



PUTTERILLS

est. 1992

Church Street, Clifton, Shefford, SG17 5ES
Guide price £850,000

A characterful Victorian detached residence in a large wraparound plot.

The current owners have lived and enjoyed the property for over 26 years, and have extended and improved the house during this period. This Victorian Gothic residence offers some charming character features, including fine detailing to the windows and woodwork, fireplaces, and bay windows. The property is believed to date back to 1880 and was built by the Rector of the time, Henry Hugh Miles, who was responsible for building some of the most prominent houses of the village. The spacious accommodation includes a dining room with fireplace, a stunning sitting room with woodburning stove, three bay windows and home cinema. There is an additional reception room which the current owners use as a music room, but would make an ideal playroom/T.V room, etc. There is also a kitchen with Aga, cloakroom and utility room. To the first floor there are five bedrooms, bedroom one with a large walk-in wardrobe which could easily be converted into an ensuite shower room if required. Bedroom two benefits from a balcony overlooking the gardens, the family bathroom has a large four piece suite including a roll top bath with original ball and claw feet. Externally, the property benefits from a driveway providing off road parking, garage/workshop and wraparound gardens including a delightful sitting/patio area and summer house. Additionally there is a separate formal garden area, with the main garden measuring a maximum measurement of 81' X 31'. The property is superbly located in arguably the most desirable road in the village and benefits from a corner plot, and is being offered chain free.

Clifton has a general store/post office, butcher, choice of pubs, petrol station, Indian restaurant, picturesque duck pond, All Saints Church and School with a middle school in Henlow and Samuel Whitbread Upper School in Shefford. The A1(M) junction 10 can be accessed via the A507. The nearest railway station is at Arlesey approximately 3 miles away serving London kings Cross.

DINING ROOM 14'7" x 12'1" (4.45m x 3.68m)

MUSIC ROOM 11'2" x 11'1" (3.40m x 3.38m)

SITTING ROOM 27'3" x 12'7" (8.31m x 3.84m)

Excluding bays

KITCHEN 12'3" x 9'5" (3.73m x 2.87m)

UTILITY ROOM 7'8" x 5'5" (2.34m x 1.65m)

CLOAKROOM 5'6" x 3'1" (1.68m x 0.94m)

FIRST FLOOR

LANDING

BEDROOM ONE 12'9" x 11'11" (3.89m x 3.63m)

WALK IN WARDROBE 9'8" x 4'7" (2.95m x 1.40m)

BEDROOM TWO 11'8" x 10'11" (3.56m x 3.33m)

BALCONY

BEDROOM THREE 12'8" x 10' (3.86m x 3.05m)

BEDROOM FOUR 12' x 9'1" (3.66m x 2.77m)

BEDROOM FIVE / STUDY 11'8" x 5'10" (3.56m x 1.78m)

FAMILY BATHROOM 12'3" x 6'9" (3.73m x 2.06m)

EXTERNALLY

DRIVEWAY

GARAGE 20'3" x 9'10" (0.51m x 0.23m)

GARDENS

SUMMER HOUSE

TENURE
Freehold

EPC
EER: E

FLOORPLAN AND BROCHURE DISCLAIMER

All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on or form any part of a legal contract. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

VIEWING INFORMATION

By appointment only through Putterills of Hertfordshire, through whom all negotiations should be conducted.

MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.













