



64 Shefford Road  
Clifton | Shefford | Bedfordshire | SG17 5RQ

 FINE & COUNTRY

# STEP INSIDE

64 Shefford Road

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## Introduction

This is a substantial and beautifully proportioned contemporary home offering approximately 4,644 sq. ft. of versatile accommodation across three floors. Designed for modern family life, the property combines striking scale with a clean, high specification feel, creating a home that is both impressive and highly practical. With generous reception space, a remarkable kitchen, five bedrooms, dedicated leisure space and a good-size garden, this is a house that delivers on both lifestyle and everyday functionality in equal measure.

## Ground Floor

The ground floor is particularly impressive in scale and has clearly been designed with entertaining and family living in mind. At its heart is an exceptional kitchen measuring over 34ft in length, providing a superb central hub with the proportions to accommodate busy day-to-day living as well as larger gatherings. In addition, there is a substantial lounge and a separate reception room with bifold doors leading out to the large patio area, giving buyers valuable flexibility for formal entertaining, family space, a playroom or a home office arrangement.

This floor also offers a highly adaptable layout, with a ground floor study or bedroom positioned alongside a shower room, making it well suited for guests, accessibility needs, multigenerational living or those seeking more flexible accommodation. A utility room adds further practicality, while the gym and adjoining sun room create a real lifestyle feature rarely found in homes of this type. Depending on a buyer's requirements, this area may also offer scope for alternative uses, subject to any necessary consents.

## Upper Floors

The first floor continues the sense of space, centred around a generous landing and offering three further well-proportioned bedrooms, with two bathrooms, including a Jack and Jill arrangement, and a separate laundry room. The layout is ideal for family life, with ample bedroom space and practical ancillary accommodation that helps the house function smoothly on a day-to-day basis.

The accommodation then extends to the top floor, where the principal bedroom enjoys a more private setting. This level is arranged as a true suite, complete with a walk-in wardrobe and dressing area, together with an en-suite, creating an excellent principal retreat away from the main family bedroom areas below.





# SELLER INSIGHT

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“ We have loved living here for the past 10 years. From the moment we first saw the property, it was the space and potential that stood out - it offered the opportunity to create a home where we could all come together as a family, while still having areas to retreat to for peace and quiet.

Following a full renovation, we've shaped the house into a space that truly works for modern living. The kitchen has always been the heart of our home and is where everyone naturally gathers, whether for family meals, conversations or entertaining friends. The layout gives a wonderful balance between sociable spaces and quieter corners, which has been invaluable as our family has grown.

We've created so many special memories here. The house and garden have hosted everything from family celebrations to large parties, including our wedding reception and milestone birthdays. It's a home that's perfect for entertaining, and we've always loved being the place where everyone comes together.

Upstairs, the main bedroom has been a peaceful retreat with beautiful views, while features like the Jack and Jill bathroom worked brilliantly for our daughters. The gym and separate workspaces have also been a huge benefit, allowing us all to live, work and relax comfortably under one roof.

The garden has been designed to be enjoyed rather than maintained. Somewhere to relax, host BBQs and spend long summer evenings watching the sunset. The sense of community here has also been incredibly special; we have wonderful neighbours and have built lasting friendships within the village.

This has never just been a house to us, it's been a home filled with memories. It will be incredibly hard to leave, but we know the next owners will enjoy it just as much as we have.”\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







# STEP OUTSIDE

64 Shefford Road

## Outside Space

Outside, the property is complemented by a good-size rear garden with a large patio area, with bifold doors opening from the kitchen and living areas, making it especially well suited to indoor-outdoor living. It offers valuable outdoor space for families, entertaining and general enjoyment, while the broad frontage and substantial driveway parking add further practicality to the overall appeal.

To the front, the house has an immediately impressive presence, and altogether the external presentation matches the interior well: modern, spacious and designed to make a strong first impression.

## Location

Clifton is an established Bedfordshire village set in the valley of the River Ivel, offering a village setting while still providing practical day-to-day amenities. For commuters, nearby Arlesey station provides access to London St Pancras, with the fastest journeys taking around 39 minutes, making the area especially appealing for buyers seeking a balance between country feel and connectivity.

For buyers with schooling in mind, Clifton All Saints Academy serves children aged 2 to 11, while Samuel Whitbread Academy, also in Clifton, serves ages 13 to 18. Independent schooling in nearby Bedford, Hitchin and Letchworth is also within easy reach, with some schools offering dedicated transport to and from the village. The village also benefits from a community centre with a large hall, bar area, kitchen and meeting rooms, helping to support a strong local community feel.

For lifestyle and convenience, Clifton offers a range of village amenities, including two pubs, with The Golden Lion providing food and a large beer garden with play area.

## Services, Utilities & Property Information

Tenure: Freehold

Council Tax band: G

Local Authority: Central Bedfordshire

EPC: C

Property construction : standard brick and block

Electricity supply: Mains

Water supply: Mains

Drainage & Sewerage: Mains

Heating: Gas

Broadband: FTTC / Standard Fibre Broadband connection available - we advise you to check with your provider.

Mobile signal/coverage: 4G mobile signal is available in the area - we advise you to check with your provider.

Parking: Up to 6 cars

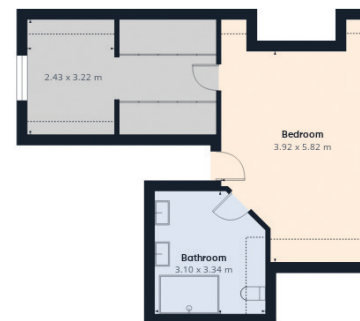
Total Internal Floor Area: 468 square metres



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approximate total area<sup>(1)</sup>  
410.2 m<sup>2</sup>  
Reduced headroom  
7.7 m<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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