



THE BARNS

SANDY ROAD, POTTON

Welcome to The Barns Sandy Road, Potton

The Barns is a private development offering exquisite 3, 4, and 5-bedroom homes that blend modern conveniences with country charm. Meticulously designed, these residences provide a sophisticated lifestyle with contemporary interiors and high-quality finishes. Enjoy rural tranquillity with easy access to urban amenities.

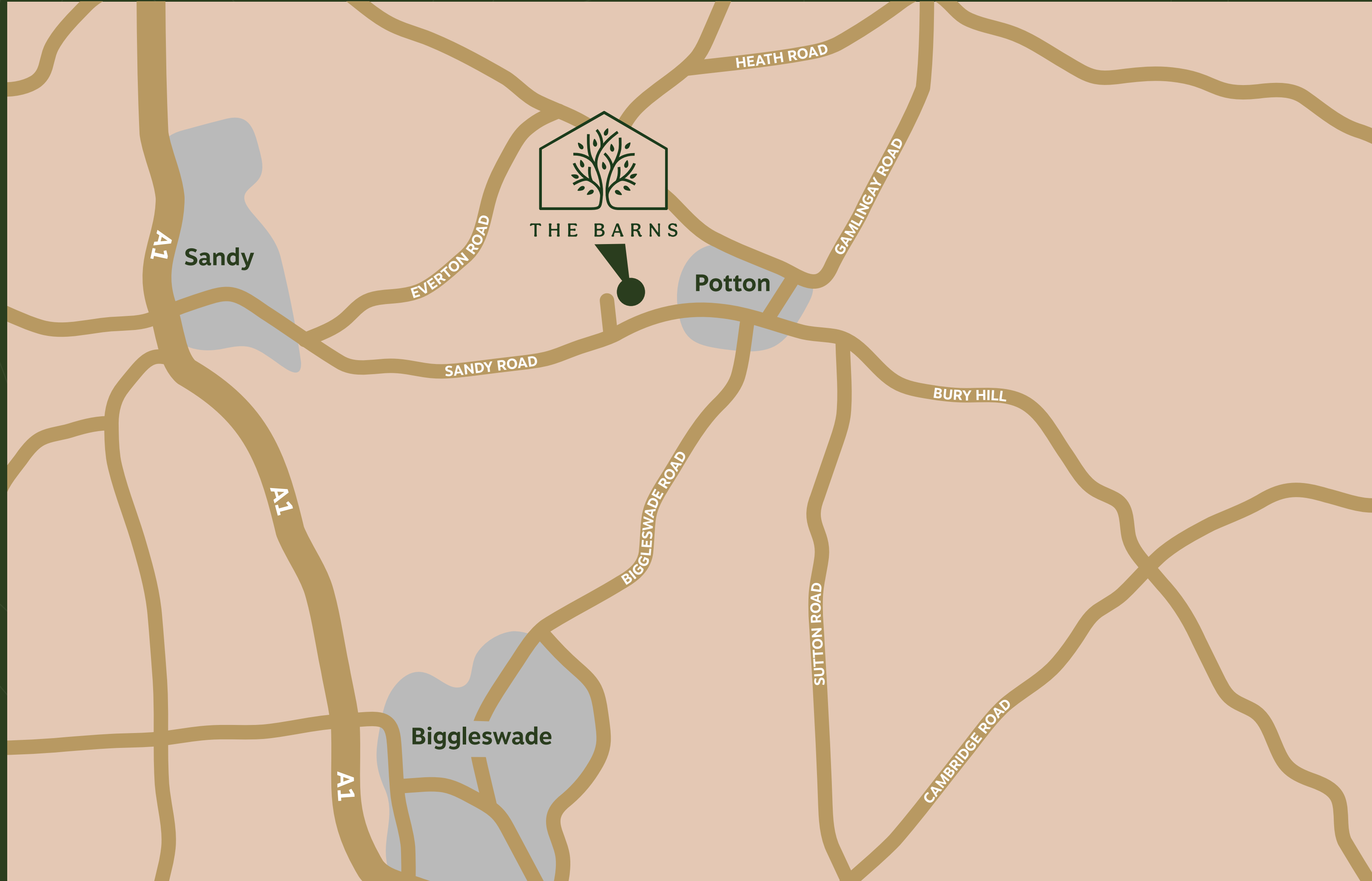
Stunning open-plan kitchen and dining spaces are perfect for entertaining, while elegant living areas and spacious bedrooms offer comfort and retreat. Built to modern standards, these homes ensure impressive energy efficiency, lower costs, and the peace of mind of new-build quality. Each home's specification impresses with stone worktops, zoned under floor heating to the ground floor and LVT light oak herringbone flooring throughout downstairs living areas.

Potton, a historic market town, is renowned for its beautiful countryside. Residents can enjoy an abundance of leisurely country walks, exploring scenic trails and lush landscapes right from their doorstep.

This unique development offers a rare opportunity to embrace serene country living without compromising on modern comfort.



