

Bury Hill, Potton, SG19 2RR

£310,000

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LATCHAM DOWLING

ESTATE AGENTS

Tucked away in a peaceful corner of Potton, at the top of Bury Hill, is this rarely available original show home in the sought-after Stewart Croft.

Before being converted in the late 1980s from old barns, this small development of just 16 homes was formerly Crossroad Farm. While the area has evolved over the years, it remains surrounded by tranquil countryside and protected areas whilst being within walking distance of local amenities and Potton's charming, town square.

This characterful and homely property offers two separate reception rooms, providing versatile living spaces and two bathrooms and a downstairs cloakroom, ideal for accommodating family, guests or grandchildren. Upstairs, multiple well-positioned Velux windows flood the rooms with natural light.

Outside, you have the choice of relaxing in your own private, south-west facing enclosed garden or enjoying the beautifully maintained shared landscaped gardens. There's plenty of space to entertain family and friends, or perhaps enjoy a summer barbecue and get to know the neighbours.

Off road Parking is available for one vehicle directly opposite the property, with additional visitor spaces nearby, adding to the practicality of this delightful home.

Potton is a historic market town with a fantastic range of amenities, including a doctors' surgery, schools, nurseries, convenience stores, butchers, newsagents, two golf courses and a variety of eateries, takeaways and public houses. The town is also home to a beautiful church dating back almost 1,000 years.

For commuters, the location is ideally placed, with train stations in Sandy, 3 miles away and Biggleswade, 4 miles away offering direct routes into London St Pancras. There is also easy access to the A1, M1, M11 and M25, with two major London airports within around an hour.

A truly unique home in a peaceful yet convenient location. Viewing is essential to fully appreciate all this 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

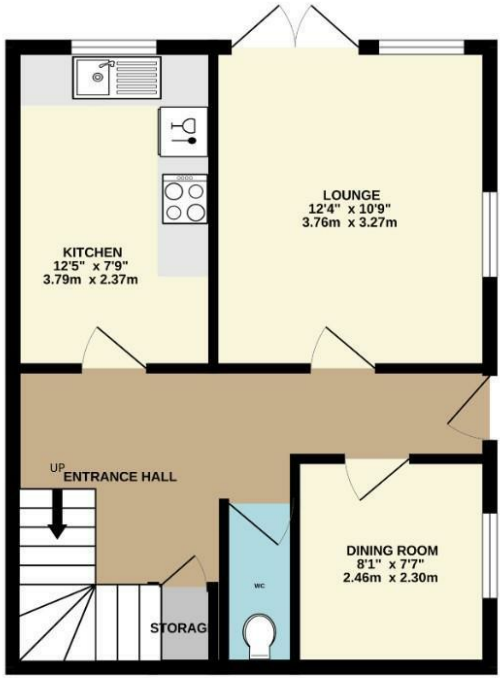
Rear Garden

Communal Gardens

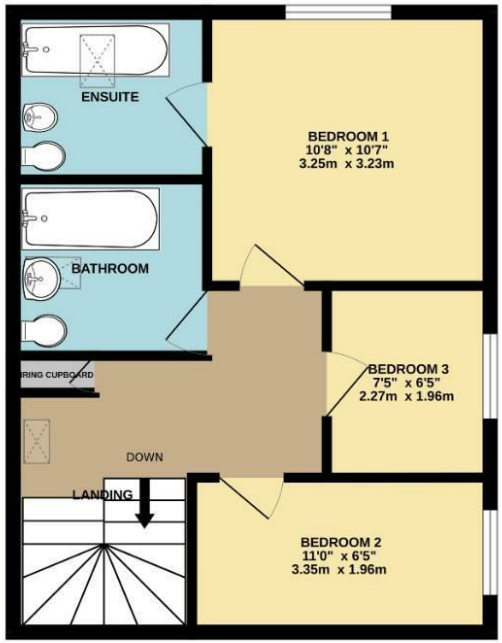
Parking

Agents Note

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

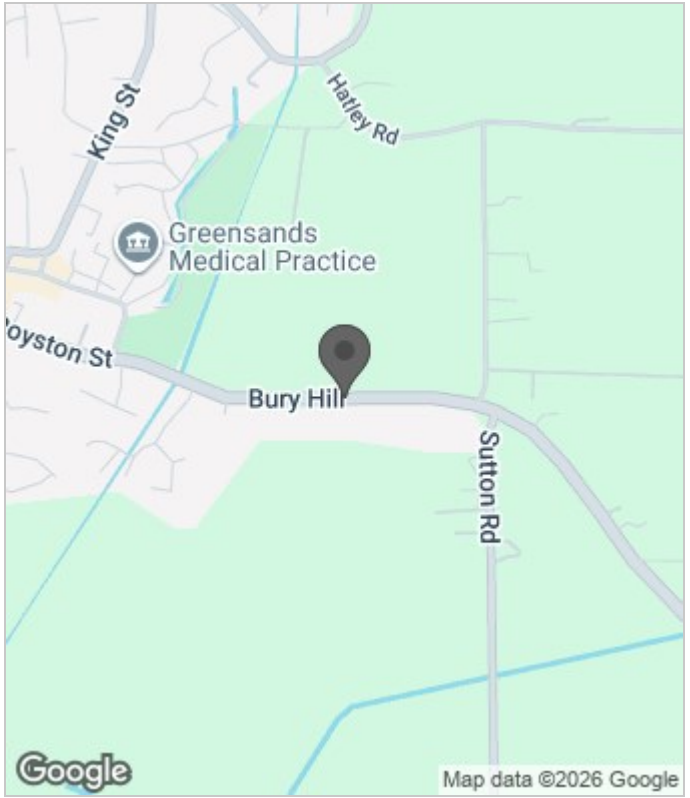


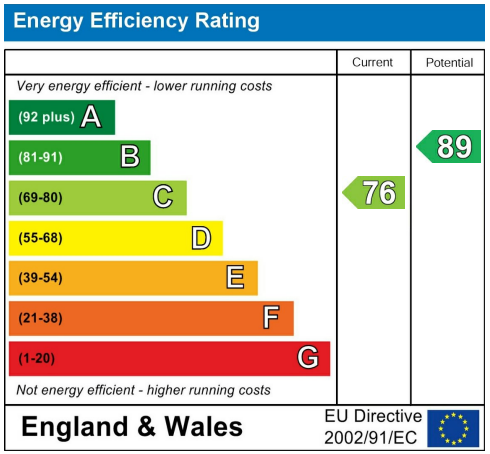
1ST FLOOR
445 sq.ft. (41.4 sq.m.) approx.



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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