



The Hollies, Potton, SG19 2GB
£975,000

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LATCHAM ———
————— DOWLING

ESTATE AGENTS

*****BRAND NEW INDIVIDUALLY DESIGNED AND BUILT EXECUTIVE FIVE BEDROOM DETACHED HOME IN THE HEART OF THE TOWN*****

This stunning double fronted detached family home, situated in arguably Potton's most sought after location and just a stone's throw from the bustling market Square and with the park right on your doorstep!! Built by the renowned and highly respected local builders 'Bricks and Blox Ltd' this impressive individually designed residence has been finished to a high specification throughout and boasts 3000 square feet of internal accommodation (not including the double garage) over two floors, with three reception rooms, five double bedrooms and two en suites, the accommodation is vast, but the real 'Centrepiece' is the absolutely stunning open plan kitchen/ breakfast/ garden room which measures 27'x 26'8" and being triple aspect and with it's huge bi-folding doors leading out to the garden, as well as an array of appliances, granite work tops and copious amounts of storage, it is sure to be the "Hub" of the home.

As you enter the home, there is a large entrance reception with a beautiful Oak staircase with glass balustrade and Oak veneered doors to all ground floor accommodation including to the Double Garage.

Upstairs there is an impressive landing with French doors and a Juliet balcony being a real feature. All five bedrooms are a great size and the master suite and bedroom two offer beautiful En Suites.

The high specification includes air source heating with under floor heating to the entirety of the ground floor accommodation and Italian porcelain tiling throughout the reception hall, kitchen/ breakfast/ garden room, cloakroom and utility, along with radiators to the first floor, Electric double gates to private driveway with ample parking, security TV system.

This is a stunning home that is ready for immediate occupancy and the chance to live in one of the most sought after locations In Potton

Entrance

Reception Hall

Cloakroom





Tv Room/Study
13'11 x 11'8 (4.24m x 3.56m)

Lounge
20'4 x 14'4 (6.20m x 4.37m)

Kitchen/Breakfast Room/Family Room
27'6 x 26'8 (8.38m x 8.13m)

Utility Room
13'11 x 11'8 (4.24m x 3.56m)

First Floor

Landing

Bedroom One
19'9 x 19'5 (6.02m x 5.92m)

En Suite

Bedroom Two
15'11 x 15'4 (4.85m x 4.67m)

En Suite

Bedroom Three
15'3 x 9'2 (4.65m x 2.79m)

Bedroom Four
16'5 x 15'5 (5.00m x 4.70m)

Bedroom Five
13' x 10' (3.96m x 3.05m)

Family Bathroom

Outside

Rear Garden

Front Garden

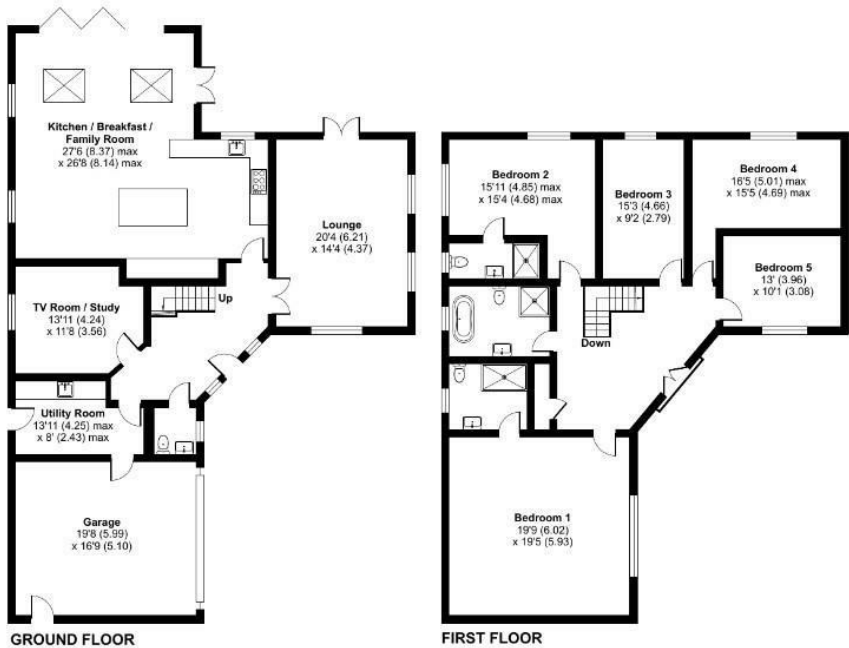
Double Garage
19'8 x 16'9 (5.99m x 5.11m)

Parking

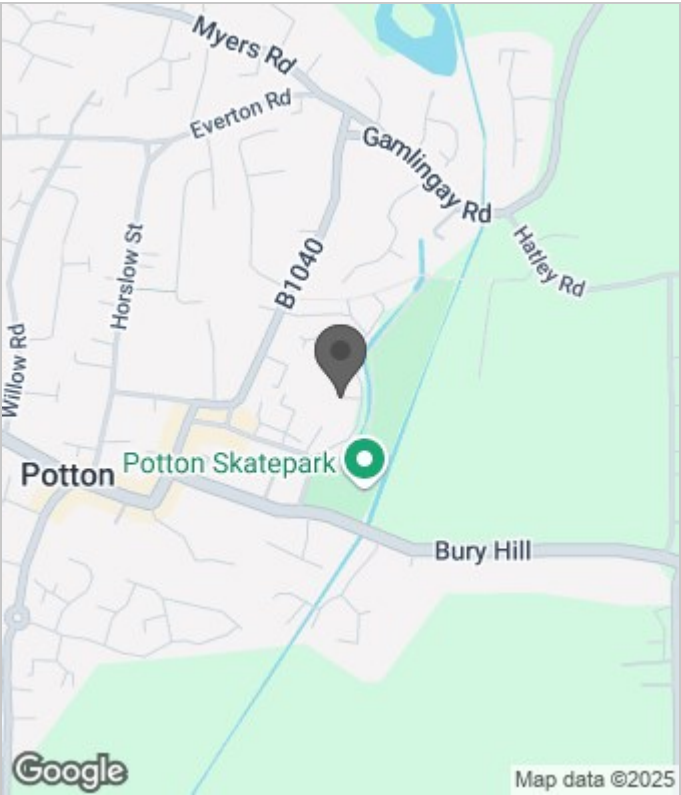


The Hollies, Potton, Sandy, SG19

Approximate Area = 2934 sq ft / 272.5 sq m
Garage = 329 sq ft / 30.5 sq m
Total = 3263 sq ft / 303 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Latcham Dowling Ltd. REF: 1228097



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	85
(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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