



Chapel Street, Potton, SG19 2PT
Guide Price £450,000 - £475,000

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————— DOWLING

ESTATE AGENTS

*****SUBSTANTIAL FOUR BEDROOM CHARACTER HOME OFFERING OVER 2600 SQUARE FEET OF ACCOMMODATION ACROSS FOUR FLOORS AND CLOSE TO THE BUSTLING MARKET SQUARE*****

We are delighted to offer for sale this imposing four bedroom character filled home situated close to the heart of the town. The property is believed to date back to 1750 with additions being added circa 1900. There is an array of character features such as open fireplaces, high skirting boards, high ceilings, two staircases, original flooring and a cellar to name just a few.

The accommodation offers great family living. As you enter the property you are greeted with the entrance reception/room complete with original tiled flooring and open fireplace. The lounge is to the right as you enter complete with its feature fireplace which houses a log burner and high ceilings. There is a breakfast/utility room with "French" doors that lead to the rear garden. There is a separate dining room, w.c and a beautiful kitchen complete with original "Oak" dresser, "Rayburn" range which not only is used for cooking but controls the heating and water and a "Villeroy and Boch" double butler sink.

Upstairs there are four good sized double bedrooms. The master bedroom has the added benefit of an en- suite. Bedroom four houses a working "Victoria and Albert" fireplace. Off of bedroom three is a timber door that leads to a hidden staircase to a large attic room with its two replaced dormer windows and that lends itself to being converted to bedrooms (subject to the correct permissions being obtained). Outside is a private walled rear garden with side access.

The home has been lovingly cared for by the current owners and over the years has undergone many improvements.

This very impressive home really needs to be viewed to be fully appreciated.

Entrance

Reception Hall/Room

Lounge

Breakfast Room/Utility room



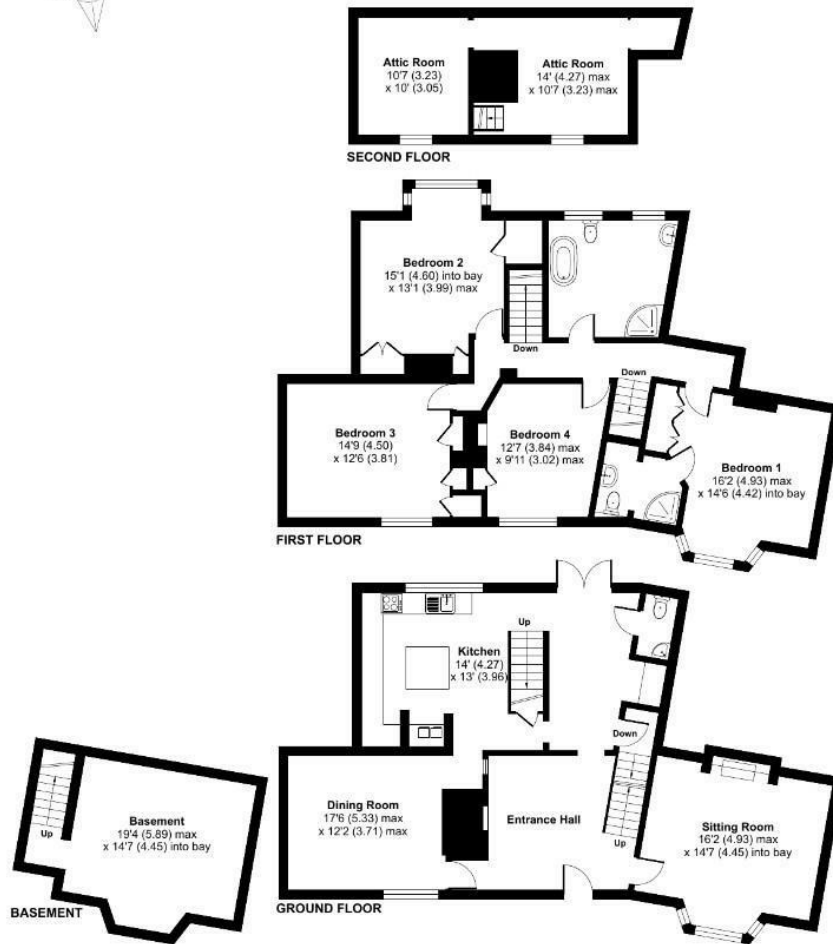


- WC
- Cellar
- Kitchen
- Dining Room
- First Floor
- Landing
- Bedroom One
- En Suite
- Bedroom Two
- Bedroom Three
- Bedroom Four
- Family Bathroom
- Attic Room
- Outside
- Rear Garden

Chapel Street, Potton, Sandy, SG19

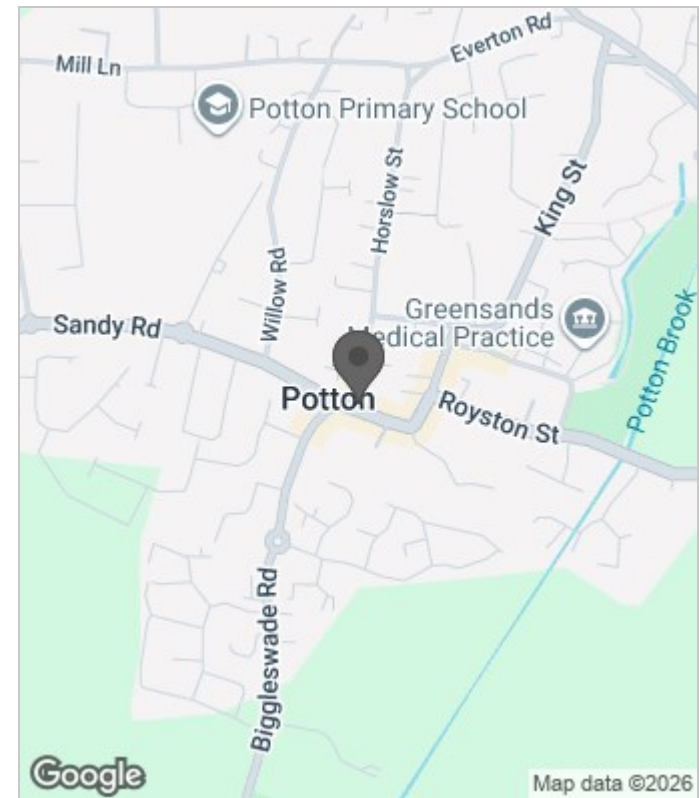
Approximate Area = 2613 sq ft / 242.7 sq m

For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n3chem 2024. Produced for Latcham Dowling Ltd. REF: 1105136



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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