



11 Fowlers Drive
Meppershall | Shefford | Bedfordshire | SG17 5NJ

FINE & COUNTRY

11 FOWLERS DRIVE



Welcome to a stunning modern detached house located in the picturesque village of Meppershall.

This exquisite five-bedroom property offers approximately 2,760 sq. ft. of luxurious living space and boasts an array of environmentally-friendly features, including an EPC rating of A, ensuring an eco-conscious lifestyle.



KEY FEATURES

Built in 2022 with a ten-year structural warranty, this home presents an exceptional opportunity for flexible living with annexe potential, catering to various family needs or guest accommodation. Its elevated position provides breathtaking views over open countryside, blending contemporary elegance with the serene beauty of rural living.

Ground Floor

Upon entering the home, you are welcomed by a vast open-plan space, an impressive 37ft kitchen/sitting/dining room that invites natural light through windows on all four sides. The kitchen is a chef's dream, featuring high-end appliances such as a Bosch fridge/freezer, a Neff induction hob, double oven, and an integrated dishwasher. A stylish island with power points and ample storage acts as the centerpiece, providing both functionality and a focal point for gatherings. The sitting and dining areas are adorned with wooden flooring, offering a warm and inviting atmosphere. Beyond the open-plan area, the ground floor hosts a family room, a practical boot room, a utility room, and a cloakroom. For convenience, a spacious en suite bedroom is also located on this floor, making it ideal for guests or family members who prefer single-level living.



















First Floor

The first floor of this remarkable property is designed for both comfort and luxury. The principal bedroom is a haven of tranquility, complete with a dressing area featuring built-in wardrobes and stunning triple-aspect windows that provide captivating views of the surrounding landscape. Its en suite bathroom is tastefully appointed, offering both a bathtub and a separate shower. The second bedroom also comes with its own en suite facilities and fitted wardrobes, ensuring plenty of storage space. Two additional bedrooms share a well-appointed family bathroom, which includes a bathtub and a shower cubicle. One of these rooms is thoughtfully designed with plumbing and wiring in place, allowing for conversion into a kitchen or reception area, perfect for creating an independent living space or a self-contained flat. There are two boarded loft spaces with power and lighting offering additional storage or potential for future development.













Outside

The property is nestled within a charming close, offering privacy and tranquility. A gravel driveway leads to ample off-street parking, capable of accommodating up to six vehicles. The detached double garage, equipped with two electric rolling shutter doors and an EV charging point, provides secure parking and storage solutions. The garage also features pedestrian access to the side, power, and lighting. The outdoor space is equally enchanting, with a beautifully landscaped garden that includes raised beds, a lush lawn, and a wildflower area. A serene pond adds to the appeal, while a three-bar fence ensures unobstructed views of the idyllic countryside. This outdoor haven is perfect for relaxation, family gatherings, or entertaining guests.

Location

Situated on the edge of the quaint Bedfordshire village of Meppershall, this property offers the perfect balance of peaceful rural living and convenient access to local amenities. Meppershall is renowned for its community spirit and offers a variety of local conveniences, including a bakery, a village store, and a post office. The village is strategically located, with Hitchin just seven miles away and both Bedford and Ampthill ten miles away, offering convenient access to a wide range of shopping, dining, and recreational opportunities. For commuters, Junctions 10 and 13 of the M1 are just ten miles away, and Junction 10 of the A1 is only seven miles from the property, offering swift connectivity to major destinations. Families will appreciate the property's location within the catchment area for Robert Bloomfield Academy, which boasts an Outstanding rating from Ofsted, alongside excellent transport links to the prestigious four Harpur Trust Schools in Bedford.

Embrace a lifestyle where modern luxury meets rural charm in this extraordinary eco-home.





INFORMATION



Services, Utilities & Property Information

Utilities – Air source heat pump, solar panels, and battery storage. Main Water & Sewerage.

Mobile Phone Coverage

4G and 5G mobile signal is available in the area we advise you to check with your provider

Broadband Availability

Superfast Broadband Speed is available in the area.

Tenure

Freehold

Directions

SG17 5NJ

Local Authority

Central Bedfordshire

Council Tax Band

D

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on Tel Number 01234 607999

Opening Hours:

Monday to Friday - 9.00 am - 5.30 pm

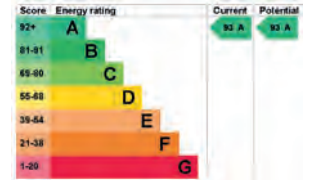
Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only

Offers over £ 1,000,000

11 FOWLERS DRIVE
MEPPERSHALL, SG17 5NJ

Tenure: Freehold
Council Tax Band: G



APPROXIMATE GROSS INTERNAL FLOOR AREA
MAIN HOUSE : 2760 SQ FT
GARAGE : 364 SQ FT
TOTAL AREA : 3124 SQ FT



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things
that make a home*



BEN PERKINS

LUXURY PROPERTY CONSULTANT

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For over a decade, I've thoroughly enjoyed working in the property sector and have a wealth of knowledge in the Bedfordshire and London areas. I strive to maximise sale prices in the desired time frames, whilst keeping the process smooth and stress free. I achieve this by creating positive rapports, based on trust and care, and combined with my attention to detail, I am confident in producing exceptional results. Each house has special characteristics and its own story, so by instructing me, I would offer a world class bespoke marketing service, tailored to your unique property. At Fine & Country, we utilise all the latest technologies including only working with the best photographers and videographers. With access to a network of over 300 F&C locations across the UK and worldwide, this allows me to maximise the exposure of your property, creating strong buyer competition in order to drive the sale price up to its peak. I live in Bedford and have grown up in the Bedfordshire area. When I am not working, I love spending time with my family and dogs, walking at many great locations, my favourite being Rowney Warren Woods.

THE FINE & COUNTRY
FOUNDATION

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