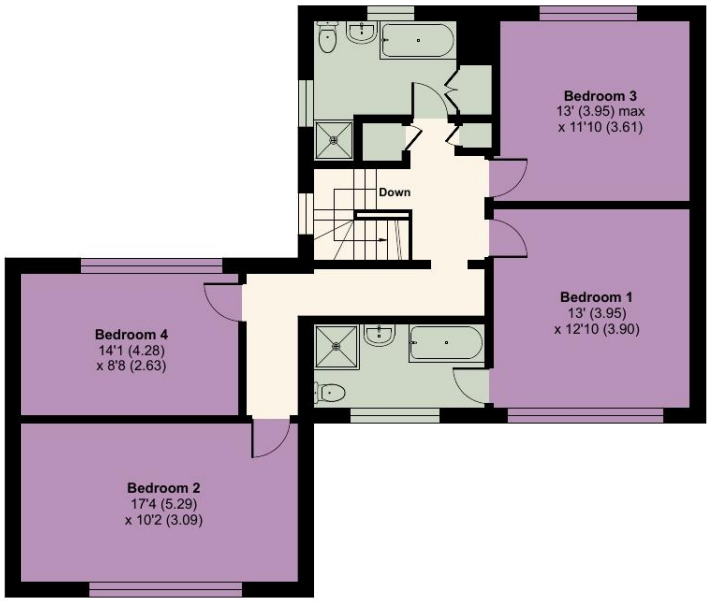




Approximate Area = 1892 sq ft / 175.7 sq m
Garage = 405 sq ft / 37.6 sq m
Total = 2297 sq ft / 213.3 sq m
For identification only - Not to scale

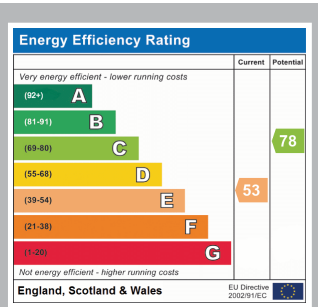


GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Country Properties. REF: 1541474



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Viewing by appointment only

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