



**Kennedy**  
&co.

## Country View

Wrestlingworth Road, Pottton

SG19 2DP

Asking Price Of £695,000

- Six bedrooms
- 1/3rd Acre
- Two large reception rooms
- Kitchen with utility
- Beautiful gardens
- Three large workshops
- Garden room
- Lovely views



A truly lovely six bedroomed semi detached family home. This property has the added benefit of solar panels and been extended and greatly improved by the present owners whilst still retaining approx. 1/3rd acre of gardens, three large workshops and a garden room. The property has one of the bedrooms on the ground floor with an en-suite, very useful for the extended family.

Briefly: this family home has two very good sized reception rooms, country style kitchen with matching utility, three very large workshops, ample parking with E.V charging point, garden room, greenhouse, patio area, ornamental pond, pergola, garden with separate vegetable plot. The front is fenced and gated with lovely views beyond overlooking fields.

The property is situated just outside the market town of Pottton that provides you with all your daily requirements with Sandy and Biggleswade only 3 miles away giving excellent commuter links.

## PARTICULARS

Composite half glazed door to:

### HALLWAY

Oak flooring, Meter cupboards, radiator, stairs rising to the first floor, two storage cupboards, door to:

### CLOAKROOM

Corner pedestal wash hand basin. Low flush W.C. with tiled splash guard surround, extractor.

### LOUNGE

14' 5" x 15' 5" (4.39m x 4.7m) Georgian style double glazed window to the front, Double glazed patio doors to the garden, oak effect flooring, cast iron radiator, wall lighting.

### KITCHEN/BREAKFAST ROOM

11' 6" x 12' 8" (3.51m x 3.86m) Country style kitchen with base and wall mounted units, oak work tops and butler style sink with splash guard surround. AEG hot

plate, Samsung extractor and Neff oven, Space for large fridge/freezer, Georgian style double glazed window to the rear, Georgian style double glazed doors to the garden. Tiled flooring. Door through to:

### UTILITY ROOM

11' 4" x 5' 5" (3.45m x 1.65m) Half glazed door, units to complement the kitchen with oak work tops and stainless steel sink with splash guard surround, plumbing for washing machine and dishwasher, space for tumble dryer, tiled flooring, extractor, double glazed window and half glazed door to the side, Worcester boiler.

### DINING ROOM

14' 4" x 11' 6" (4.37m x 3.51m) Cast wood burning stove in a cast surround with hearth. Georgian style double glazed doors with side panels to the garden, large storage cupboard, oak effect flooring, radiator, picture rail and coving.

### **BEDROOM SIX**

17' 8" x 11' 3" (5.38m x 3.43m) Velux window with remote control operation and blackout blind to the rear, radiator, storage cupboard,

### **ENSUITE**

Three piece suite comprising: large shower cubicle, wash hand basin, low flush W.C. Obscure double glazed window to the rear, Tiled flooring.

### **LANDING**

Double glazed window to the front, radiator, access to the loft space, sun pipe for added light.

### **BEDROOM ONE**

15' 2" x 14' 5" (4.62m x 4.39m) Double glazed window to the side, radiator.

### **BEDROOM TWO**

12' 4" x 10' 2" (3.76m x 3.1m) Double glazed window to the front, radiator, ornate cast iron fire.

### **BEDROOM THREE**

10' 5" x 9' 9" (3.18m x 2.97m) Double glazed window to the rear, radiator.

### **BEDROOM FOUR**

14' 4" x 9' 4" (4.37m x 2.84m) Dual aspect double glazed windows to the rear and side, radiator.

### **BEDROOM FIVE**

10' 8" x 7' (3.25m x 2.13m) Double glazed window to the side, radiator, Velux window, access to the second loft space.

### **BATHROOM**

Bath with power shower over, vanity unit housing the wash hand basin, W.C. Velux window, extractor, heated towel rail.

### **EXTERNALLY**

Three large workshops each measuring 25' x 19' with power and lighting, two of the three are insulated, all have insulated roofs and light panels.

A good sized relaxing garden room incorporating a tea room with power and lighting.

Gravel driveway for ample parking and motorhome, E.V. charging and power point, the garden to the side extending to approx. 1/3rd acre, mainly laid to lawn with greenhouse and mature trees fruit and deciduous.

Garden room with tea room incorporated with seating and dining area. Pergola with lighting.

Patio area with power and lighting.

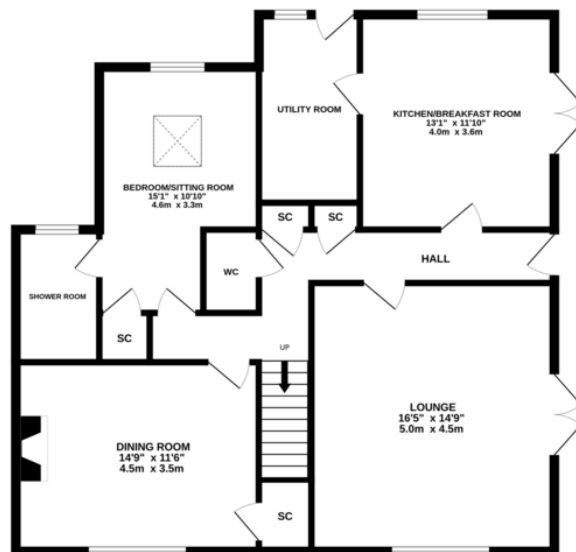
Ornamental pond with paving and patio area.

Large vegetable plot behind the garden room.

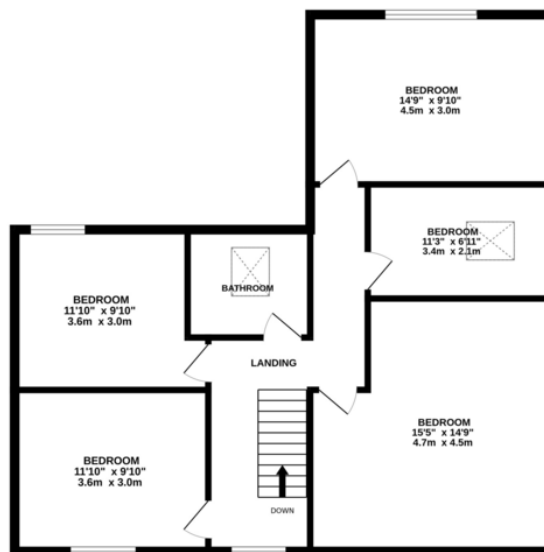
To the front: Fenced and gated with lawn and shrubbery over looking the fields.



GROUND FLOOR  
970 sq.ft. (90.1 sq.m.) approx.



1ST FLOOR  
838 sq.ft. (77.9 sq.m.) approx.



TOTAL FLOOR AREA : 1808 sq.ft. (168.0 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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## COUNCIL TAX BAND

Tax band

## TENURE

Freehold

## LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## OFFICE

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