Location



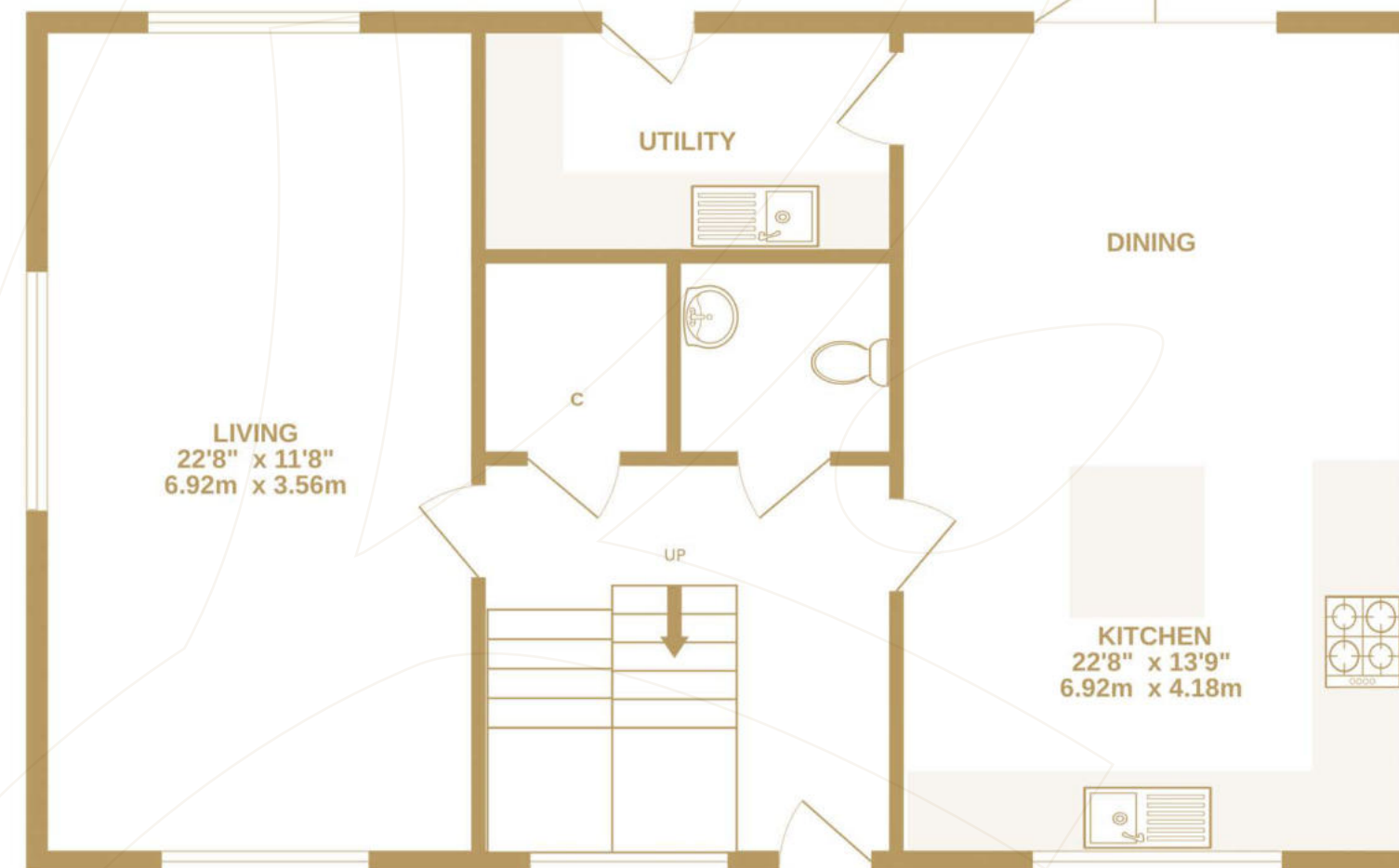
Plans Plot 1

The Livestock Barns

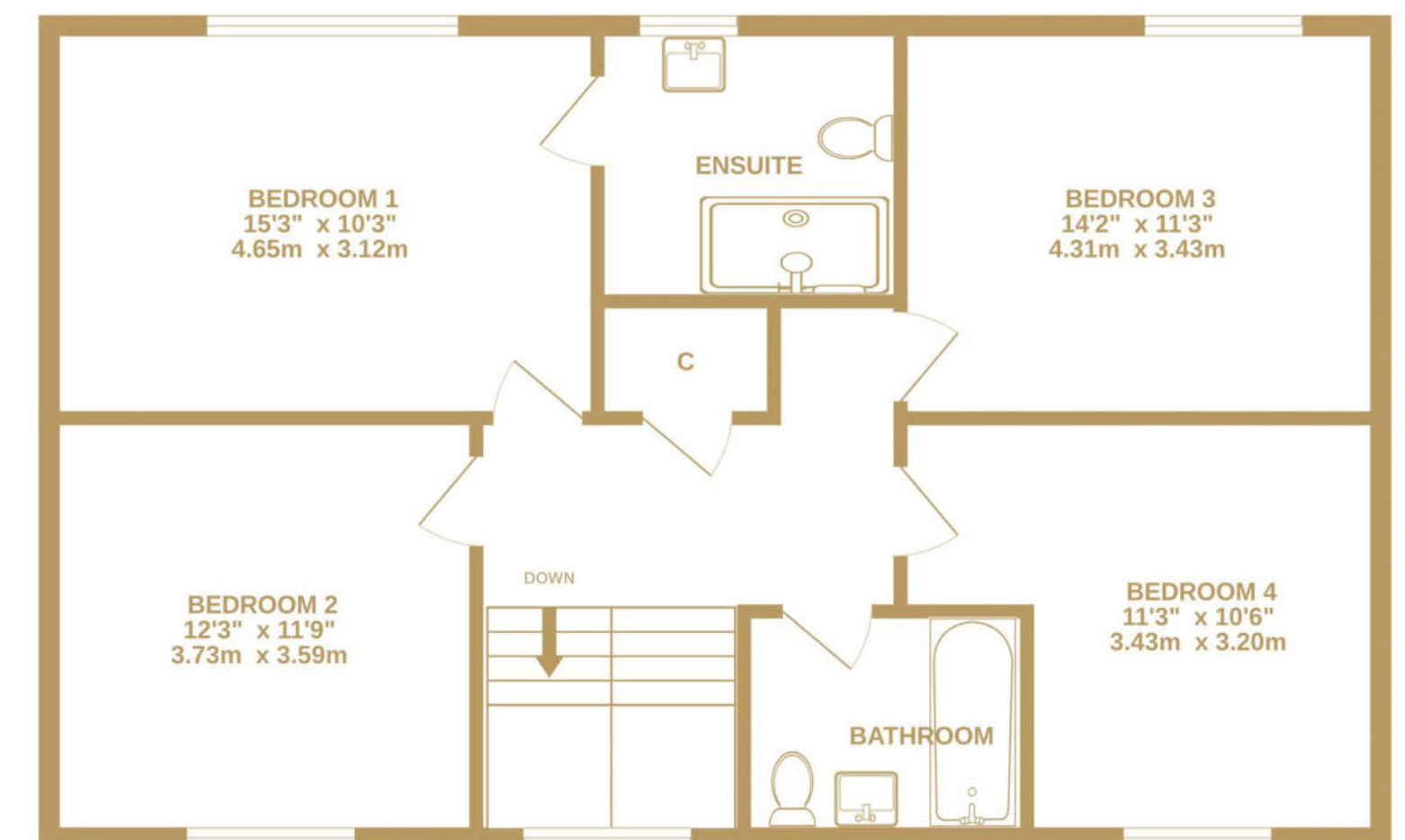


Subject to boundary changes

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1610sq.ft. (149.6 sq.m.) approx.

