



Deepdale, Potton, SG19 2NH
£1,250,000

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LATCHAM —————
————— DOWLING

ESTATE AGENTS

7 Acres

Latcham Dowling are delighted to offer for sale this Five bedroomed detached bungalow that has undergone many upgrades and improvements over the last few years. However, its not just that!!! Please read on.

Now this property presents a fantastic opportunity for someone to have idyllic living in a great countryside location, Equine potential or continue with the current businesses, the choice is yours.

This is a brief summary but we would refer you to the "Additional information from the owners" for a more detailed overview.

5 Bed detached bungalow with approximately 1 Acre of formal gardens.
2 Bed Detached Annexe.
2 Bed static Caravan.
30ft x 29'5 Workshop
Shipping Container.

4 Acre Dog Exercise Park.
2 Acre Camping Site With Electric Hook-Ups And Water.

Please take a detailed look at the description and the owners overview.

Viewing is strictly via appointment only.

Additional information from the owners

Main Bungalow

Entrance Porch

Entrance Hall

Master Bedroom
12'2 x 8'5 (3.71m x 2.57m)

Walk in Wardrobe

En Suite

Utility Room
8'3 x 7'1 (2.51m x 2.16m)





Dining Room
19'11 x 11'9 (6.07m x 3.58m)

Rear Lobby

W.c

Kitchen/ Breakfast Room
14'11 x 11'5 (4.55m x 3.48m)

Lounge
20'4 x 15 (6.20m x 4.57m)

Inner Hallway

Bedroom Two
14'1 x 11'7 (4.29m x 3.53m)

Bedroom Three
15'5 x 8'8 (4.70m x 2.64m)

Bedroom Four
12'1 x 10'6 (3.68m x 3.20m)

Bedroom Five
11'5 x 8'9 (3.48m x 2.67m)

Family Bathroom

Bungalow Garden

Annexe

Annexe Entrance

Annexe Hallway

Annexe Lounge/Kitchen
22' x 15'5 (6.71m x 4.70m)

Annexe Bedroom One
15'3 x 10'7 (4.65m x 3.23m)

Annexe Bedroom Two

Annexe Shower Room

Annexe Garden

Workshop
30' x 29'5 (9.14m x 8.97m)

Static Mobile Home

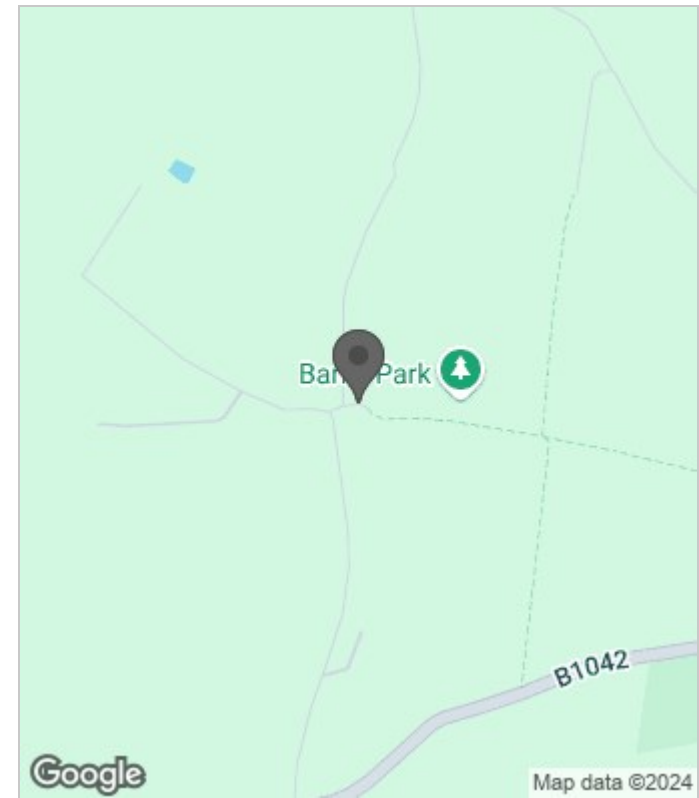
Campsite

Dog Exercise Park

Agents Note

Dirok, Deepdale, Potton, Sandy, SG19

Approximate Area = 1855 sq ft / 172.3 sq m
 Annexe = 509 sq ft / 47.3 sq m
 Outbuildings = 1150 sq ft / 106.8 sq m
 Total = 3514 sq ft / 326.4 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	81
(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	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Latcham Dowling Ltd. REF: 1201445

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