



Paddocks Chase, Potton, SG19 2DF
£400,000

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LATCHAM ———
————— DOWLING

ESTATE AGENTS

Nestled in the charming area of Paddocks Chase, Potton, Sandy, this delightful house offers a perfect blend of comfort and versatility. Built in 1991, the property spans an impressive 1,066 square feet and boasts four reception rooms, providing ample space for both relaxation and work. This feature is particularly advantageous for those who may require a home office or even a ground floor fourth bedroom.

The residence comprises three well-proportioned bedrooms and a modern bathroom, ensuring that it meets the needs of families or individuals alike. The property is presented in beautiful condition, allowing you to move in with ease and enjoy your new home from day one.

The kitchen is beautifully appointed and has double, side by side Bosch ovens and hob over.

One of the standout features of this property is the larger than average private south-facing garden. This outdoor space is perfect for gardening enthusiasts or for those who simply wish to bask in the sun during the warmer months. It offers a tranquil retreat for relaxation or entertaining friends and family.

The property has modern features including Air-conditioning to bedroom one and 15 solar panels that have been paid for thus reducing running costs.

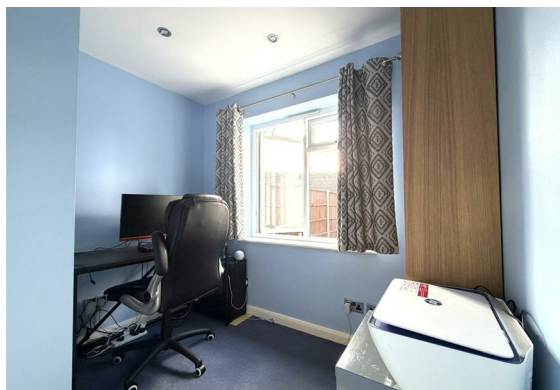
Parking is never a concern here, as the property accommodates up to four vehicles, making it ideal for families with multiple cars or guests.

Potton itself is a delightful town, known for its friendly community and picturesque surroundings. With a range of local amenities, including shops, schools, and parks, it provides a wonderful environment for both families and professionals. The town is well-connected to nearby areas, making it a convenient choice for commuters.

In summary, this property in Paddocks Chase is a fantastic opportunity for anyone seeking a spacious and versatile home in a lovely location. With its beautiful garden, ample parking, and excellent condition, it is sure to appeal to a wide range of buyers.

Entrance

Entrance hall





Kitchen
11'7" x 8'8" (3.53m x 2.64m)

Dining room
14'9" x 8'9" (4.50m x 2.67m)

Lounge
13'10" x 9'7" (4.22m x 2.92m)

Inner lobby

W.c



Study
8'3" x 6'2" (2.51m x 1.88m)

Playroom
16'11" x 7'4" (5.16m x 2.24m)

Landing

Bedroom one
12'3" x 8'1" excl wardrobes (3.73m x 2.46m excl wardrobes)

Bedroom two
9'6" x 8'2" (2.90m x 2.49m)

Bedroom three
9'10" x 6'5" (3.00m x 1.96m)

Bathroom

Outside

Front garden

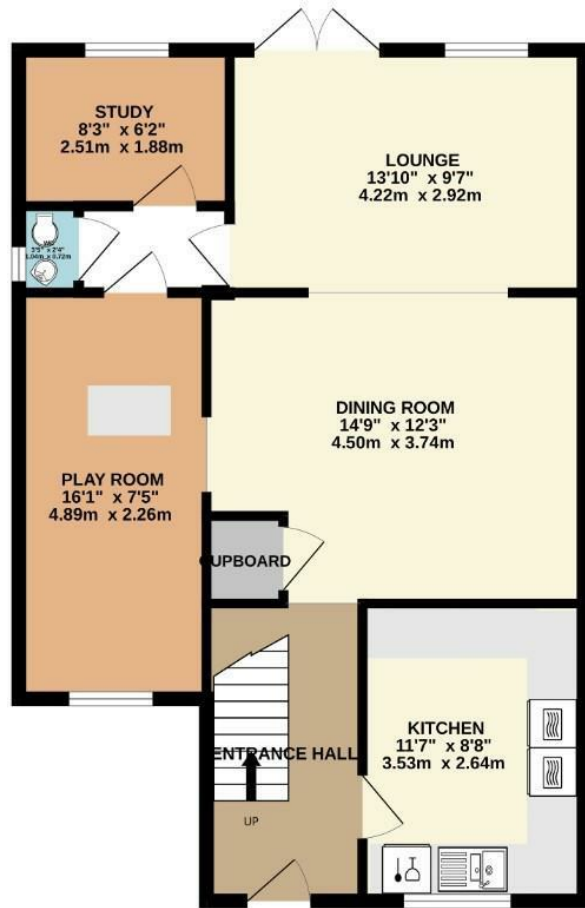
Rear garden

Summer house/shed
14'2" x 8'4" (4.32m x 2.54m)

Parking



GROUND FLOOR
671 sq.ft. (62.4 sq.m.) approx.

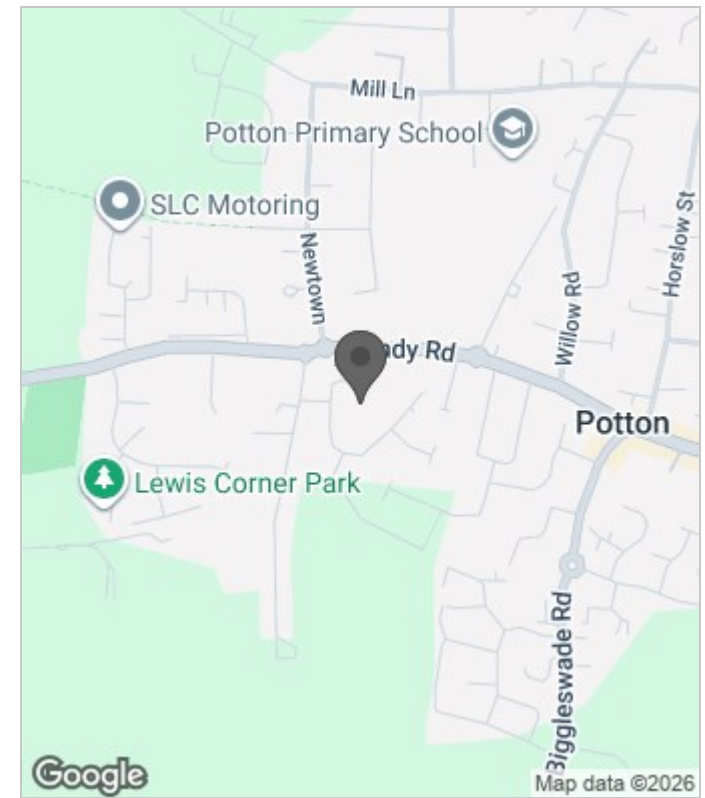


1ST FLOOR
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 1025 sq.ft. (95.3 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	88	88
(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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