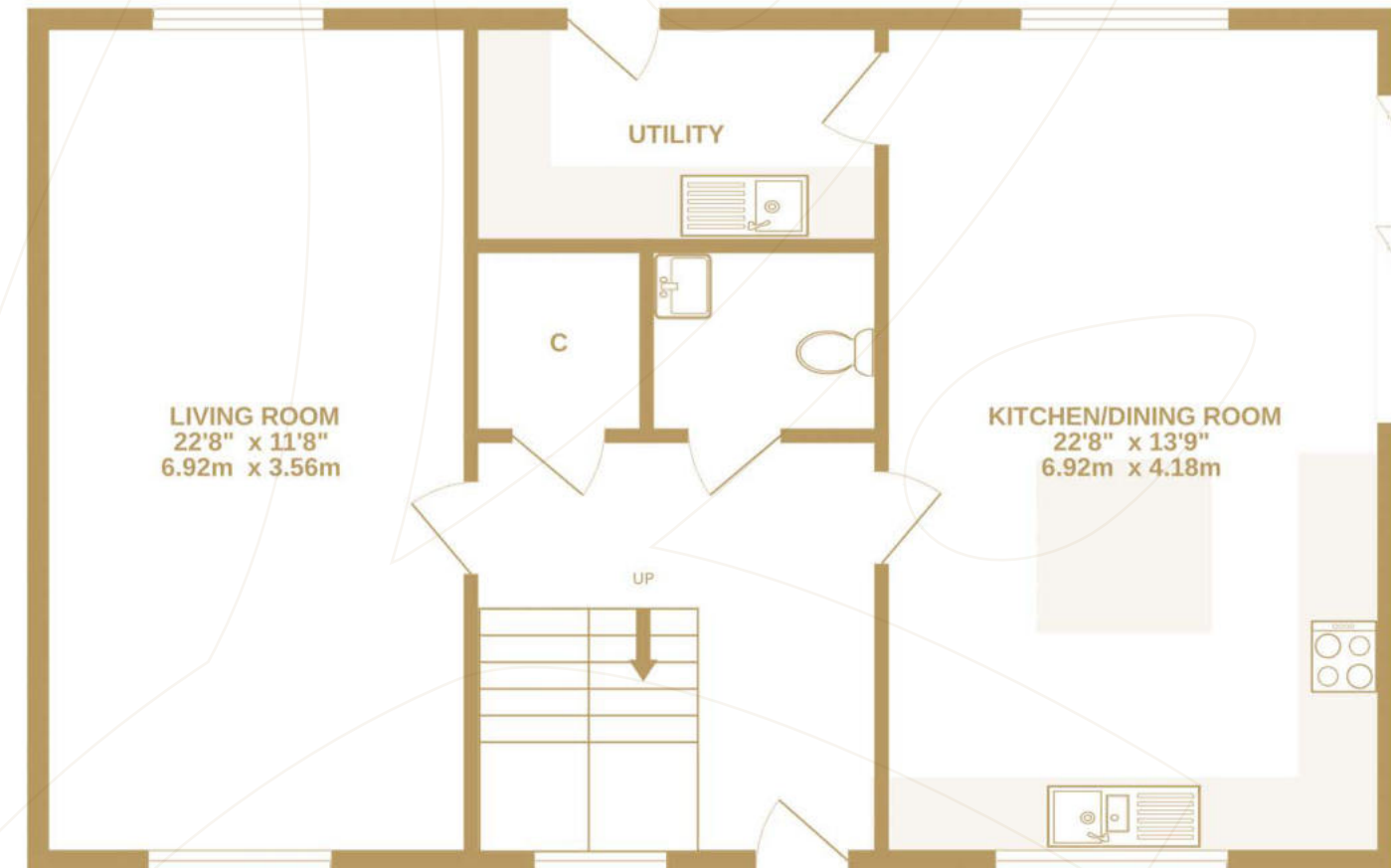
Plans Plot 2

The Livestock Barns

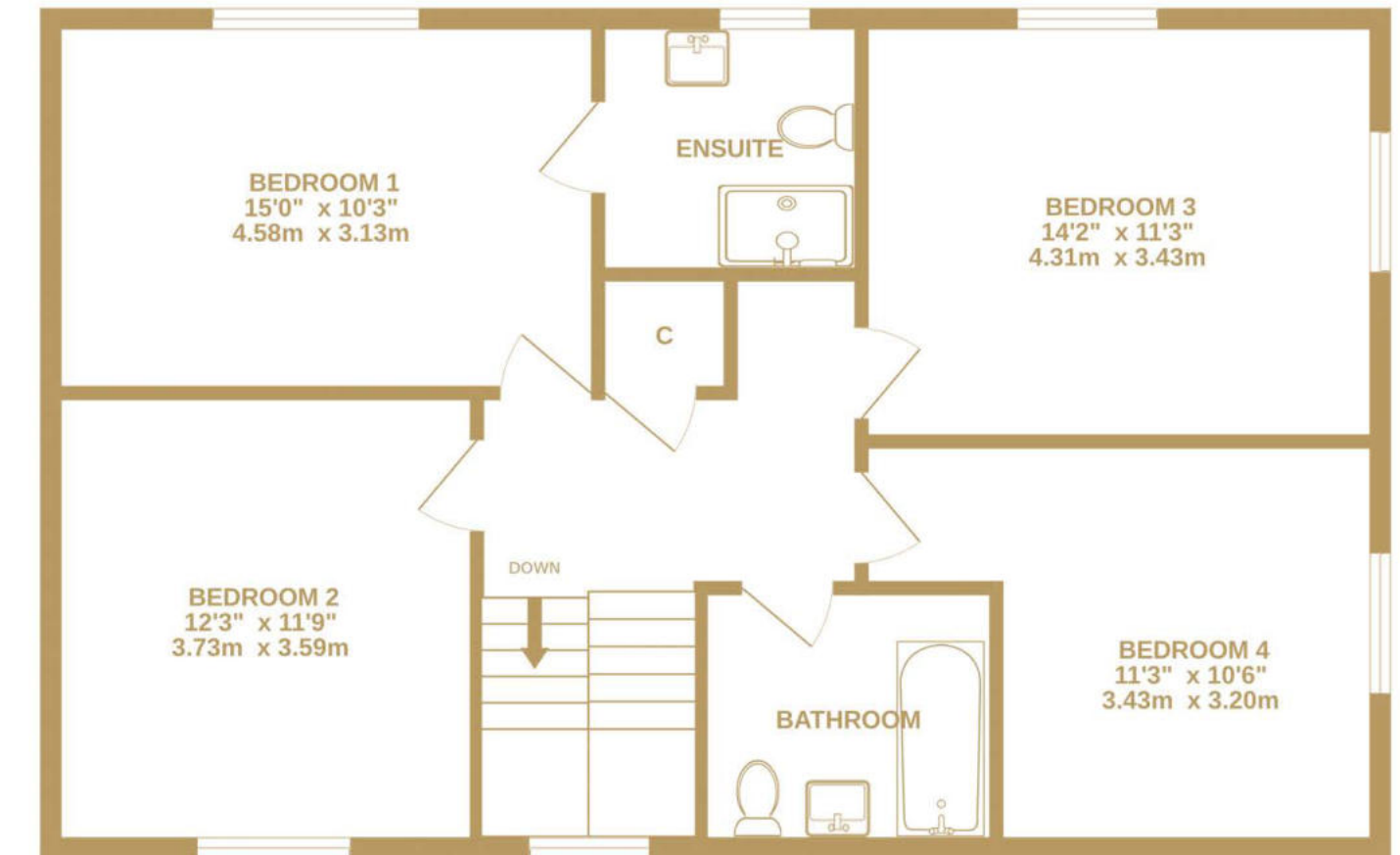


Subject to boundary changes

GROUND FLOOR



1ST FLOOR



