



High Street, Sutton, SG19 2ND  
Guide Price £850,000 - £875,000

 4  4  3  B

LATCHAM  
DOWLING

ESTATE AGENTS



\*\*\*GUIDE PRICE £850,000 - £875,000\*\*\*

This is a stunning and individually designed four bedroom, four bathroom detached family home located in this highly sought after village. The property was constructed in 2018 to a very high standard and in addition to the quality fittings there is underfloor heating to not only the ground floor but the first floor to by way of a dual system Air Source heating system.

Once inside the home there is a real sense of quality. Porcelain tiled flooring to the hallway. Internal solid doors. Underfloor heating to both floors. To the front is the study with views of the "Ford and bridge". A lounge with "French" doors to the rear garden. The kitchen/Family room is 21', vaulted and has a large array of fitted appliances and to add to this it houses a cast iron log burner. Put simply its "stunning" To finish the ground floor there is a utility room and W.c. Upstairs the master bedroom is dual aspect and with a vaulted ceiling and an oak door to the En suite. There are two further bedrooms with En Suites as well as a good size fourth bedroom and a family bathroom.

Outside is beautiful. There are uninterrupted views of countryside and in the winter months you are afforded views of the fourth green at the renowned John O Gaunt golf club. The lawn is beautifully manicured and as well as good sized double garage complete with an EV charging point, there is an office suite that is accessed by a staircase to the rear. The office is 18'7 x 18'3 and is triple aspect with "French" doors looking out to countryside making this an ideal spot to work from home. There is also a balcony.

The village of Sutton is hugely popular and lies around a mile from the market town of Pottton 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

## Entrance

## Entrance Hall

## Study

10'7 x 8'7 (3.23m x 2.62m)

## Lounge

16'3 x 10'7 (4.95m x 3.23m)







**Kitchen/Family Room**  
21'7 x 14'4 (6.58m x 4.37m)

**Wc**

**Utility Room**  
7'7 x 7'2 (2.31m x 2.18m)

**Landing**

**Bedroom One**  
14'5 x 11'3 (4.39m x 3.43m)

**En Suite**  
9' x 4'6 (2.74m x 1.37m)

**Bedroom Two**  
11 x 8'6 (3.35m x 2.59m)

**En Suite**  
6'8 x 4'5 (2.03m x 1.35m)

**Bedroom Three**  
10'8 x 9'7 (3.25m x 2.92m)

**En Suite**  
6'1 x 5'1 (1.85m x 1.55m)

**Bedroom Four**  
11'1 x 7'3 (3.38m x 2.21m)

**Family Bathroom**  
9' x 5'9 (2.74m x 1.75m)

**Office/Studio**  
18'7 x 18'3 (5.66m x 5.56m)

**Double Garage**  
18'7 x 18'7 (5.66m x 5.66m)

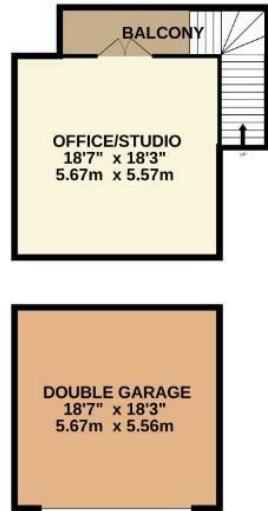
**Outside**

**Front Garden**

**Rear Garden**



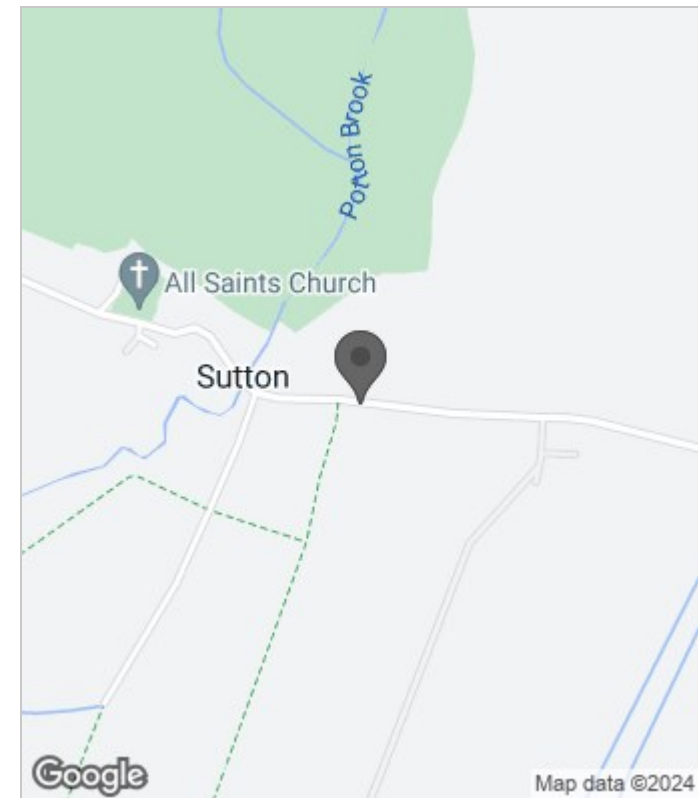
GROUND FLOOR  
1549 sq.ft. (143.9 sq.m.) approx.



TOTAL FLOOR AREA: 2303 sq.ft. (213.9 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.  
Made with: Metropix ©2023

1ST FLOOR  
753 sq.ft. (70.0 sq.m.) approx.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>	<b>82</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.