



Bury Hill, Potton, SG19 2RS
£700,000

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LATCHAM
DOWLING

ESTATE AGENTS

*****STRIKING DETACHED FAMILY HOME
WITHIN THIS CONVENIENT NON
ESTATE LOCATION ****

Latcham Dowling are delighted to offer for sale this "Potton Timber" designed and individual detached residence. The house benefits from numerous improvements and the real "Heartbeat" of the home is the 21'8 x 19' refitted Kitchen/breakfast room that has a vaulted ceiling, central island and is full of integrated "Neff" appliances and is a great entertaining area. The property overlooks fields to the front and also has a South facing rear garden that backs on to fields. The accommodation comprises of an entrance porch, hallway, 19' lounge with open fireplace, WC, 21' kitchen/breakfast room, 16' playroom/study, utility room. Upstairs the master bedroom has exposed brickwork and also an en suite. There are three further good size bedrooms as well as a 10' family bathroom.

Being situated just a five minute walk from the town centre there is also the added benefit of having parking for four to five cars as well as a detached garage (currently used as an additional family room/ gym), which is a wonderful bonus being this close to the town centre.

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.

The property is in wonderful condition and really needs to be viewed to be fully appreciated.





Entrance

Entrance Porch

Entrance Hallway

WC

Lounge

19 x 11 (5.79m x 3.35m)

Kitchen/Breakfast room

21'8 x 19 (6.60m x 5.79m)

Utility Room

6'1 x 5'1 (1.85m x 1.55m)

Playroom/Study

16'7 x 8'9 (5.05m x 2.67m)

First Floor

Landing

Bedroom One

13'1 x 11'5 (3.99m x 3.48m)

En Suite Bathroom

8'2 x 6'5 (2.49m x 1.96m)

Bedroom Two

13 x 8'9 excluding door recess (3.96m x 2.67m excluding door recess)

Bedroom Three

13'9 x 8'5 (4.19m x 2.57m)

Bedroom Four

14 x 7'2 (4.27m x 2.18m)

Family Bathroom

10'10 x 7'4 (3.30m x 2.24m)

Outside

Front

Detached Pitched Roof Garage

17' x 10' (5.18m x 3.05m)

Rear Garden

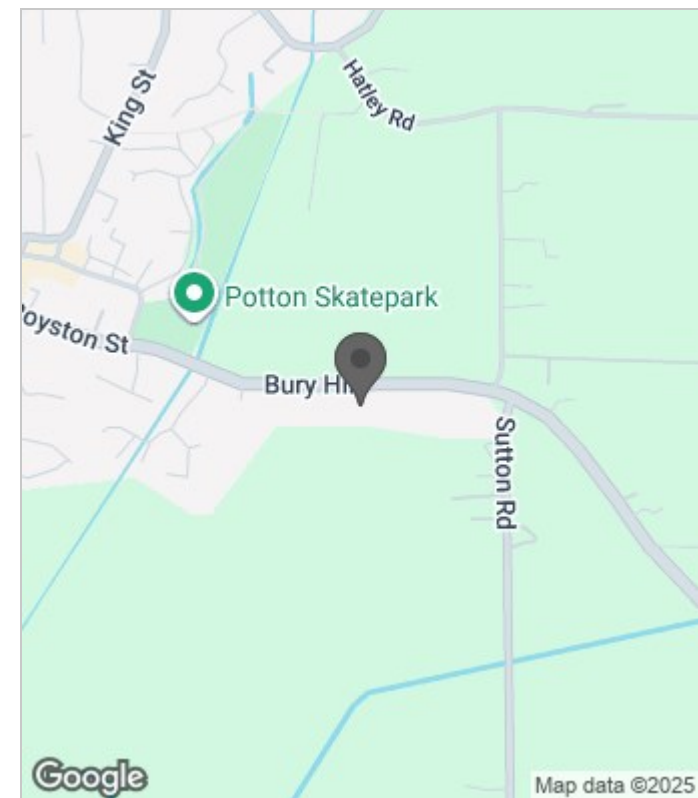




TOTAL FLOOR AREA : 1803 sq.ft. (167.5 sq.m.) approx.

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		82
(69-80) C	71	
(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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