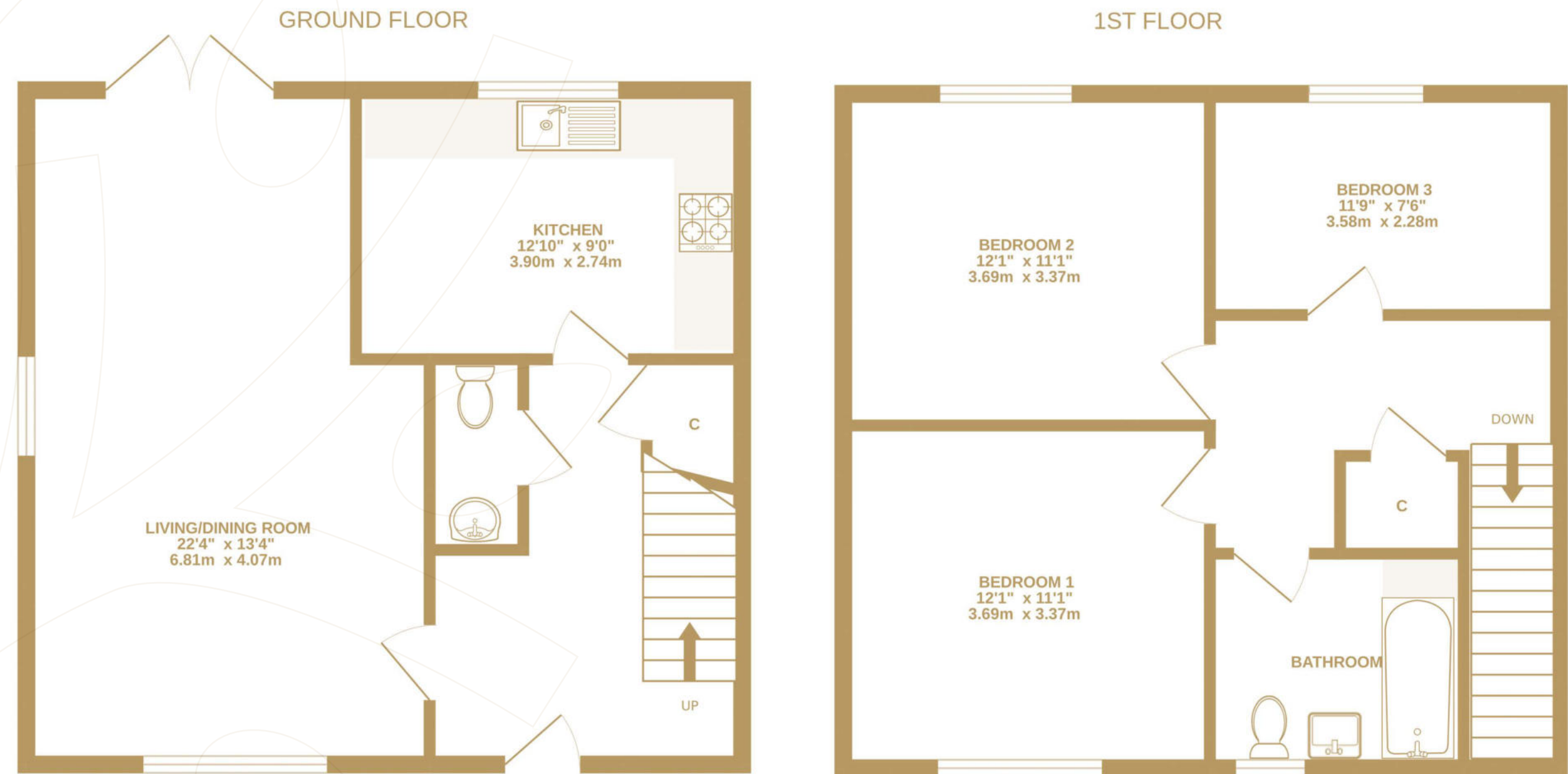
TOTAL FLOOR AREA : 1610sq.ft. (149.6 sq.m.) approx.

Plans Plot 3

The Hay Barns



Subject to boundary changes



TOTAL FLOOR AREA : 1023sq.ft. (95.0 sq.m.) approx.

