



Brookfields, Potton, SG19 2TL
Guide price £900,000

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LATCHAM ———
————— DOWLING

ESTATE AGENTS

Latcham Dowling are absolutely delighted to bring to the market this extremely handsome double fronted detached family home, in arguably one of the finest locations in Potton, on a select private road and just a stone's throw from the bustling market Square and with the Henry Smith playing fields directly opposite and affording wonderful views. With over 2480 Sq ft of accommodation, (not including the double garage) over two floors, with three reception rooms, four double bedrooms and with a 19' master bedroom with an en suite shower room, the accommodation offers versatility for a growing family.

The real 'Centrepiece' is the absolutely stunning open plan kitchen/ breakfast/ reception room which measures just under 23' in length and with a vaulted ceiling, Velux roof lights with rain closing sensors, French doors leading to the rear garden and a host of quality appliances. This really is a great entertaining area.

There is a front lobby which houses a very functional Stiltz electric lift that is incredibly discreet. In turn this leads to a large entrance hall. The ground floor has an office, lounge, dining room, cloakroom and utility room. and as already mentioned the beautiful Kitchen/Breakfast room /Reception room.

The first floor has a large landing, four double bedrooms, en suite and a beautiful refitted bathroom suite complete with freestanding roll top bath.

Outside, you have a private and enclosed West facing rear garden that is a real suntrap. There is a personal door that gives access to the large double garage. There is also a private shingle driveway providing parking for five cars.

Potton is a thriving market town with many amenities, a school, several pre-schools, doctors' surgery, family butchers, traditional hardware store, eateries, newsagents, vets and so much more. Sandy and Biggleswade stations are within a 3 and 4 mile drive respectively and offer fast mainline services to London St Pancras and Kings Cross.

Entrance

Entrance Lobby

Entrance Hall

Office

9'6 x 7'2 (2.90m x 2.18m)





Dining Room
13'5 x 11'5 (4.09m x 3.48m)

Cloakroom

Lounge
19' x 18'8 (5.79m x 5.69m)

Kitchen/Breakfast/Reception Room
25'8 x 18'11 max (7.82m x 5.77m max)

Utility Room
7'10 x 7'7 (2.39m x 2.31m)

First Floor

Landing

Master Bedroom
19' x 18'8 (5.79m x 5.69m)

En Suite

Bedroom Two
13'5 x 11'5 (4.09m x 3.48m)

Bedroom Three
12'9 x 9'5 (3.89m x 2.87m)

Bedroom Four
12'9 x 8'10 (3.89m x 2.69m)

Family Bathroom

Outside

Front Garden

Rear Garden

Summer House
8' x 8' (2.44m x 2.44m)

Double detached garage and Parking
20'10 x 18'3 (6.35m x 5.56m)



Brookfields, Potton, Sandy, SG19

Approximate Area = 2497 sq ft / 231.9 sq m

Garage = 381 sq ft / 35.3 sq m

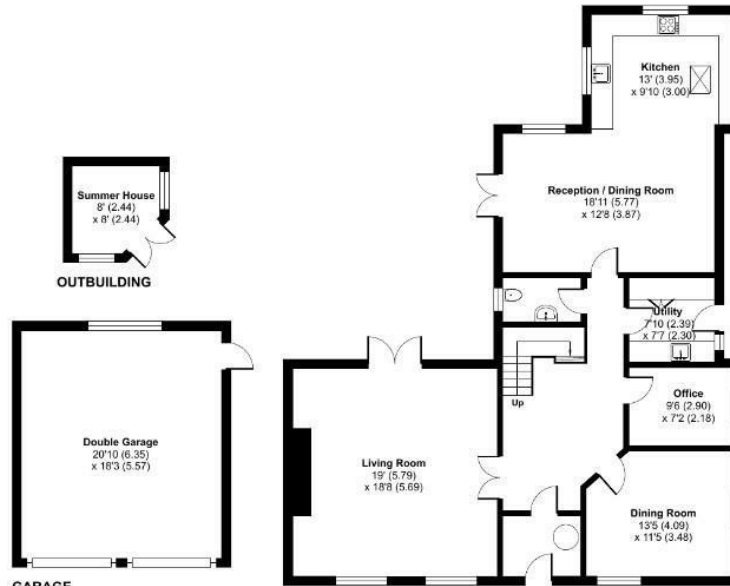
Outbuilding = 58 sq ft / 5.3 sq m

Total = 2936 sq ft / 272.5 sq m

For identification only - Not to scale

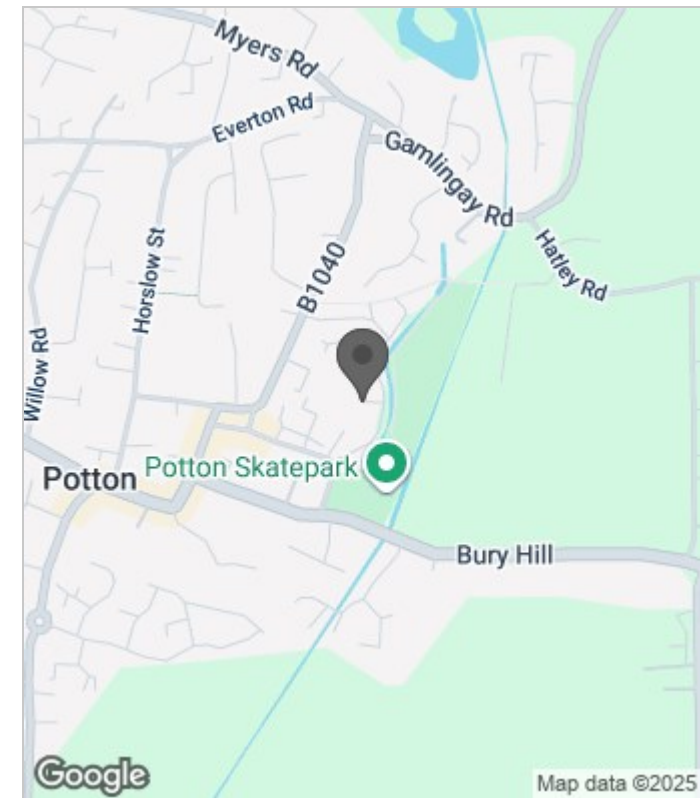


FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Latcham Dowling Ltd. REF: 1370412



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	86
(69-80) C		
(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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