



Chapel Street, Potton, SG19 2PT
£495,000

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LATCHAM ———
DOWLING

ESTATE AGENTS

Latcham Dowling are delighted to offer for sale this imposing four bedroom character filled home situated close to the heart of the town. The property is believed to date back to 1750 with additions being added circa 1900. There is an array of character features such as open fireplaces, high skirting boards, high ceilings, two staircases, original flooring and a cellar to name just a few.

The accommodation offers great family living. As you enter the property you are greeted with the entrance reception/room complete with original tiled flooring and open fireplace. The lounge is to the right as you enter complete with its feature fireplace which houses a log burner and high ceilings. There is a breakfast/utility room with "French" doors that lead to the rear garden. There is a separate dining room, w.c and a beautiful kitchen complete with original "Oak" dresser, "Rayburn" range which not only is used for cooking but controls the heating and water and a "Villeroy and Boch" double butler sink.

Upstairs there are four good sized double bedrooms. The master bedroom has the added benefit of an en- suite. Bedroom four houses a working "Victoria and Albert" fireplace. Off of bedroom three is a timber door that leads to a hidden staircase to a large attic room with its two replaced dormer windows and that lends itself to being converted to bedrooms (subject to the correct permissions being obtained).

Outside is a private walled rear garden with side access.

The home has been lovingly cared for by the current owners and over the years has undergone many improvements.

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 very impressive home really needs to be viewed to be fully appreciated.

Entrance

Reception Hall/Room





Lounge

Breakfast Room/Utility room

WC

Cellar

Kitchen

Dining Room

First Floor

Landing

Bedroom One

En Suite

Bedroom Two

Bedroom Three

Bedroom Four

Family Bathroom

Attic Room

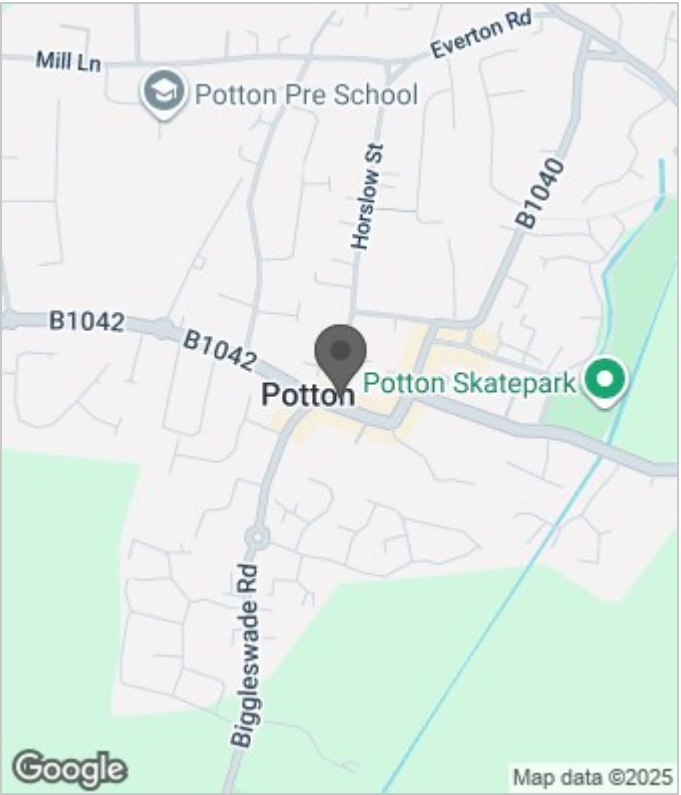
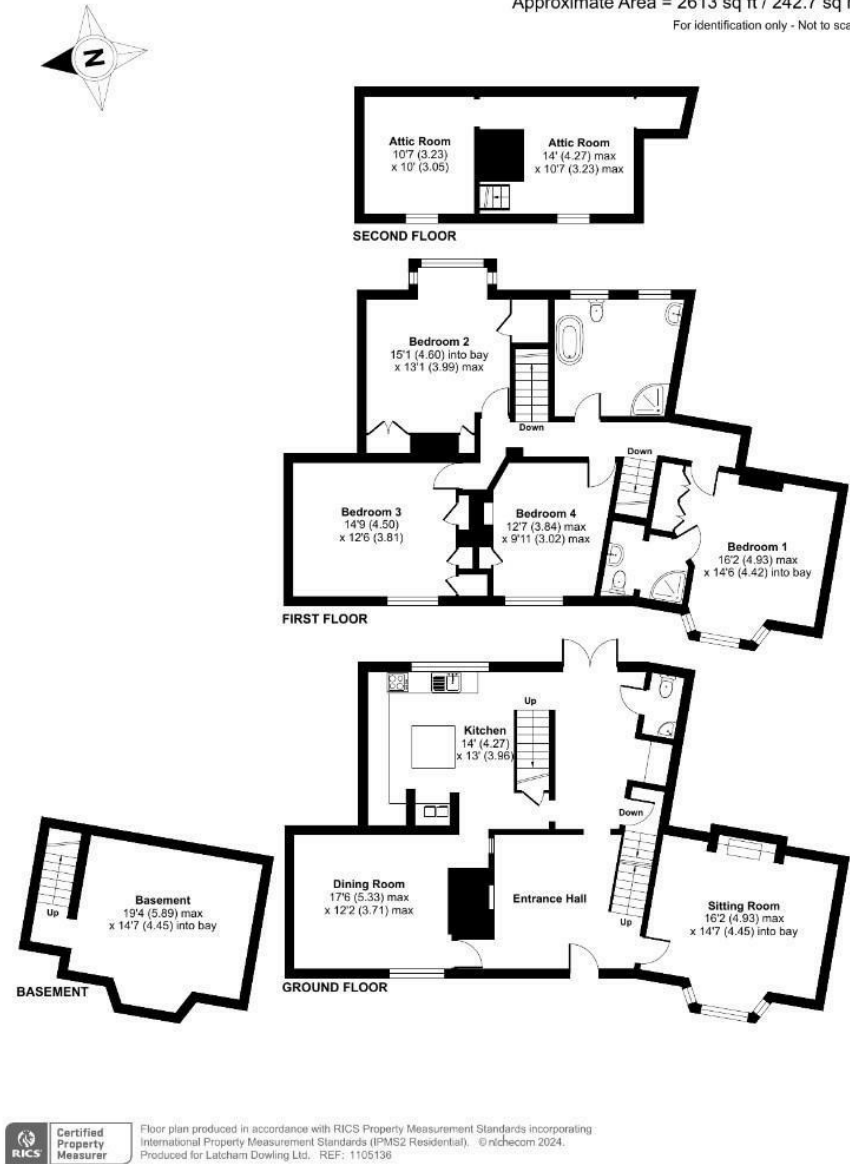
Outside

Rear Garden

Chapel Street, Potton, Sandy, SG19

Approximate Area = 2613 sq ft / 242.7 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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