



Bury Hill, Potton, SG19 2RR
£310,000

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LATCHAM ———
————— DOWLING

ESTATE AGENTS

Tucked away in the corner of Potton is this charming property in Stewart Croft. With three bedrooms to offer, this property is perfect for first time buyers, commuters, new families and downsizing. The two bathrooms provide convenience, privacy and an ideal set-up for guests.

The house features two separate reception rooms, allowing for versatile living spaces that can be tailored to your needs, whether for entertaining guests or enjoying quiet evenings at home. The kitchen is well appointed and is a good size at 12'. As well as this there are multiple well positioned 'Velux' windows throughout giving lots of light and fresh air!!

Not only do you get a private south west facing garden, which is a great suntrap, you can also enjoy the residents shared landscaped gardens, giving a wonderful feel of tranquil community.

The property offers gorgeous views to the open countryside from two aspects, making this feel secluded whilst still being within walking distance to all local amenities.

Parking is available for one vehicle, as well as the plenty of visitor parking spaces, adding to the practicality of this charming home. With its appealing layout and thoughtful design, this property is not just a house; it is a place where memories can be made. If you are looking for a welcoming home in a desirable location, this property in Potton is certainly worth considering.

Potton is a delightful market town with lots to offer, a few of which are - doctors surgery, a school, 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. As well as easy access to motorways and airports.

Viewing is essential to see what this highly desirable, well positioned property has to offer.

Entrance

Entrance Hall





W.c

Dining Room

8'1 x 7'7 (2.46m x 2.31m)

Lounge

12'4 x 10'9 (3.76m x 3.28m)

Kitchen

12'5 x 7'9 (3.78m x 2.36m)

First Floor

Landing

Bedroom One

10'8 x 10'7 (3.25m x 3.23m)

En Suite

Bedroom Two

11'0 x 6'5 (3.35m x 1.96m)

Bedroom Three

7'5 x 6'5 (2.26m x 1.96m)

Bathroom

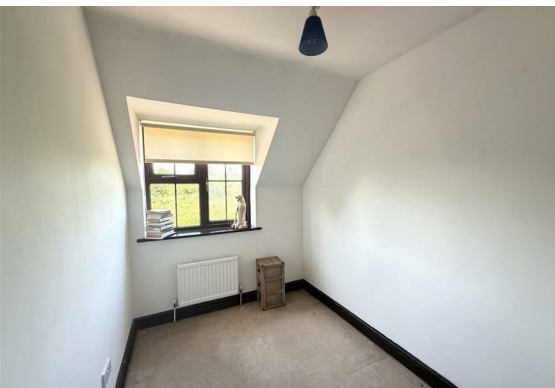
Outside

Rear Garden

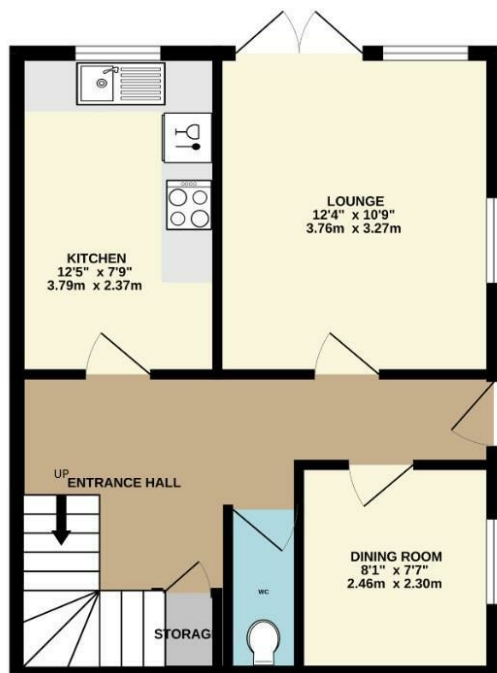
Communal Gardens

Parking

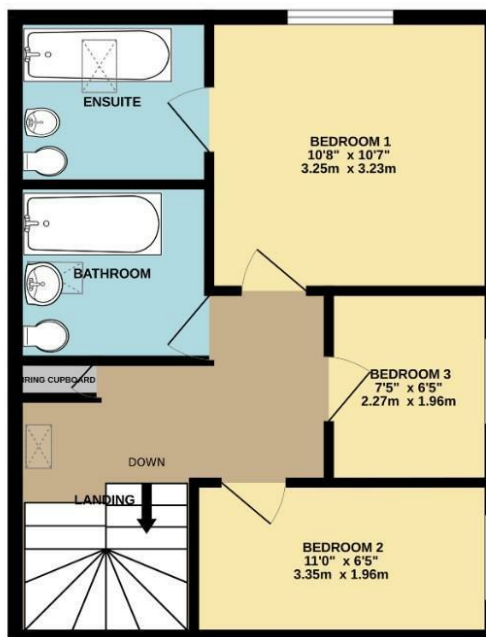
Agents Note



GROUND FLOOR
445 sq.ft. (41.4 sq.m.) approx.

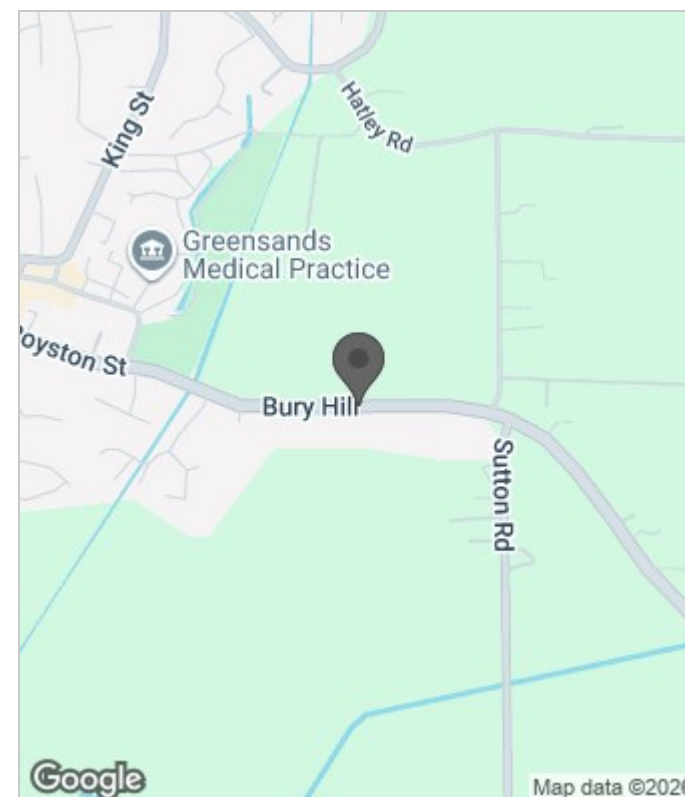


1ST FLOOR
445 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 890 sq.ft. (82.7 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		89
(81-91) B		
(69-80) C	76	
(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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