

WHITFIELD ROAD

POTTON



TALISMAN
PROPERTY AGENTS



Guide Price: £575,000 - £585,000

Bedrooms x4 Receptions x2 Bathrooms x3

Description

Delve in ultimate luxury within this pristine, four double-bedroomed, family home. Uniquely constructed to its 'Sherbourne' design, this property forms as part of an exclusive development by Messrs Mulberry Homes, and is a standout property which flaunts, mesmerising curb-side appeal and stunning, sun-soaked internal accommodations, featuring dual aspect window implementations and French doors, all of which come with bespoke fitted shutters. The ground floor welcomes you to a spacious hallway with doors off to two bright & airy receptions, including the lengthy sitting room with French doors to the garden, dual-aspect dining room/snug with bay window, and there is also a modern cloakroom. The kitchen/diner is a highly versatile area which allows for lounging pursuits, as well as cooking and dining, and too features French doors to the sunlit rear garden. The kitchen further boasts contemporary, shaker style units, finished in matt, 'Dove Grey' and premium granite worktops, as well as an extensive range of integrated appliances, and not to mention, the highly functional utility room with matching design. Ascending the elegant winder staircase takes you to the galleried first-floor landing where there is access to the four, highly substantial double-bedrooms. The master bedroom and bedroom two overlook the south-facing rear garden, and feature large integrated sliding-door wardrobes and luxury en-suites, and the family bathroom is a simply marvellous four-piece suite, comprising both a panel bathtub with shower over and a fully enclosed shower unit, and is finished perfectly with porcelain wall tiles. There is just as much to be desired outside, bask in the sun within the south-facing rear garden, or set up tables and chairs on the patio sections for al-fresco dining, and create joyous moments with family and friends. The property even comes with its own separate double-garage with plenty of eaves storage, and large driveway to park an ample number of vehicles off-road. This unique home is nestled in a corner plot position, and offers calming views over the wonderful central green.





Key Features

- Chain Free
- Nestled in a corner plot position, overlooking the wonderful central green
- A highly sought-after location with immediate access to woodland trails, and in proximity to the Ofsted good school, nursery and market square
- A uniquely constructed property by Messrs Mulberry Homes, built to Sherbourne design
- Pristine and sunlit internal spaces with dual aspect windows and French doors, accompanied by bespoke fitted shutters
- Four double-bedroom and three luxury bathroom suites, including the four-piece family bathroom
- Spacious sitting room and dining room/snug with bay window
- Stunning kitchen/diner, possessing a range of integrated appliances and matt finished, 'Dove Grey' shaker style units with premium granite worktops, plus utility room
- South facing rear garden
- Detached double garage comprising eaves storage space and a large driveway, providing ample off-road parking



Ground Floor

Entering via the front door entrance greets you into the wonderfully spacious hallway with an elegant winder staircase that leads to the first floor, doorways to all rooms, including the cloakroom, and wooden effect floor tiles, which flow throughout the space into the kitchen/diner and utility. The ground floor spaces shimmer in natural light from dual aspect window implementations and French doors that lead to the south facing rear garden. There are French doors present in both the sitting room and kitchen/diner, and both the French doors and all windows on the ground floor are accompanied by bespoke, colour matching shutters. Fitted carpet is established in both receptions, the sitting room is a generous, light flooded area, and the dining room/snug presents a fantastic bay window with fitted drawers and impressive versatility all round.



T



Kitchen/Diner & Utility

The kitchen/diner is a highly contemporary, sun-soaked space which yet again features dual-aspect windows and seamless flow to the rear garden via French doors, and accompanied again with bespoke shutters. The entire area glimmers in natural light whilst demonstrating fantastic versatility, with the kitchen/diner's contemporary design allowing for lounging pursuits as well as cooking and dining. The room is finished beautifully with recessed ceiling lights and wooden effect floor tiling, and comprises matt 'Dove Grey' shaker style units at base and eye level with soft-close mechanism and luxury granite worktops over. A one & a half bowl inset sink unit with dual-lever tap as well as a range of integrated appliances, including 'Bosch' double oven, 'Bosch' five-burner gas hob with stainless-steel extractor over, fridge/freezer and dishwasher. The utility room presents the same style of units and worktop, whilst also including another inset sink unit with dual-lever tap, as well as space and plumbing for washing machine and tumble dryer.





