



Wingfield Drive, Potton, SG19 2GQ
£525,000



LATCHAM ———
——— DOWLING

ESTATE AGENTS

We are absolutely delighted to present this stunning six-bedroom detached home.

The property has been modernised throughout, with the heart of the home being the impressive 25ft fully re-fitted kitchen/breakfast room to the rear. This space opens via bi-fold doors into a vaulted family room with underfloor heating and direct access to the recently landscaped rear garden. In addition, the utility/boot room boasts fitted units, quartz worktops, and plenty of storage for coats and boots – ideal after an autumn walk. Completing the ground floor is a bright 15ft lounge at the front and a w/c under the stairs.

The first floor has four bedrooms, with the second bedroom having the added benefit of an en-suite. A family bathroom and a galleried landing, which accommodates the staircase to the second floor, complete this level.

The second floor features an impressive 15ft master bedroom – a real 'wow' room – with a Juliet balcony fitted with double-glazed French doors. This room includes an extensive range of fitted bedroom furniture, providing ample drawer and hanging space, and benefits from a large en-suite. Bedroom six, also on this level, is currently used as an office, offering flexible additional space.

Outside, the stunning west-facing rear garden provides a superb setting for entertaining. At the front, a double-width driveway offers parking for two cars side-by-side, in front of an up-and-over garage door leading to a practical storage area.

Situated in the charming Georgian market town of Potton, the property enjoys a wealth of local amenities, including two schools, pre-schools, a doctors' surgery, a butchers, a hardware store, various eateries, a newsagent, two vets, and much more. Furthermore, Sandy and Biggleswade are only a 3- and 4-mile drive away respectively, each offering mainline train stations to London St Pancras

Entrance Hall

W.c

Lounge

15'8 x 10'7 (4.78m x 3.23m)





Kitchen/ Breakfast Room
25'6 x 11'3 max (7.77m x 3.43m max)

Utility/Boot room
10'5 x 7'10 (3.18m x 2.39m)

Family Room
16'1 x 10'7 (4.90m x 3.23m)

First Floor

Landing

Bedroom Two
11'5 x 10'5 (3.48m x 3.18m)

En Suite

Bedroom Three
12'7 max x 10'6 (3.84m max x 3.20m)

Bedroom Four
9'2 x 7' (2.79m x 2.13m)

Bedroom Five
8'5 x 7'4 (2.57m x 2.24m)

Family Bathroom

Second Floor

Half landing

Bedroom One
15'1 x 11'4 (4.60m x 3.45m)

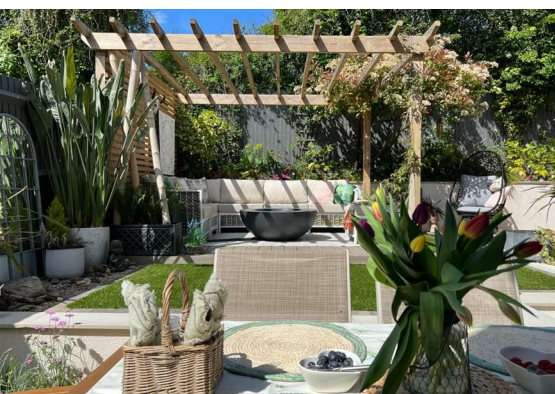
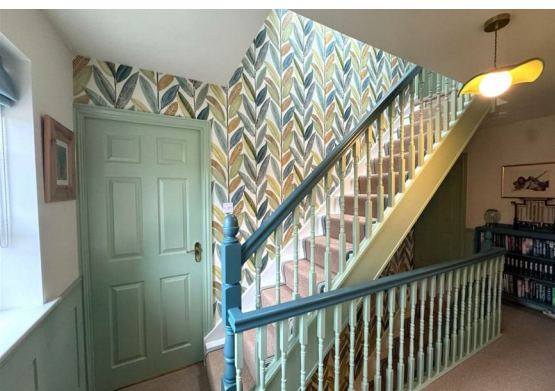
En Suite

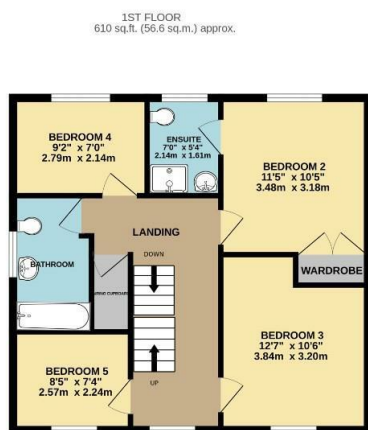
Bedroom Six
9'2 x 8'1 (2.79m x 2.46m)

Outside

Rear Garden

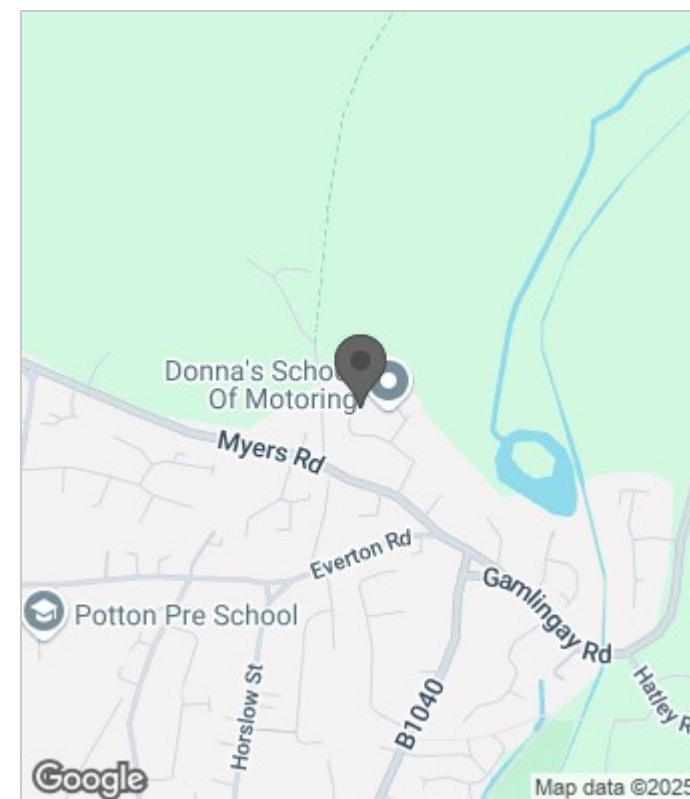
Front Garden





TOTAL FLOOR AREA : 1743 sq.ft. (161.9 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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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