



# Langham House

4a Clifton Road, Shefford, Bedfordshire, SG17 5AA

Gavin Mills  
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Offers in Excess of £900,000

A beautifully presented, six-bedroom, four-bathroom, detached home, set in a secluded development of just three homes, backing onto the river in Shefford.

The property has recently been subject to a comprehensive renovation and extension program by the current vendors and now offers accommodation of 2904 sq.ft set over three floors, along with ample parking for several vehicles and landscaped, west-facing rear gardens, overlooking the river.

## Ground floor accommodation

The entrance hall has stairs rising to the first floor and access to both a boot room and gym as well as a WC. To the rear of the ground floor is a fantastic open-plan kitchen/dining/sitting room, with bi-folding doors opening out to the gardens, a perfect space for entertaining.

The kitchen has a range of fitted wall and base level units as well as a central island, with marble worktops over. There is an inset one and a half bowl sink with a boiling tap over. Integrated appliances include a fridge/freezer, an induction hob, a double oven, a coffee machine and a dishwasher. There is space for a wine chiller.

The sitting room has a bay window to the front and a feature open fireplace with a stone surround and hearth. An open arch leads through to the playroom.

## First floor accommodation

The first floor has a large landing area which has been utilised as a laundry/storage space.

The principal suite has a feature fireplace with an inset electric fire and a Juliet balcony to the rear, overlooking the river. There is a walk-in dressing room and ensuite which has a freestanding spa bath, and a walk-in, multi-jet shower. There are two further double bedrooms, with built-in wardrobes, to the first floor, along with both a shower room and a bathroom.

## Second floor accommodation

There are an additional two bedrooms, both with vaulted ceilings, and bedroom six, currently used as a cinema room, located on the second floor, along with a large shower room.

## Outside

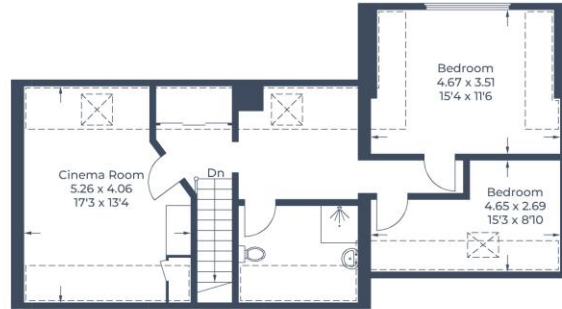
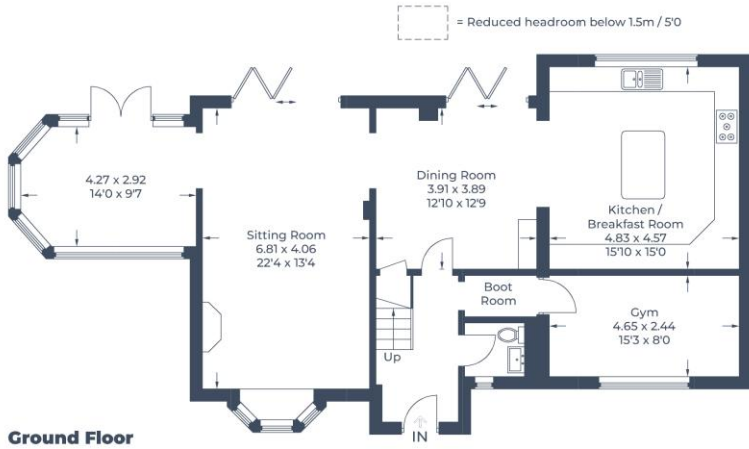
To the front, there is a large gravel driveway, providing ample parking for several vehicles.

The west-facing landscaped rear gardens are laid to patio and decked seating areas along with an artificial lawned section. There is a large gazebo, providing a sheltered hot tub and BBQ area. Gated steps lead down to the river.

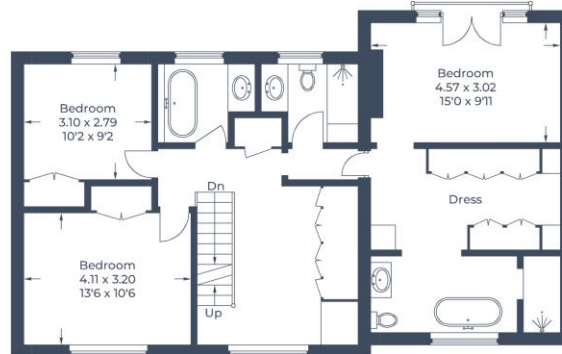


Call Gavin Mills to arrange a viewing on **07971 807 341**

Approximate Gross Internal Area  
 Ground Floor = 105.6 sq m / 1,137 sq ft  
 First Floor = 91.7 sq m / 987 sq ft  
 Second Floor = 72.5 sq m / 780 sq ft  
 Total = 269.8 sq m / 2,904 sq ft



**Second Floor**



**First Floor**

Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.