



Berridge Fields, Potton, SG19 2FG
£675,000

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————— DOWLING

ESTATE AGENTS

We are delighted to bring to the market this exceptional FIVE bedroom, three bathroom detached family home, built by 'CALA HOMES' to their impressive "Thurleigh" design. The property has a real "Wow" factor and the kitchen/family room complete with its vaulted ceiling really has a wonderful feel of 'space' and is a great area for entertaining.!! As you first walk in, the first thing that strikes you is the proportions on offer, with a large, bright reception hall, spacious reception rooms and as mentioned before the "STUNNING" open plan kitchen/ family room with granite work surfaces and a range of integrated appliances (along with a separate utility room). The kitchen/ family room has two sets of French doors that open directly out onto the glorious West facing rear garden, so this is the perfect combination for bringing the outdoors indoors!! On the first floor, there are five bedrooms, with en suites to both the first and second bedrooms and even a dressing room to the main bedroom (which has a window so could be used as a nursery or 6th bedroom as well!!) This is a wonderful family home that offers great accommodation and has been built to a high specification with lots of extras like "Amtico" flooring and marble shelving to the bathrooms!!!

Outside, the rear garden and entertaining area will speak for themselves, but you also benefit from an 23' garage and driveway for up to four cars. The garden has the added benefit of a side plot and being West facing is a real "Sun Trap".

Potton is a delightful market town that offers many amenities, a few of which are - doctors surgery, two schools, several nurseries two convenience food stores, newsagents, butchers, hardware store, craft and gift shop as well as a host of eateries, takeaways and public houses. It is situated just 3 miles from Sandy and 4 miles from Biggleswade both of which have mainline train stations giving access to London St Pancras. Cambridge is approximately a 30 minute drive away.

Entrance

Reception Hall

WC

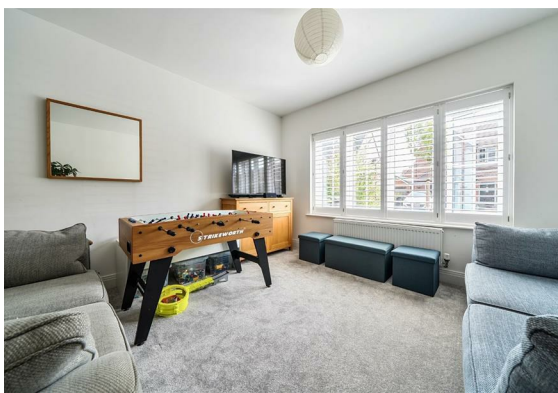
6'9 x 3'6 (2.06m x 1.07m)

Lounge

17'2 x 12'4 (5.23m x 3.76m)

Kitchen/Breakfast Room

21'4 x 12'3 (6.50m x 3.73m)





Family Room
10'10 x 10'9 (3.30m x 3.28m)

Utility Room
8'9 x 6'7 (2.67m x 2.01m)

First Floor

Landing

Bedroom One
18' x 9'8 (5.49m x 2.95m)

Dressing Room
7'8 x 7'3 (2.34m x 2.21m)



En Suite
9'9 x 4'6 (2.97m x 1.37m)

Bedroom Two
14'8 max x 12'6 (4.47m max x 3.81m)

En Suite
9'9 x 4'6 (2.97m x 1.37m)

Bedroom Three
12'3 x 10'8 (3.73m x 3.25m)

Bedroom Four
9'4 x 9 (2.84m x 2.74m)

Bedroom Five
9 x 7'6 (2.74m x 2.29m)

Family Bathroom
9'9 x 6'2 (2.97m x 1.88m)

