



# GREENWAY

Campton, Shefford, Beds. SG17 5BN

CHRIS MACSWEENEY

exp<sup>TM</sup> UK

[www.chrismacsweeney.exp.uk.com](http://www.chrismacsweeney.exp.uk.com)





# Church Farm

Price - £575,000

A terrific opportunity to acquire this beautiful character property in the sought-after village of Campton

An ideal family home located a short distance of some delightful countryside walks, Shefford's facilities and shops are also conveniently nearby, along with some excellent local schools.

## MEASUREMENTS

**LOUNGE** – 13'0 x 12'0 (3.96m x 3.66m)

**DINING ROOM** – 13'0 x 12'0 (3.96m x 3.66m)

**KITCHEN/DINER** 16'1 x 13'0 (4.90m x 3.96m)

**BATHROOM** 8'3 x 7'10 (2.61m x 2.39m)

**BEDROOM ONE** 16'4 x 13'0 (4.98m x 3.96m)

**BEDROOM TWO** 13'0 x 12'0 (3.96m x 3.66m)

**BEDROOM THREE** 12'0 x 8'1 (3.66m x 2.46m)

**SHOWER ROOM** 8'9 x 4'6 (2.67m x 1.37m)

**GARAGE/STUDIO** 28'3 x 9'6 (8.61m x 2.90m)

## Accommodation

### Ground Floor

The entrance hall is quarry tiled and has stairs to the first floor with a delightful and original turning banister rail. There is access from the hall to two reception rooms and the kitchen/diner. Both reception rooms have a chimney breast from an original fireplace and picture rails. The kitchen/diner is a terrific space and has refitted cupboard units and a range cooker, with quarry tiled flooring and an original sash window. The bathroom has been updated with a stylish Victoriana suite.

### First Floor

All three bedrooms are located off the landing and can accommodate double beds. There is also a shower room with replacement suite and double walk-in shower.

### Outside

A private rear garden gives access to a converted home gym/office and parking for at least four vehicles.







# FLOORPLAN

## Greenway Campton

Approximate Gross Internal Area  
1797 sq ft - 167 sq m



Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

Tel: 07468 48 88 18

Email: [chris.macsweeney@exp.uk.com](mailto:chris.macsweeney@exp.uk.com)

[www.chrismacsweeney.exp.uk.com](http://www.chrismacsweeney.exp.uk.com)

CHRIS MACSWEENEY



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.