



Horslow Street, Potton, SG19 2NS  
£1,000,000

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LATCHAM ———  
————— DOWLING

ESTATE AGENTS

Nestled on Horslow Street in the charming town of Potton, this impressive Georgian character property offers a unique blend of historical charm and modern convenience. Spanning over 3,500 square feet, including outbuildings and offices, this residence is perfect for those seeking ample space for family living or potential development opportunities, subject to planning permission.

The property boasts two inviting reception rooms, ideal for entertaining guests or enjoying quiet family evenings. With five well-proportioned bedrooms, there is plenty of room for everyone to find their own sanctuary. The two bathrooms provide convenience for busy mornings and family life.

Outside there is a wonderful Bakehouse that offers storage to the ground floor with an office to the first floor. In addition there is a brick built outbuilding with a first floor, skylights and again could make for a wonderful studio, office or gym.

Now, as already mentioned there is a plot that would lend itself to development potential which could house two bungalows or something similar. Now, this would be down to any new perspective purchaser to pursue and would of course be subject to all permissions being sought.

One of the standout features of this home is the generous parking capacity, accommodating up to eight vehicles, along with a garage for added convenience. This is a rare find in a location so close to the town centre.

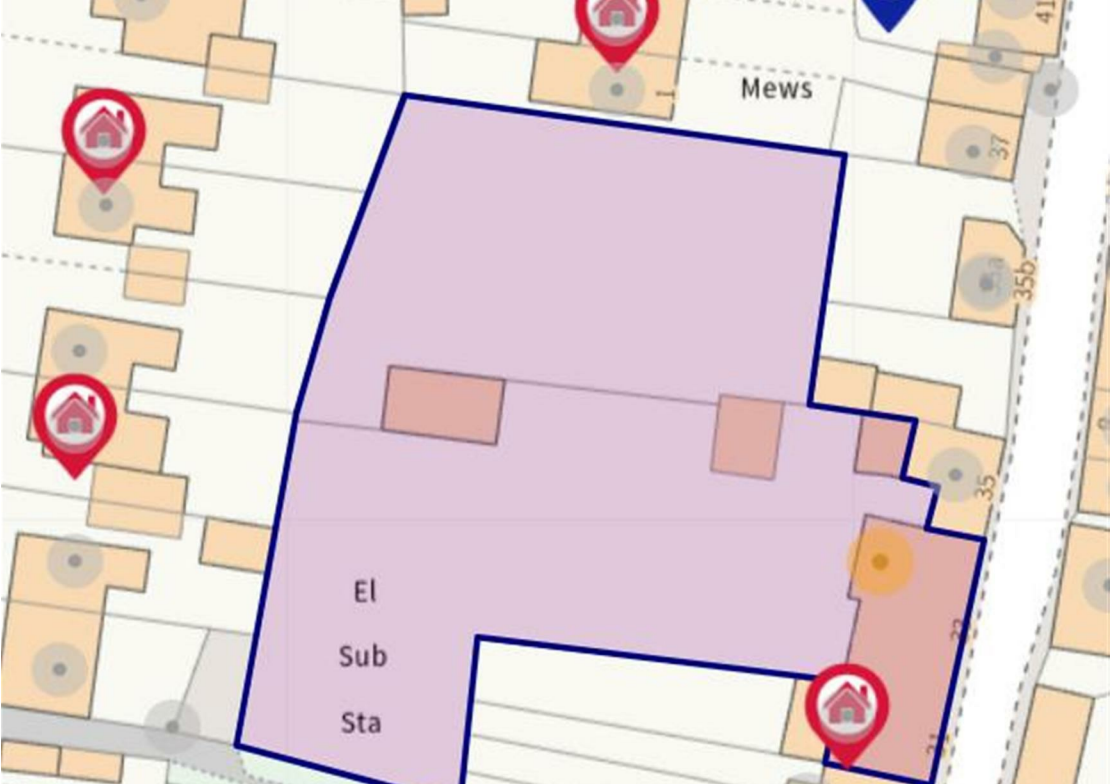
Potton is a market town with many amenities. It has a school, pre-schools, a doctors' surgery, sports facilities, hardware store, various eateries, a newsagent, vets, butchers, bakers and so much more. In addition, Sandy and Biggleswade are just a 3 and 4 mile drive and both offer mainline train stations to London St Pancras and onwards via City Thameslink and London Bridge.

Character-filled and full of potential, this property is a wonderful opportunity for those looking to create their dream home or invest in a property with development possibilities.

**Entrance Via**

**Reception Hall**  
16'9 max x 14'10 (5.11m max x 4.52m)

**Drawing Room**  
20'1 max into chimney recess x 16'1 (6.12m max into chimney recess x 4.90m)





#### Sitting Room

22'0 x 16'3 max into bay window (6.71m x 4.95m max into bay window)

#### Kitchen/ Breakfast Room

15'2 max into chimney recess x 12'10 (4.62m max into chimney recess x 3.91m)

#### Pantry

4'11 x 4'1 (1.50m x 1.24m)

#### Utility Room/ Cloakroom

6'10 x 4'11 (2.08m x 1.50m)

#### Rear Lobby

#### Cellar

15'3 x 12'9 (4.65m x 3.89m)

#### First Floor Lnding

#### Bedroom One

18'6 x 16'0 (5.64m x 4.88m)

#### Bedroom Two

16'1 x 16'0 (4.90m x 4.88m)

#### Bedroom Three

17'4 max into bay x 16'1 (5.28m max into bay x 4.90m)

#### En Suite Bathroom

11'8 x 7'2 (3.56m x 2.18m)

#### Bedroom Four

12'1 max x 9'11 (3.68m max x 3.02m)

#### Bedroom Five

9'5 x 8'6 (2.87m x 2.59m)

#### Bathroom

11'0 x 7'10 (3.35m x 2.39m)

#### Separate WC

4'9 x 3'4 (1.45m x 1.02m)

#### The Bakehouse

#### Brick Built Barns

#### Timber Summerhouse

#### Gardens

#### Garage And Parking

#### Agents Note



Harrison Street, Potton, 5019 2NS



Total Area: 398.6 m<sup>2</sup> ... 4278 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
|                                             | 71      | 78                      |
| England & Wales                             |         | EU Directive 2002/91/EC |

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