



High Street, Sutton, SG19 2ND
£400,000

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LATCHAM ———
————— DOWLING

ESTATE AGENTS

GUIDE PRICE £400,000 - £425,000

We are delighted to offer for sale this stunning period cottage that is presented in beautiful condition and offers a host of character.

The downstairs offers open plan living with a 20' Lounge/dining room that blends into the kitchen area to the rear with its pitched vaulted ceiling. There are exposed floorboards, the all important open fireplace housing a cast iron log burner and a cathedral style arched recess to the side of the fireplace. The kitchen is well appointed with an extensive range of Navy blue units with solid timber worktops over. There is a host of appliances including a range style cooker and an integrated dishwasher, washing machine and fridge/ freezer. Tiled flooring with under floor heating. The kitchen offers views over the wonderful garden as well as giving direct access via double glazed French doors.

The first floor has a light airy main double bedroom and the second bedroom at 11' is also a great size. Add to that the 7'9 four piece bathroom and you can really appreciate the space.

Outside is simply wonderful. You have the formal part of the garden that is a combination of lawn and shingle and being approximately 45' in length and South facing, makes for a great entertaining area.

To the rear of the garden is a timber gate that leads to what was previously a garage but now used as a great storage/outbuilding room with a hard standing off road parking space in front of. With the correct permissions this could make a great work from home/ gym space.

There is also a secret garden behind the outbuilding with a covered decked area that leads to a lawned area with pond and running water. Uninterrupted countryside views and again being South facing, a very relaxing spot to watch the sun set.

Sutton lies 1 mile from the market town of Potton and only 3 miles from the two east coast mainline stations of Biggleswade and Sandy, with a high speed service to London St Pancras in only 43 minutes.

Entrance

Entrance Hall

Sitting room/Dining room
20'7 x 16' max (6.27m x 4.88m max)





Kitchen
14'8 x 9'6 (4.47m x 2.90m)

First Floor

Landing

Bedroom One
12'4 x 9'3 (3.76m x 2.82m)

Bedroom Two
11'3 x 7'8 (3.43m x 2.34m)

Bathroom

Outside

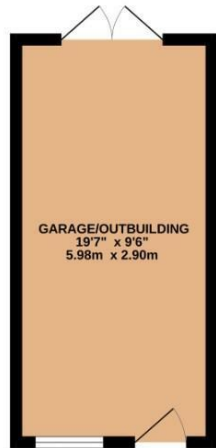
Rear Garden

Garage/Outbuilding
19'7 x 9'6 (5.97m x 2.90m)

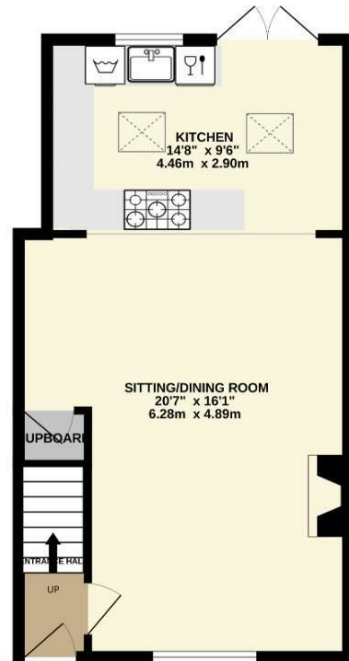
Secret Garden



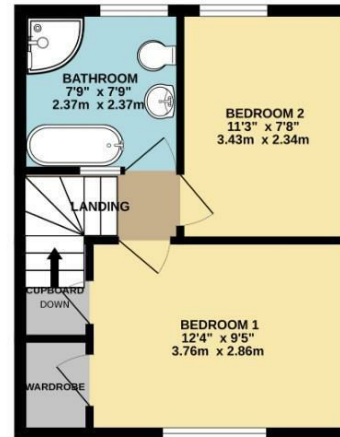
BASEMENT
187 sq.ft. (17.3 sq.m.) approx.



GROUND FLOOR
462 sq.ft. (42.9 sq.m.) approx.

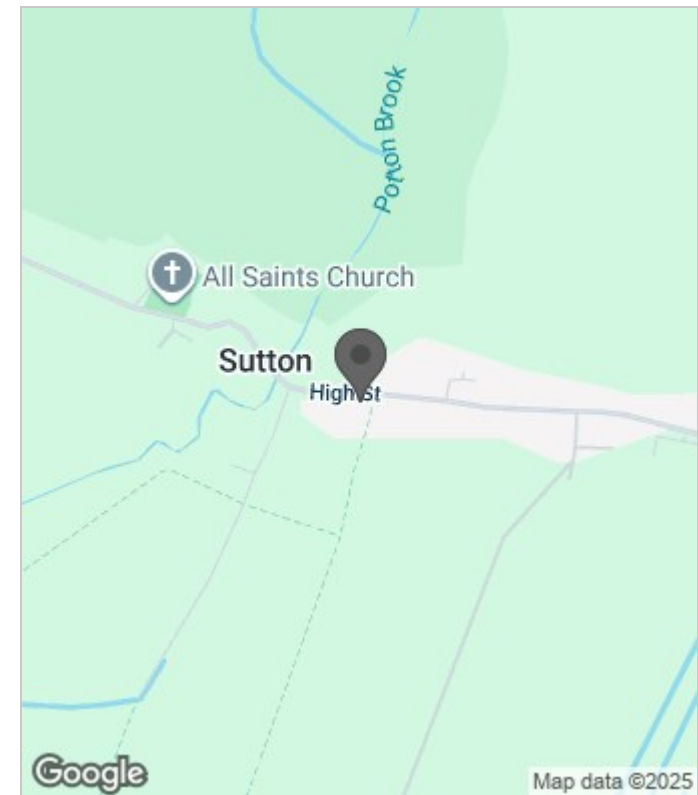


1ST FLOOR
330 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA : 979 sq.ft. (90.9 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		74
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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