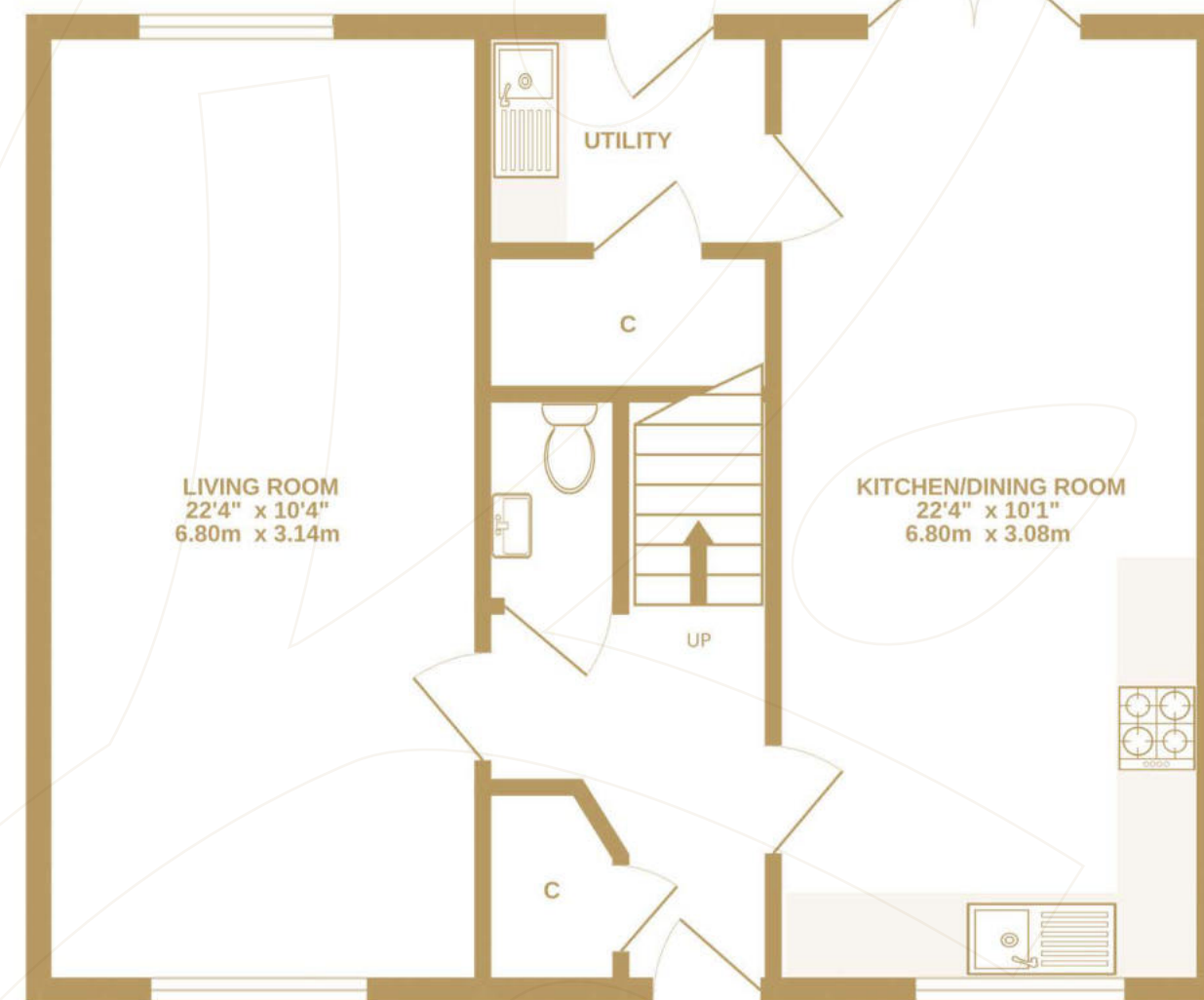
Plans Plot 4

The Hay Barns

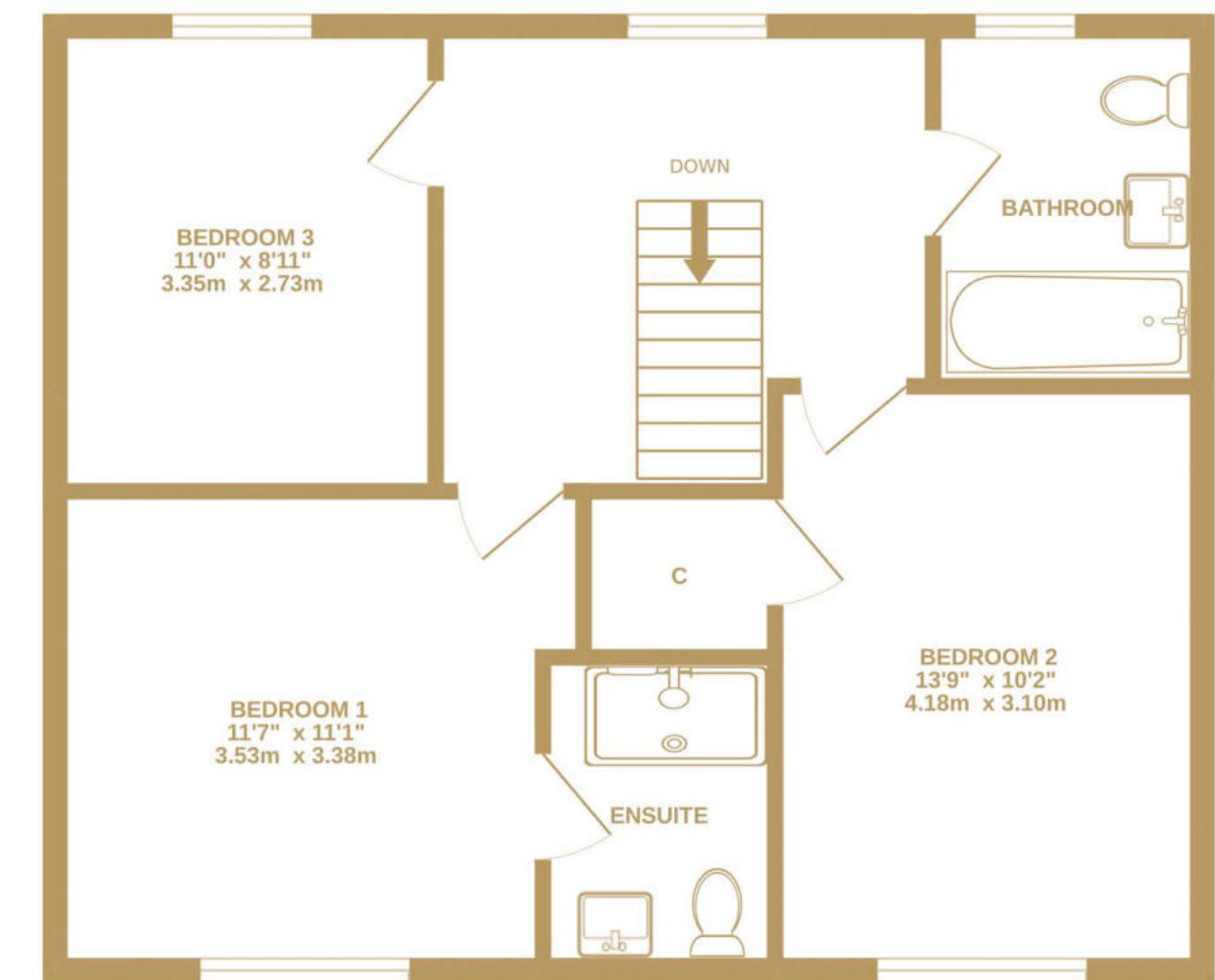


Subject to boundary changes

GROUND FLOOR



1ST FLOOR



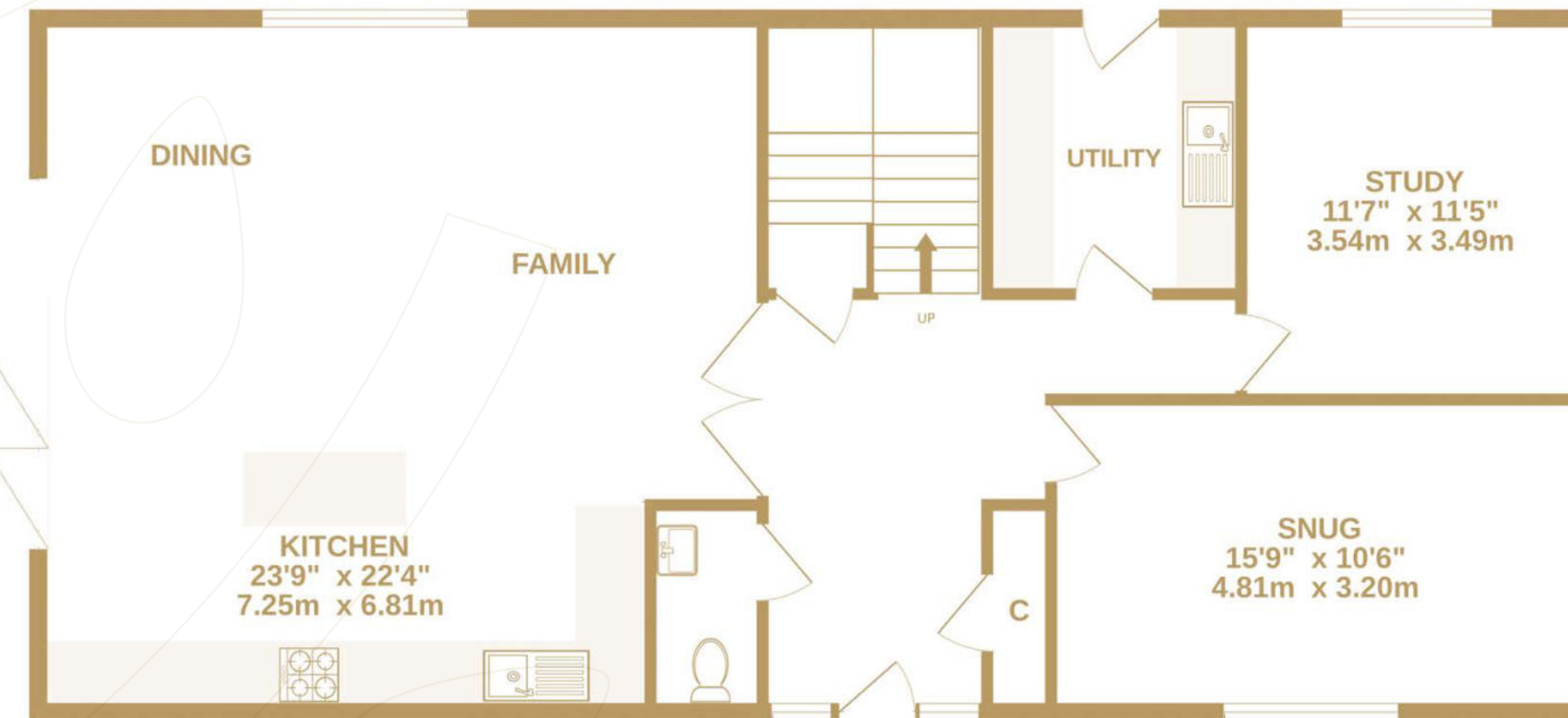
TOTAL FLOOR AREA : 1172sq.ft. (108.9 sq.m.) approx.

