



Berridge Fields, Potton, SG19 2FG
Offers over £550,000

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ESTATE AGENTS

Chain Free

Occupying an beautiful position within the highly regarded Cala Homes development on the western edge of the historic Georgian market town of Potton. This exceptional four-bedroom detached house is beautifully proportioned, with an excellent specification throughout and a layout perfectly designed for modern family living.

From the moment you enter, the quality of the home is immediately apparent. A spacious and light-filled reception hall provides a welcoming first impression and leads to a generous dual-aspect living room, while the heart of the property is undoubtedly the impressive open-plan kitchen, dining and family room. Designed with both everyday family life and entertaining in mind, this superb space features an extensive range of contemporary cabinetry, contrasting work surfaces and a comprehensive selection of integrated Bosch appliances, complemented by a separate utility room.

The first floor is centred around a spacious galleried landing, leading to four generously proportioned bedrooms. The master bedroom benefits from a walk-in dressing room and a beautifully appointed en-suite shower room, while the guest bedroom also enjoys the convenience of its own en-suite. The remaining bedrooms are served by a stylish family bathroom, offering flexibility for families of all sizes. All bedrooms are fitted with blackout blinds.

Outside, the rear garden enjoys a high degree of privacy and has been designed for low-maintenance family enjoyment, with an extensive paved terrace providing an excellent space for outdoor dining and entertaining.

To the front, a generous paved driveway provides side-by-side off-street parking leading to the integral garage, with electric door and access straight through into utility room.

Potton is a thriving and picturesque Georgian market town with an excellent range of independent shops, cafés, restaurants, traditional pubs, highly regarded schools, playgrounds, nurseries and a medical centre.

A stunning Home.

Entrance





Entrance Hall

W.c

Lounge
17'6 x 10'4 (5.33m x 3.15m)

Kitchen/Family room
23'4 x 12'10 (7.11m x 3.91m)

Utility Room

First floor

Landing

Bedroom One
11'8 x 10'4 (3.56m x 3.15m)

En Suite

Bedroom Two
12'10 x 11'0 (3.91m x 3.35m)

En Suite

Bedroom Three
10'10 x 10'8 (3.30m x 3.25m)

Bedroom Four
10'5 x 8'1 (3.18m x 2.46m)

Family Bathroom

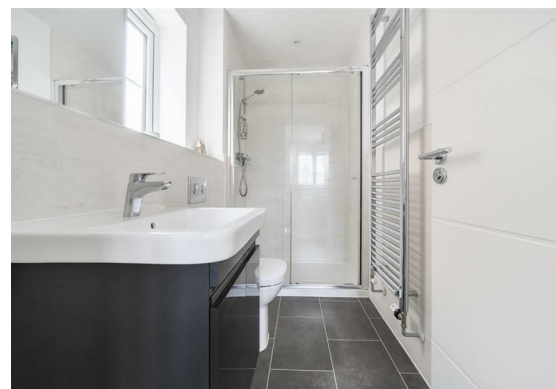
Outside

Rear Garden

Front Garden

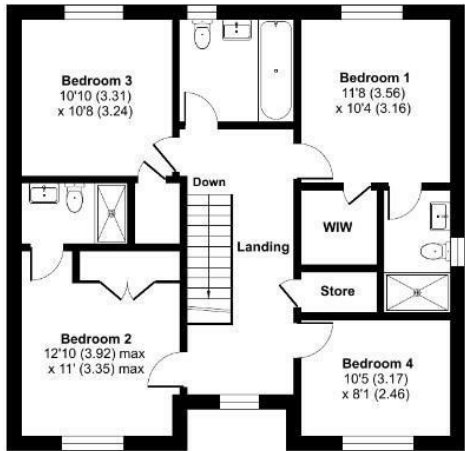
Garage
22'10 x 10'9 (6.96m x 3.28m)

Parking



Berridge Fields, Potton, Sandy, SG19

Approximate Area = 1450 sq ft / 134.7 sq m
Garage = 240 sq ft / 22.2 sq m
Total = 1690 sq ft / 157 sq m
For identification only - Not to scale

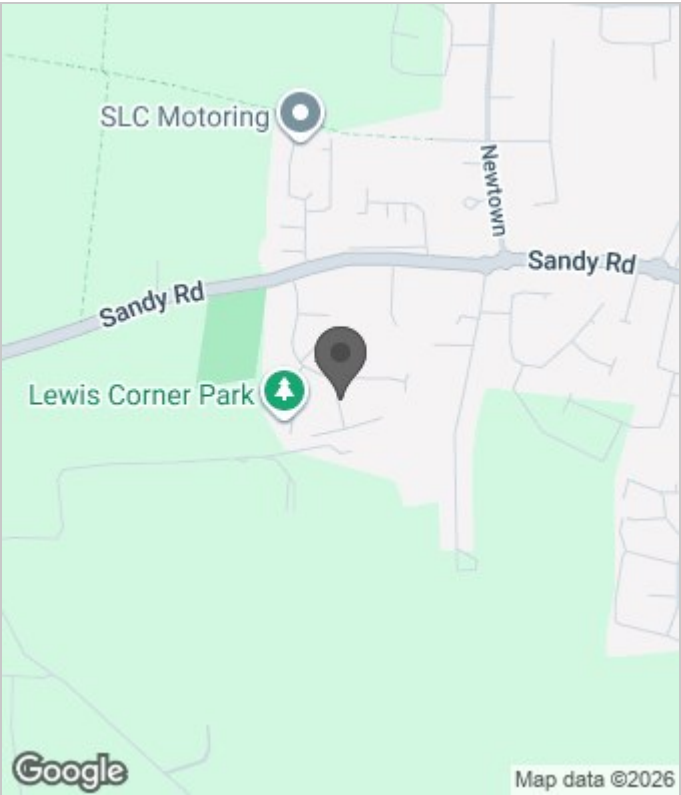


FIRST FLOOR



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: 1453529



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	86	93
(81-91) B		
(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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