



Church Road, Sutton, SG19 2NB
£950,000

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LATCHAM ———
——— DOWLING

ESTATE AGENTS

Latcham Dowling are delighted to offer for sale this rarely available five bedroom detached property situated in arguably one of central Bedfordshire premier locations.

The home offers great sized accommodation with the benefit of being set on a plot of just under 0.4 acres and backing on to the second hole of the highly regarded John O Gaunt golf club.

As you enter the property there is a spacious entrance hall. To the left there is a 28' lounge which is triple aspect. There is a good sized dining room to the rear with an office being located to the front of the property. The kitchen is also located to the rear with a window looking out to the impressive rear garden. A utility room and cloakroom complete the ground floor accommodation.

Upstairs, again there is a good sized landing The master bedroom is 17'11 and boasts an En Suite bathroom. There are four further double bedrooms and not one but two family bathrooms.

Outside both the front and rear gardens offer great space and tranquillity. There are open views to the front and as already mentioned, the rear garden backs on to the second fairway of the main John O' Gaunt golf club. You also have a view of the local parish church.

There is ample parking and enough for six cars or more that leads to a 25' double garage with an electrically operated door. The frontage also lends itself to a carriage driveway subject to the correct permissions.

Now, the property will require some modernisation to suit modern tastes but this truly is Location, Location, Location!!!

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.

Rarely available and viewing is a must!

Entrance

Entrance Hall

Cloakroom

Living Room

28'3 x 13'10 (8.61m x 4.22m)





Office
14'2 x 9' (4.32m x 2.74m)

Dining Room
13'11 x 11'10 (4.24m x 3.61m)

Kitchen
12'8 x 9'7 (3.86m x 2.92m)

Utility Room
8' x 6'11 (2.44m x 2.11m)

First Floor

Landing

Bedroom One
17'11 x 13'10 (5.46m x 4.22m)

En Suite

Bedroom Two
13'10 x 9'11 (4.22m x 3.02m)

Bedroom Three
14'11 x 8'10 (4.55m x 2.69m)

Bedroom Four
11'10 x 8'8 (3.61m x 2.64m)

Bedroom Five
11' x 8'3 (3.35m x 2.51m)

Bathroom One

Bathroom Two

Outside

Rear Garden

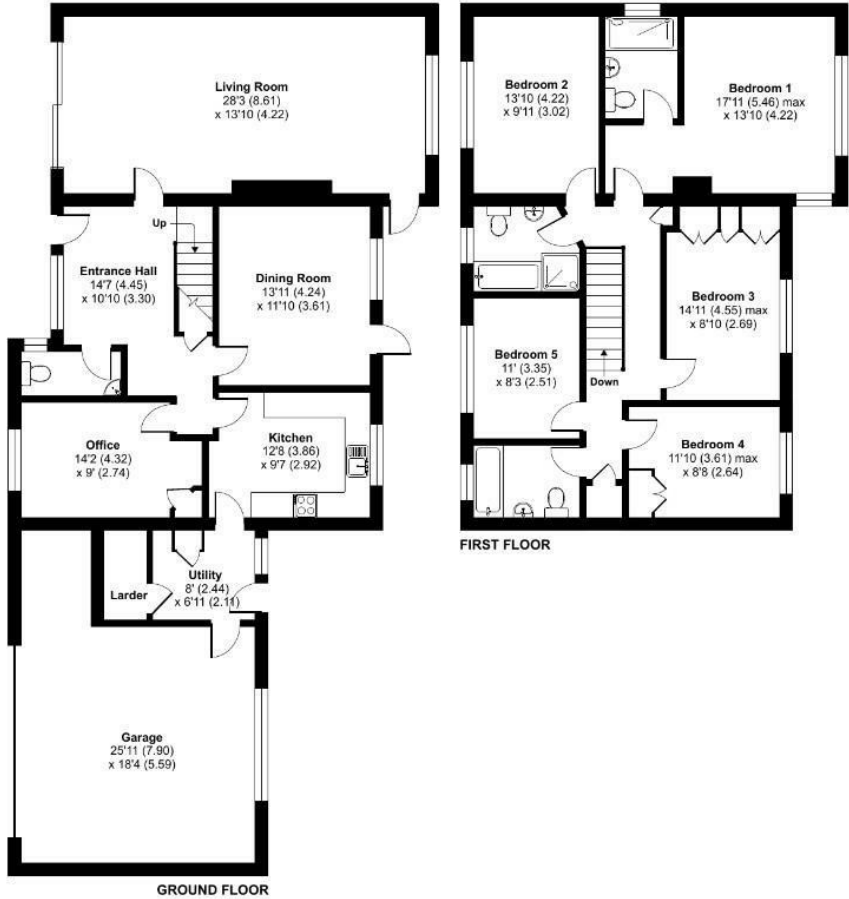
Front Garden

Double Garage
25'11 x 18'4 (7.90m x 5.59m)




Mayflower, Church Road, Sutton, Sandy, SG19

Approximate Area = 2141 sq ft / 198.9 sq m
Garage = 381 sq ft / 35.3 sq m
Total = 2522 sq ft / 234.2 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: 1242437



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		75
(81-91) B		
(69-80) C		
(55-68) D	45	
(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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