





Church Farm

Price - Offers Over £545,000

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.











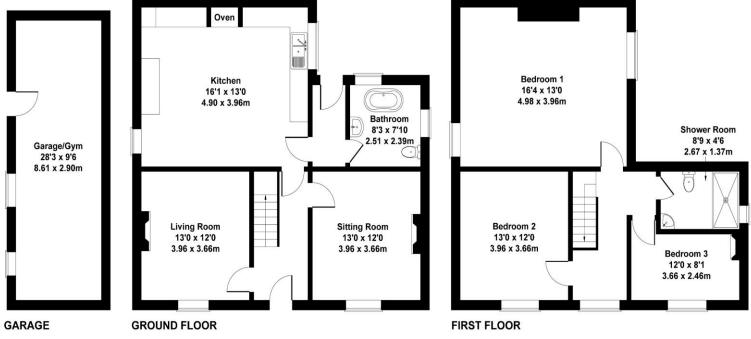




FLOORPLAN

Greenway Campton

Approximate Gross Internal Area 1797 sq ft - 167 sq m

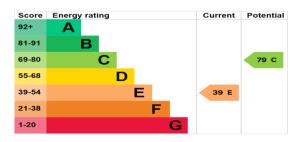


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