Plans Plot 5

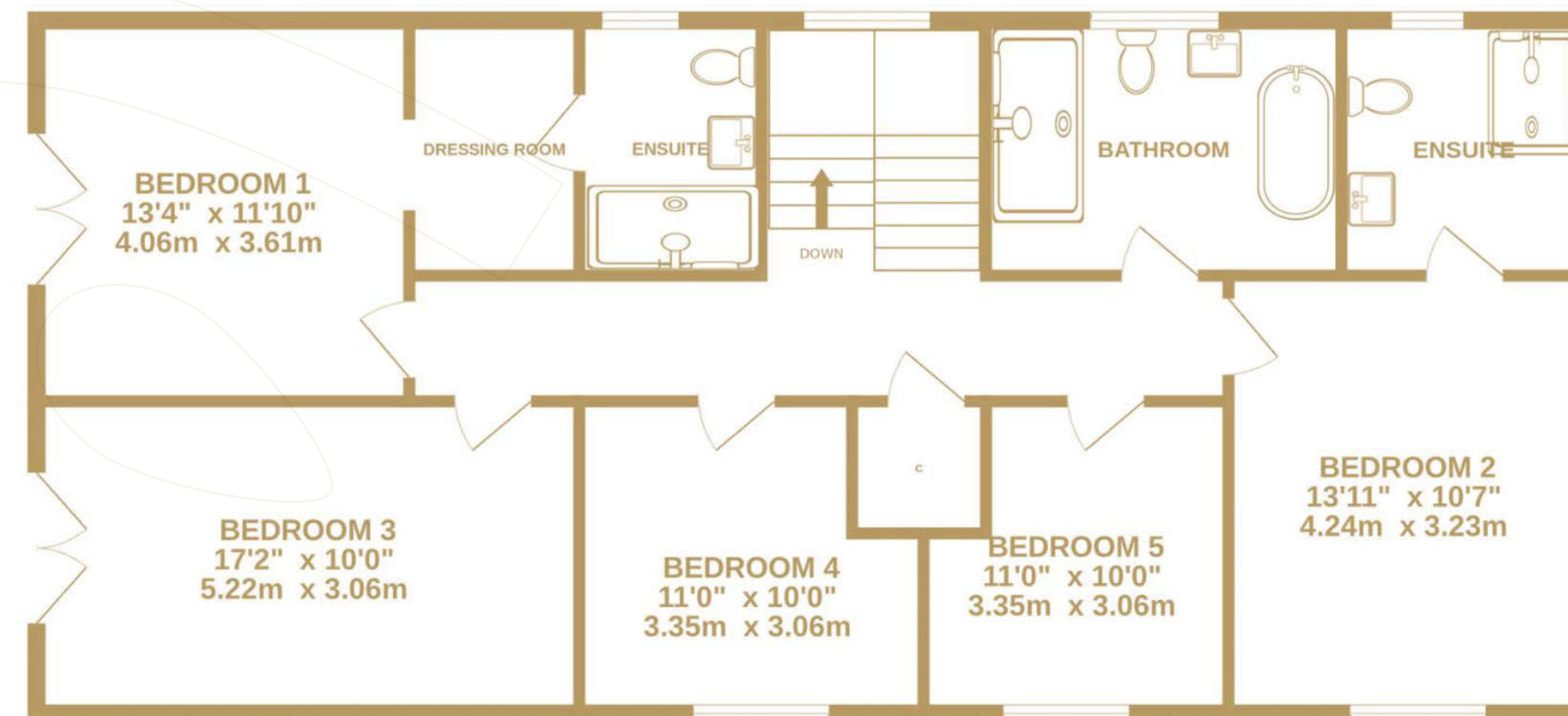
The Grain Barn



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 2146sq.ft. (199.4 sq.m.) approx.



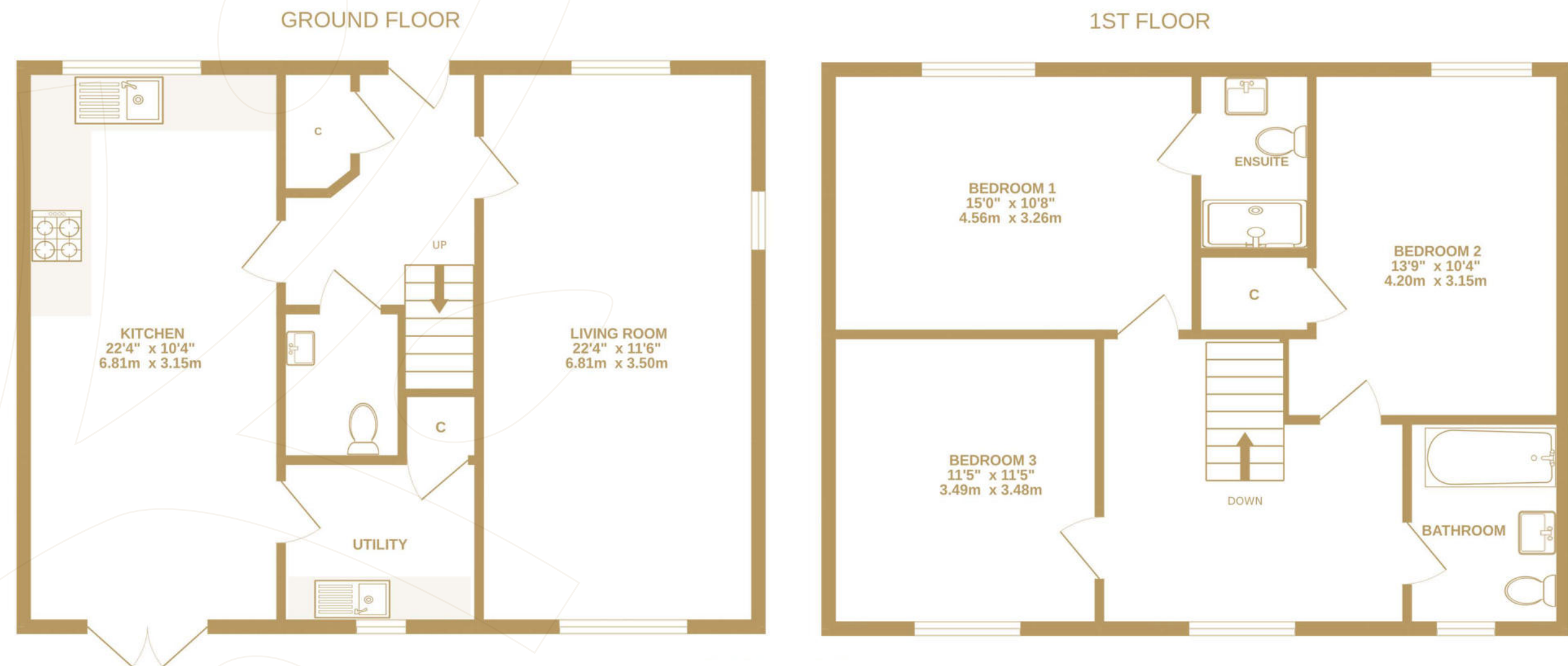
Subject to boundary changes

Plans Plot 6

The Stables



Subject to boundary changes



TOTAL FLOOR AREA : 1300sq.ft. (120.8 sq.m.) approx.

