



Church Road, Sutton, SG19 2NB
Offers over £1,500,000

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LATCHAM ———
————— DOWLING

ESTATE AGENTS

Latcham Dowling Estate Agents are delighted to offer for sale this absolutely beautiful five bedroom detached homes in arguably one of Bedfordshire's most sought after locations. The amount of time, energy and love the current owners have put into this property is nothing short of "incredible" and it is a home that is future proofed. These are just a few of the highlights and please believe me when i say "just a few". There is an air source heating system, full "Cat 5" broadband throughout the entire home, solar panels, underfloor heating, a wonderful open plan kitchen/ dining/ family room fitted with imported marble worktops and high end appliances, a separate formal dining room, study, beautiful 25ft x 19ft lounge with full Triple glazed Bi- Folding doors that look out on to the amazing garden which is fully landscaped and backing on to the prestigious John 'O Gaunt golf club, utility room that is 15ft x 9ft that is bigger than many kitchens, five double bedrooms and three bathrooms. This home leaves you wanting for nothing. To the front there is a detached double garage with electric doors and and a carriage driveway providing ample off road parking. The property sits on a combined total plot of 0.4 of an Acre.



The village of Sutton is hugely popular and lies around a mile from the market town of Potton and three miles to Biggleswade with their mainline stations that give direct access to London St Pancras. Sutton itself boasts the highly rated John O Gaunt pub that is renowned for great food, a lower school that is rated outstanding by Ofsted and the famed John O Gaunt Golf club that boasts two wonderful courses.



Words cant convey how stunning the home truly is and needs to be viewed.

Entrance Via

Entrance Vestibule
11'0 x 8'0 (3.35m x 2.44m)

Cloakroom
5'8 x 4'2 (1.73m x 1.27m)

Data Cupboard
5'8 x 3'3 (1.73m x 0.99m)

Hallway
17'7 x 13'11 max 5'11 min (5.36m x 4.24m max 1.80m min)

Living Room
25'2 x 19'10 (7.67m x 6.05m)





Study/ Office
11'8 x 10'2 (3.56m x 3.10m)

Dining Room
17'1 max into bay window x 12'0 (5.21m max into bay window x 3.66m)

Kitchen/ Dining/ Family Room
32'11 max x 27'7 max (10.03m max x 8.41m max)

Utility Room
15'3 x 9'4 (4.65m x 2.84m)

Cloakroom
6'8 x 3'7 (2.03m x 1.09m)

First Floor Landing
34'3 x 13'10 max (10.44m x 4.22m max)

Bedroom One
19'3 max x 15'2 (5.87m max x 4.62m)

En Suite Shower Room
13'8 x 5'4 (4.17m x 1.63m)

Bedroom Two/ Guest Suite
15'11 max x 11'0 (4.85m max x 3.35m)

En Suite Shower Room
5'5 x 5'2 (1.65m x 1.57m)

Bedroom Three
11'8 x 10'2 (3.56m x 3.10m)

Bedroom Four
12'0 x 10'8 (3.66m x 3.25m)

Bedroom Five
10'7 x 8'8 (3.23m x 2.64m)

Bathroom
13'5 x 7'8 (4.09m x 2.34m)

Outside

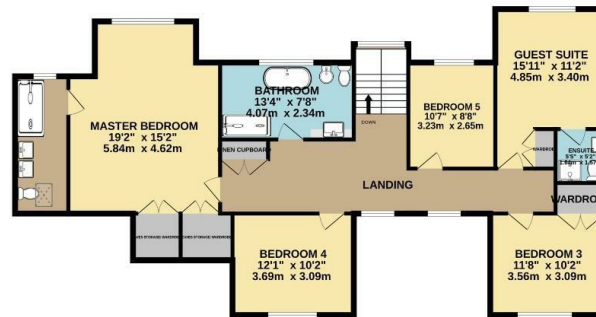
Double Garage And Workshop
23'1 x 18'0 (7.04m x 5.49m)



GROUND FLOOR
2019 sq.ft. (187.5 sq.m.) approx.

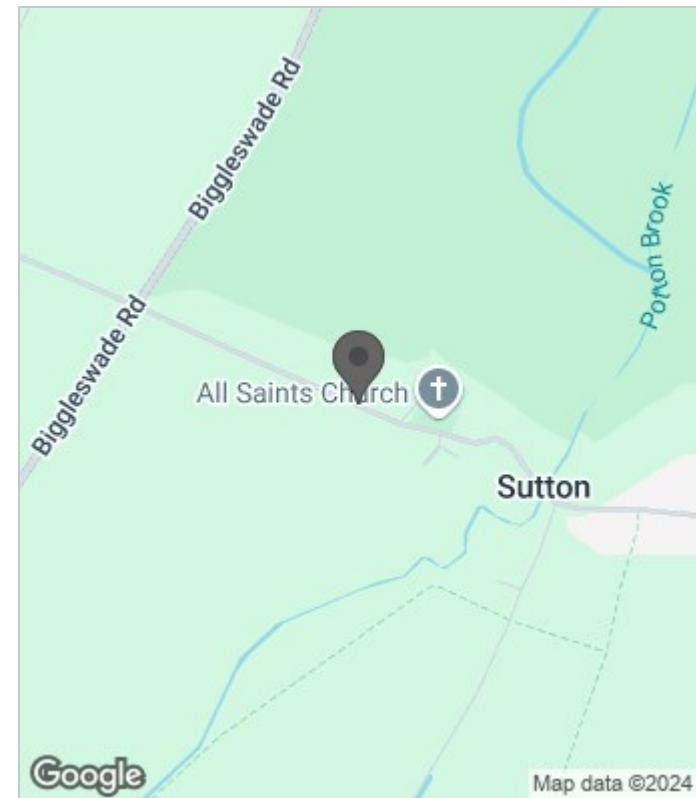


1ST FLOOR
1279 sq.ft. (118.8 sq.m.) approx.



TOTAL FLOOR AREA : 3297 sq.ft. (306.3 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	85	87
(69-80) C		
(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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