



Manor Gardens, Potton, SG19 2BT  
£950,000

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LATCHAM ———  
————— DOWLING

ESTATE AGENTS



Latcham Dowling are delighted to offer for sale this truly unique and extended four bedroomed detached family home situated in one of Potton's most sought after locations.

Now as well as being at the end of this private Cul-De-Sac of just five homes, the property sits on a plot in excess of 0.25 of an Acre and exudes privacy as it backs on to private woodland. The garden is real tranquil haven and is so peaceful yet you are just a five minute walk to the Town centre.

The property offers wonderful versatility with the option of using the family room downstairs as a bedroom should you wish. There is also a bedroom located on the ground floor with a shower room next door making this home a great option for possible multi generational living. There is a large lounge, dining area, breakfast area, boot room and utility room to the ground floor in addition to the 20' family room/bedroom. Upstairs the master suite is 17' with a large En Suite and plenty of wardrobe space and the second bedroom is a great double again with fitted wardrobes. The family bathroom is also located to the first floor.

As already mentioned the garden is simply "Wow" and is just so private. There is an outbuilding that not only has power and lighting but is fully insulated and would make for a great office ,studio, gym or cinema room, the choice is yours. The pitched roof timber summer house is a great spot to sit and admire the garden at the end of a summers evening.

There is plenty of parking for several cars on the private driveway as well as a garage with electric door.

Potton is a market town with many amenities. It has two schools, pre-schools, a doctors' surgery, butchers, hardware store, various eateries, a newsagent, two vets and so much more. In addition, Sandy and Biggleswade are within a 3 and 4 mile drive respectively, both offer mainline train stations to London St Pancras.

This is a stunning "One off" home and viewing is highly recommended.

## Entrance

## Entrance Hall

## Lounge

23'6 x 14'6 (7.16m x 4.42m)

## Bedroom

13'4 x 9'10 (4.06m x 3.00m)

## Shower Room







**Dining Area**  
12'7 x 9'3 (3.84m x 2.82m)

**Kitchen**  
18'7 x 17'2 (5.66m x 5.23m)

**Breakfast Room**  
17'0 x 10'6 (5.18m x 3.20m)

**Utility Room**  
11'5 x 5'2 (3.48m x 1.57m)

**Boot Room**  
10'10 x 8'2 (3.30m x 2.49m)

**Family Room/Bedroom**  
20'9 x 10'1 (6.32m x 3.07m)

**First Floor**

**Landing**

**Bedroom One**  
17'3 x 16'4 (5.26m x 4.98m)

**En Suite**  
10'2 x 9'10 (3.10m x 3.00m)

**Bedroom Two**  
12'9 x 12'7 (3.89m x 3.84m)

**Bathroom**  
9' x 7'9 (2.74m x 2.36m)

**Outbuilding**  
25'9 x 16' (7.85m x 4.88m)

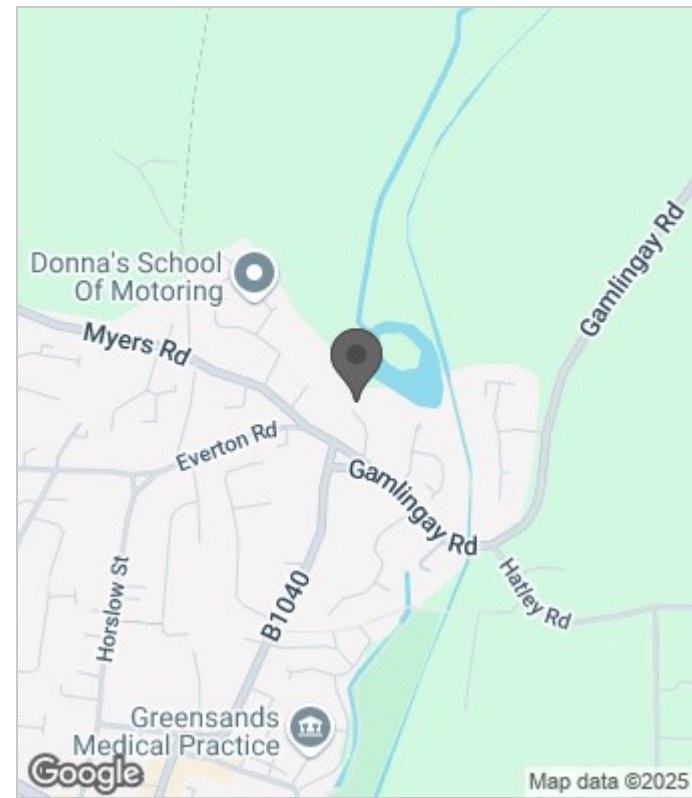
**Summer House**  
10'5 x 10'2 (3.18m x 3.10m)

**Timber Store**  
10'2 x 5'9 (3.10m x 1.75m)

**Garage**  
17'1 x 10'10 (5.21m x 3.30m)








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
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>		<p>78</p>	<p>86</p>

**England & Wales**

EU Directive  
2002/91/EC



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