Plans Plot 7

The Stables



Subject to boundary changes



TOTAL FLOOR AREA : 1300sq.ft. (120.8 sq.m.) approx.

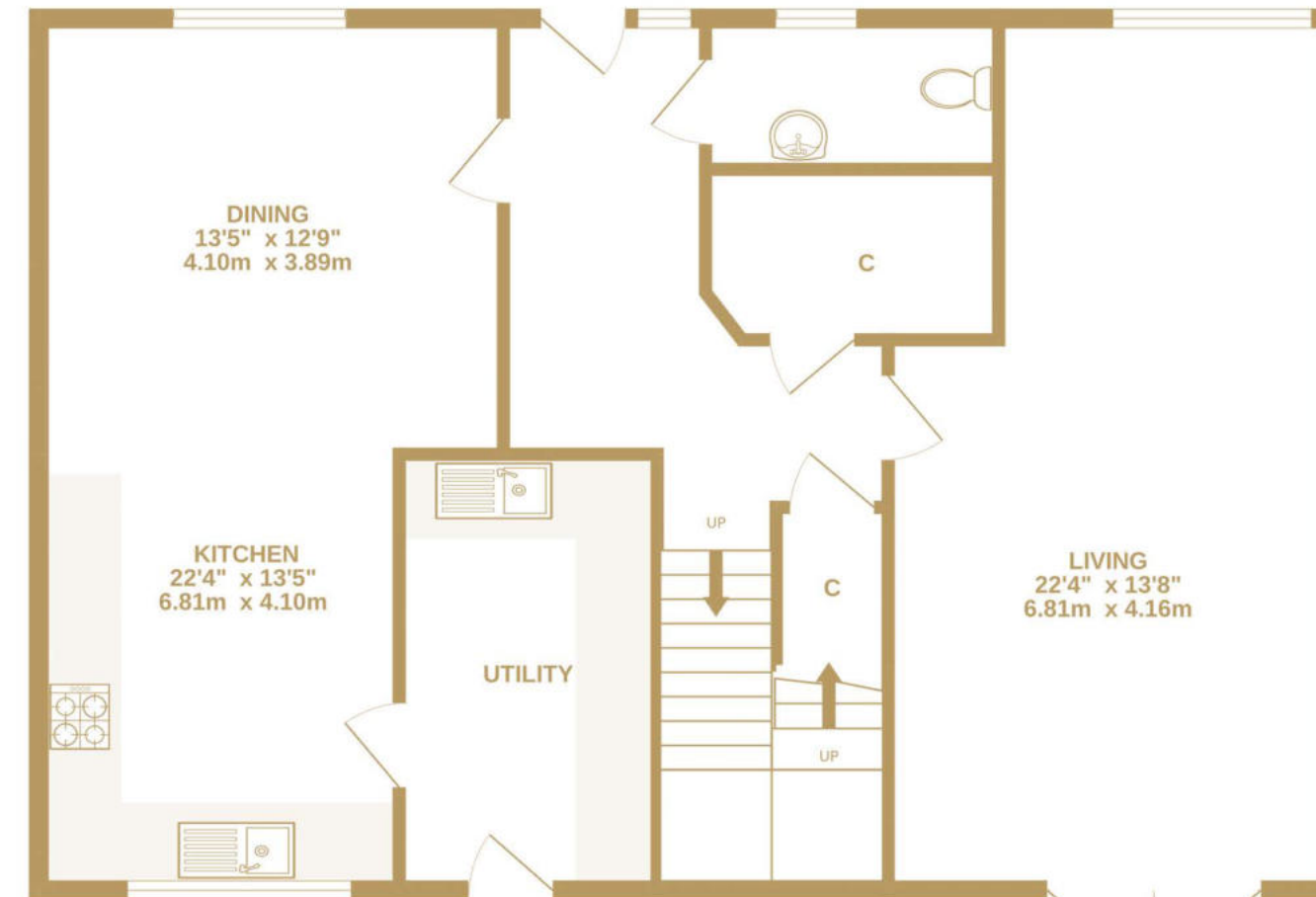
Plans Plot 8

The Stables

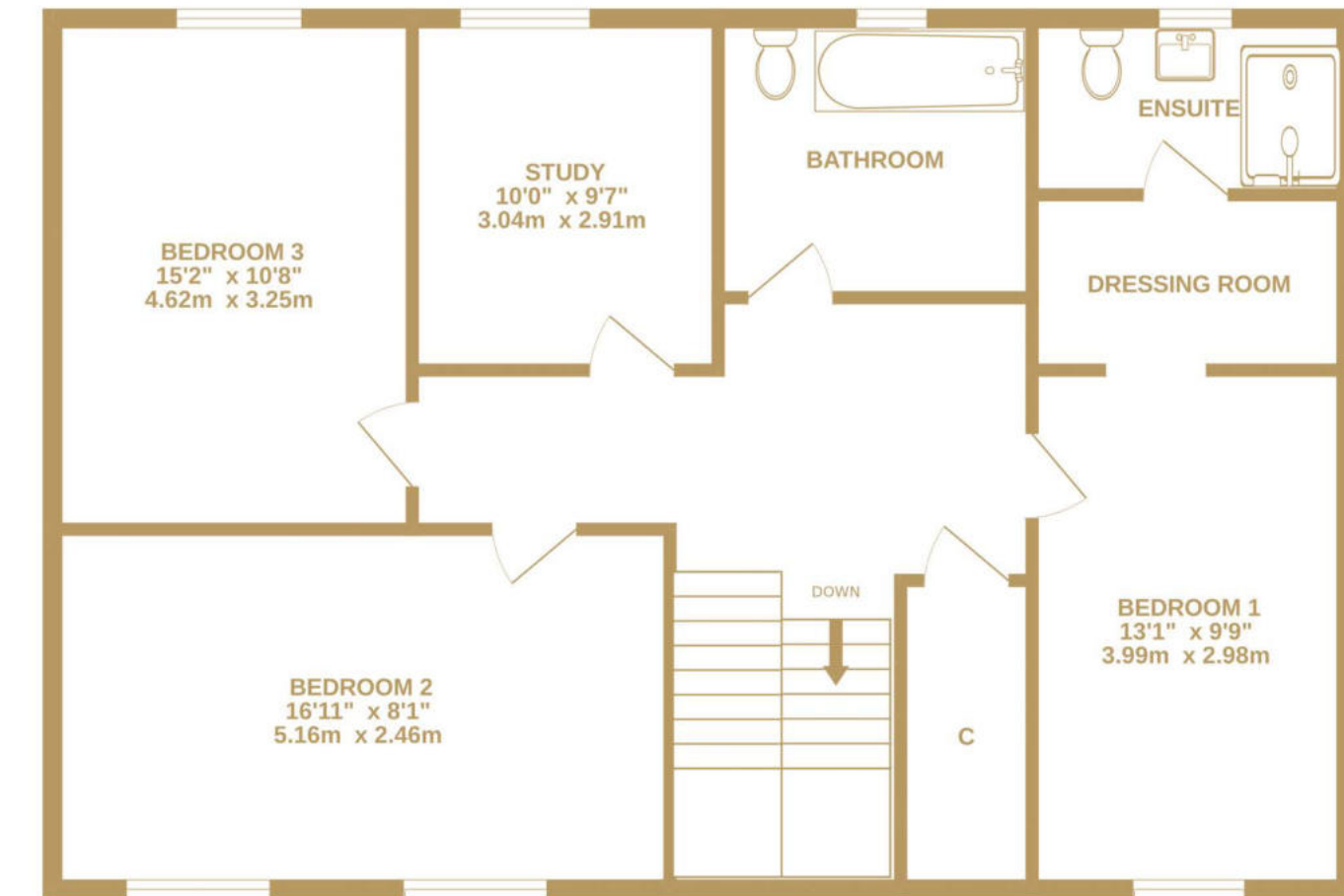


Subject to boundary changes

GROUND FLOOR

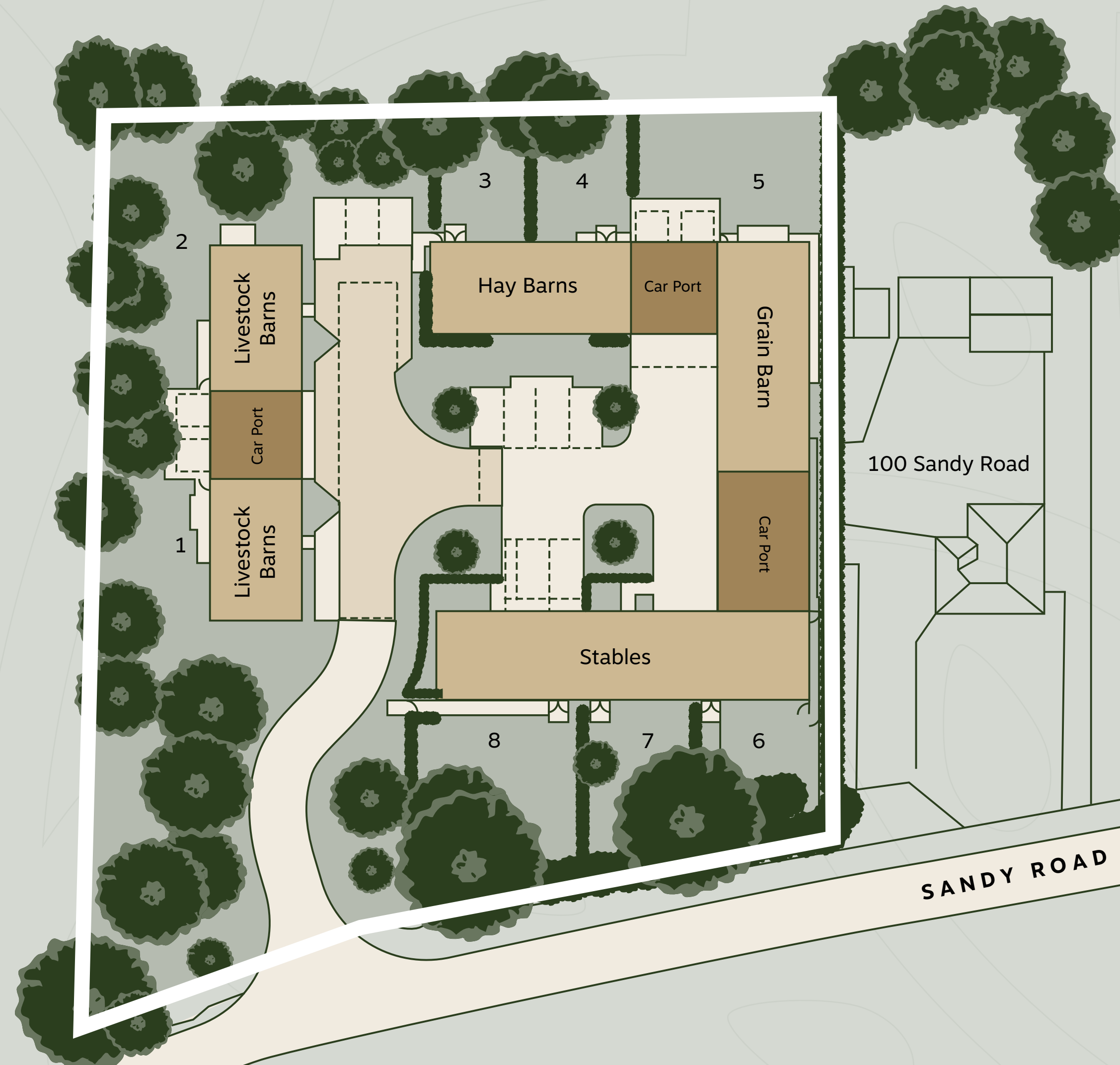


1ST FLOOR



TOTAL FLOOR AREA : 1602sq.ft. (148.8 sq.m.) approx.

Site Plan



Specification



INTERIOR FEATURES

- Oak cottage doors
- Chrome handles
- Modern architrave & skirting
- Oak newel post, caps rails & glass stairs (only plot 1 & 2)
- Oak newel posts, caps rails (rest of the plots)
- LVT (Karndean or similar) flooring, light oak herringbone throughout downstairs apart from living areas
- Carpets throughout including living areas
- Zoned underfloor heating ground floor
- Radiators first floor & hot water cylinder
- Pendants & downlights throughout
- Chandelier above stairs (plots 1 & 2 only)
- Chrome sockets
- Mains connected smoke detectors
- Samsung air source heat pumps to all plots

BATHROOMS

- Half tiled bathrooms (full height in wet areas)
- High spec bathroom suites
- Plumbed towel rails

KITCHEN

- Bespoke kitchen & utility rooms
- Top of the range integrated appliances (Siemens or similar)
- Stone worktops
- Aluminium bifolds to plots 1, 2 & 5

EXTERNALS

- Concrete post & timber panelled fencing
- Timber gate with latch & lock
- Turfed rear gardens
- Landscaped front gardens
- Large Indian sandstone patios
- External tap & plug socket
- Block paved driveways
- Car ports to plots 1, 2, 5, 6 & 7

CONSTRUCTION

- Timber frame construction
- Mains services including water, electric, telecoms (fibre) & drainage
- 10 year Global Home Warranties warranty
- Freehold

For further details please contact:

Ashtons Land & New Homes
01462 453195
newhomes@ashtons.co.uk
ashtons.co.uk/land-and-new-homes

32 Bridge Street, Hitchin,
Hertfordshire SG5 2DF



Artist's perspectives, plans and diagrams used in this brochure are intended to be a general guide to the appearance of the development. Internal images are from a previous development, to show typical finish & specification. The measurements are approximate and should not be relied on and should only be used to give guidance. From time to time, it is necessary for us to make architectural changes therefore prospective purchasers should check the latest plans with our sales representative. We reserve the right to vary the specification as and when it may become necessary. Whilst all statements contained in the brochure are believed to be correct, they are not to be regarded as statements or representations of fact and neither the Agent or the Developer guarantee their accuracy. The statements are not intended to form any part of an offer or a contract.