Outside

Front Garden

Rear Garden

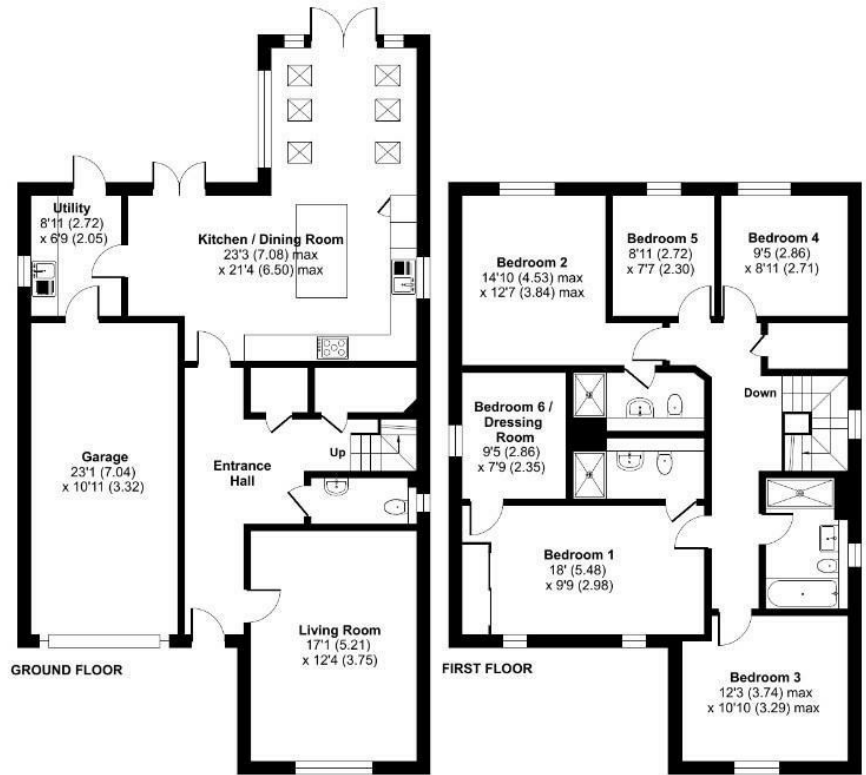
Garage
23'6 x 11' (7.16m x 3.35m)

Agents Note

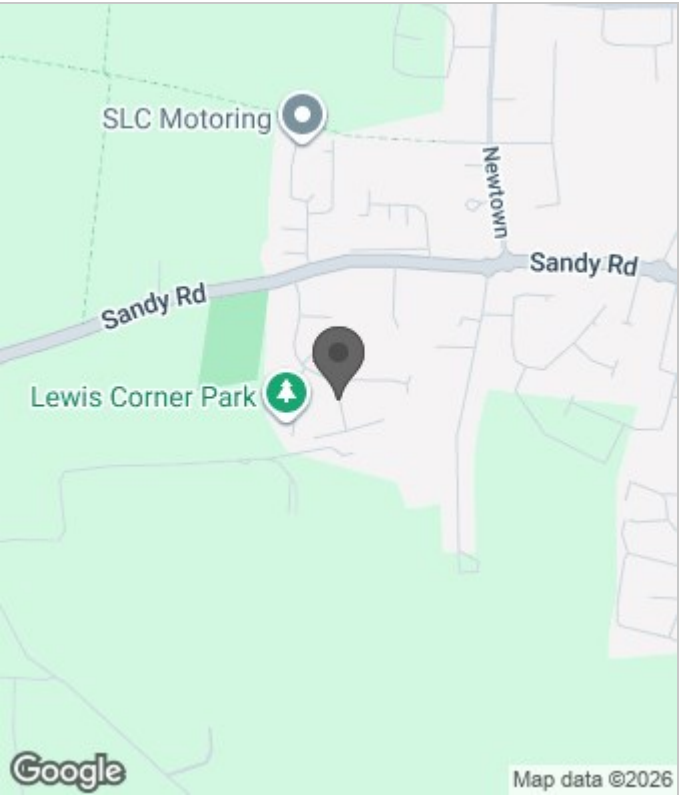


Berridge Fields, Potton, Sandy, SG19

Approximate Area = 1940 sq ft / 180.2 sq m
Garage = 252 sq ft / 23.4 sq m
Total = 2192 sq ft / 203.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2026. Produced for Latcham Dowling Ltd. REF: 1485847



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	87	
(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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