



Sutton Road, Potton, SG19 2DS

Guide price £900,000

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LATCHAM
DOWLING

ESTATE AGENTS

*** GUIDE PRICE £900,000 - £950,000 ***

*** RARE OPPORTUNITY ***

*** EQUESTRIAN PROPERTY ***

Latcham Dowling Estate agents are delighted to present this wonderful Equestrian property, which sits on a plot in excess of 6 acres, offers spacious accommodation throughout and located on the outskirts of the charming market town of Potton.

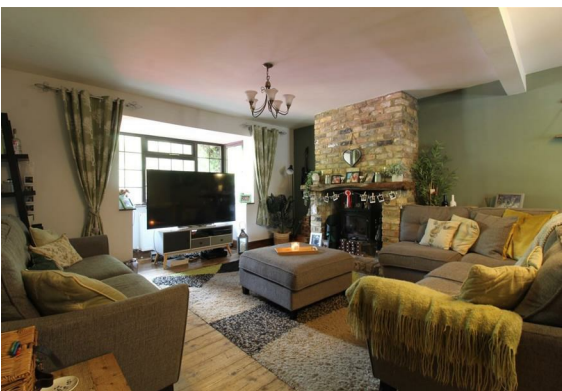
The property itself offers a true balance of living and social space which includes a 20'23 x 14'4 Lounge which is enriched with a gorgeous log burner which is perfect for those winter evenings! The 1700 sqft downstairs accommodation offers a versatile and spacious style of living as the property is currently used as two separate households but would very easily be transferred back into a traditional home. Throughout the property you get a real sense of the 'family home' feeling and is perfect for families of all ages.

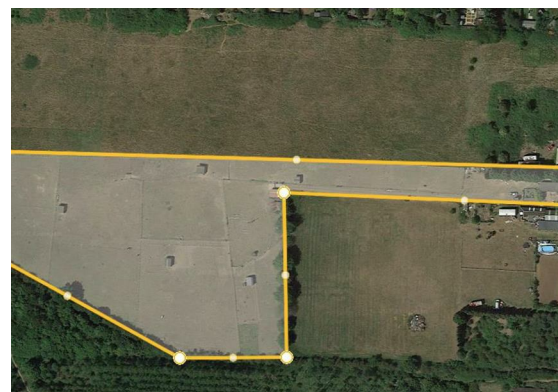
The external aspect of the property is the 'gift that keeps on giving' with a very large rear garden with side access to the private track leading to a self-contained outbuilding and access to the equestrian land which is truly breath taking. This property offers a very rare opportunity for both equestrian enthusiasts, families and potential financial gain. The 'financial gain' aspect of the property comes from a promotion agreement between this property and the next-door neighbours, with the land at the back of the properties being perfect for development. The promotion agreement term is 7 years plus 2 years if planning is at the appeal stage from the agreement start date 27/04/22. The current promotion agreement is binding on the owners and owner's successor in title to the property along with the owners' agreement between the owners of the two Sutton Road properties. All promotion and planning expenses to be deducted from sale proceeds prior to the share of funds. 12. The successor of ownership of Sutton Road will be bound by an overage clause for any future development of the land within the next 20 years.

Front Aspect

Porch

9'06 x 4'8 (2.90m x 1.42m)





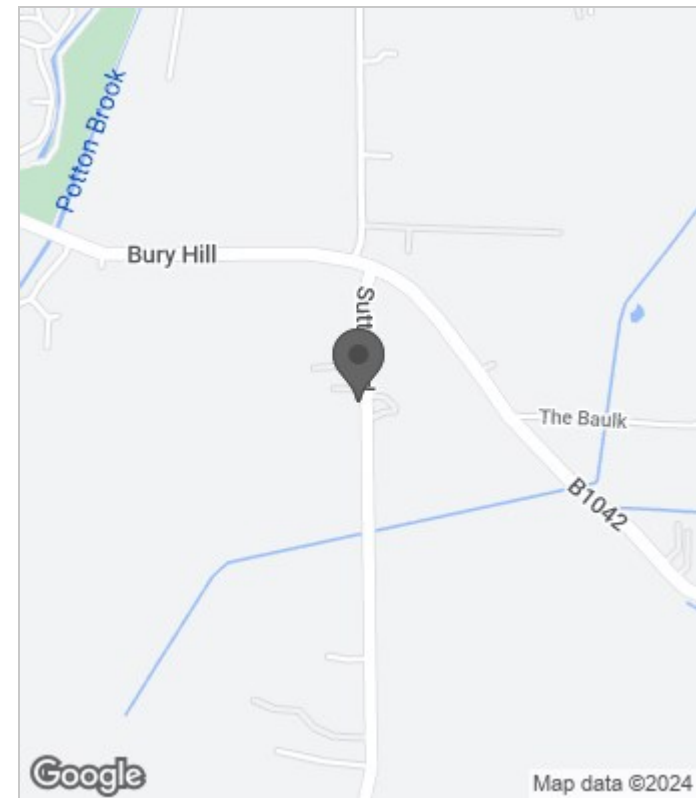
- Entrance Hall**
10'13 x 15'57 (3.05m x 4.57m)
- Lounge**
14'4 x 20'23 (4.37m x 6.10m)
- Dining Room**
16'42 x 11'38 (4.88m x 3.35m)
- Kitchen**
17'42 x 12'64 (5.18m x 3.66m)
- Lobby**
7'0 x 7'54 (2.13m x 2.13m)
- Bathroom**
6'44 x 7'32 (1.83m x 2.13m)
- Living Room**
11'75 x 16'95 (3.35m x 4.88m)
- Utility Room**
13'05 x 11'37 (4.09m x 3.35m)
- Bedroom 2**
10'27 x 15'10 (3.05m x 4.83m)
- Bedroom 3**
9'79 x 12'49 (2.74m x 3.66m)
- First Floor Landing**
- Bedroom 1**
11'79 x 20'38 (3.35m x 6.10m)
- En Suite**
5'32 x 8'37 (1.52m x 2.44m)
- Bedroom 4**
11'7 x 5'72 (3.53m x 1.52m)





TOTAL FLOOR AREA : 2175 sq.ft. (202.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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