



High Street, Sutton, SG19 2NE
Guide price £750,000



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ESTATE AGENTS

GUIDE PRICE £750,000 - £800,000

A Rare Opportunity – Charming 17th Century Grade II Listed Home in the Idyllic Village of Sutton, Bedfordshire

Nestled in the heart of the highly sought-after village of Sutton, this beautifully presented five-bedroom detached residence exudes period charm and timeless elegance. Available for the first time in over forty years, this historic Grade II listed home offers a rare blend of character, space, and tranquillity.

Steeped in heritage, the property showcases an array of original features including exposed timbers, an impressive inglenook fireplace, and traditional leaded windows, seamlessly blended with modern comforts.

The accommodation is thoughtfully arranged over two floors, comprising:

Three generous reception rooms, including a bright and spacious living room, an elegant dining room, and a light-filled summer room overlooking the garden

A charming cottage-style kitchen, complete with a Rayburn range cooker, ideal for family living and entertaining

Five bedrooms, including a spacious master suite with en suite, and a flexible fifth bedroom or home office

A family bathroom and additional cloakroom/WC for convenience

Outside, the property boasts:

Stunning south-facing gardens, backing onto open countryside and offering breath-taking views

A gated carriageway driveway providing off-road parking for up to five vehicles

Versatile outbuildings, one of which is currently used as a studio, ideal for creative pursuits or potential home working

The village of Sutton lies around a mile from the market town of Potton and three miles to Biggleswade with its mainline station that gives 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.

This exceptional home is a true sanctuary, offering peace, privacy, and countryside living.

Entrance

Entrance Hall

W.c

Living Room

18' x 14'11" (5.49m x 4.55m)

Cellar

11'8 x 11'4 (3.56m x 3.45m)





Dining Room
15'11 max x 14'6 (4.85m max x 4.42m)

Kitchen
11'11 x 10'10 (3.63m x 3.30m)

Summer Room
13'10 x 9'1 (4.22m x 2.77m)

Utility Room
9'1 x 7'10 (2.77m x 2.39m)

First Floor

Landing

Bedroom One
15'10 x 15'5 (4.83m x 4.70m)

En Suite

Bedroom Two
17' x 11'3 (5.18m x 3.43m)

Bedroom Three
12'10 x 8'7 (3.91m x 2.62m)

Bedroom Four
12'10 x 6'10 (3.91m x 2.08m)

Bedroom Five/ Office
9'1 x 9'1 (2.77m x 2.77m)

Bathroom

Outside

Outbuilding One/Studio
13'5 x 9'9 (4.09m x 2.97m)

Outbuilding Two
9'3 x 8'11 (2.82m x 2.72m)

Outbuilding Three
15'5 x 12'5 (4.70m x 3.78m)

Front Garden

Rear Garden

Parking

Agents Note





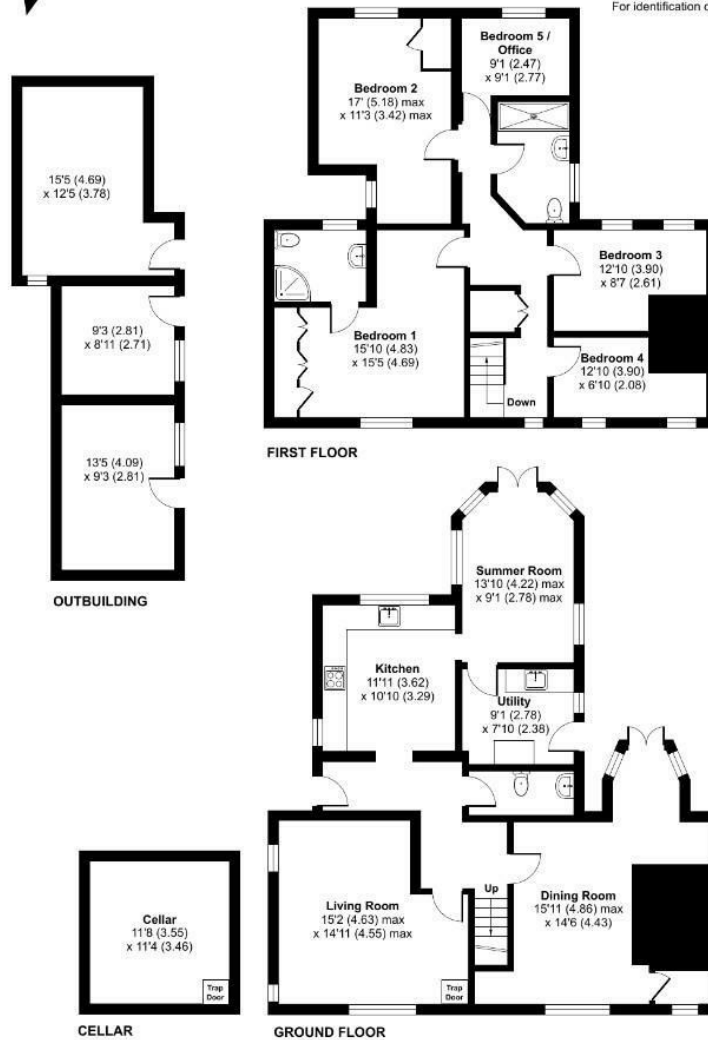
High Street, Sutton, Sandy, SG1

Approximate Area = 1983 sq ft / 184.2 sq m

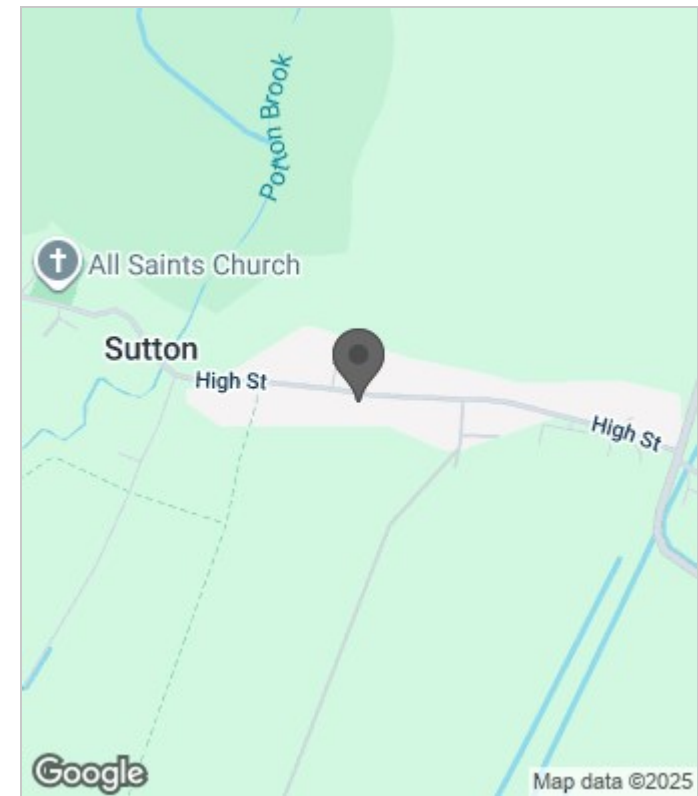
Outbuilding = 369 sq ft / 34.2 sq m

Total = 2352 sq ft / 218.4 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). © nichcom 2025. Produced for Latcham Dowling Ltd. REF: 1287650



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