First Floor

Ascending the elegant winder staircase takes you to the galleried, first-floor landing with fitted carpet established throughout, which continues through to all four double-bedrooms. All bedrooms boast immaculate presentation with generous dimensions, and both the master bedroom and bedroom two overlook the south-facing rear garden and delightful green spaces, and feature large, integrated, sliding-door wardrobes with luxury en-suites, giving the first-floor an impressive total of three bathrooms, including the family bathroom, a pristine four-piece suite comprising panel bathtub, enclosed shower unit, WC, vanity hand-wash basin and tasteful porcelain splashback tiling. The landing also presents access to the loft space and airing cupboard which houses the hot water tank.









Externally

The south facing rear garden is a wonderful retreat. Established primarily to lawn, the garden also features a patio seating area, which presents fantastic potential for al-fresco dining and outdoor entertainment whilst soaking up the sun-rays. An enclosure to timber fencing and solid brick walls delivers a satisfying level of privacy, whilst small touches like shingle strips and established borders with shrubbery emit an elegant finish to the space. The garden also contains an outdoor tap, external lighting and a patio walkway to the side gate, which leads to the driveway. The driveway boasts ample space for off-road parking and the double garage is a completely detached structure with plenty of eaves storage, power, light, twin up & over doors, and the potential to park multiple cars. The home itself benefits from a standout and highly attractive external appearance, with white textured render, original colour matching doors and window frames by Mulberry Homes, a gorgeous front door canopy, a bay window which protrudes to the side elevation, and partial greenspace that wraps around, emitting an idyllic and welcoming feel to the home.

T



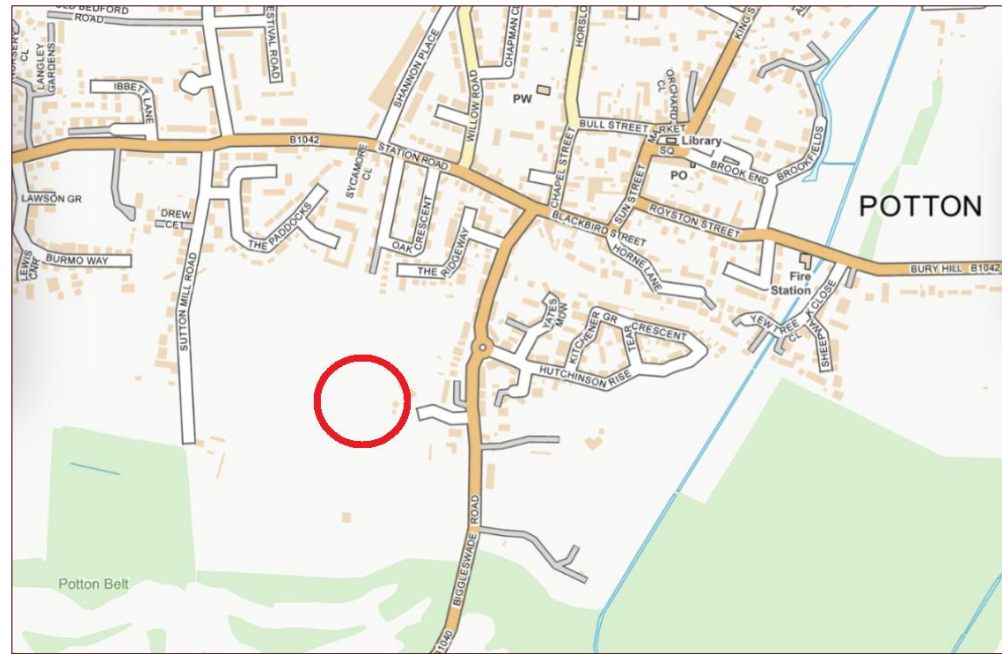


Location

The property is established in a delightful position, overlooking the central green with a large oak tree, and residents residing in Whitfield Road benefit additionally from woodland trails on their doorsteps and being only a stone's throw away from the Ofsted good school, nursery and market square.

Potton is an authentic Bedfordshire town located on the Cambridgeshire border, proud for its rich heritage. The market square is quaint and is enclosed by beautiful and architecturally rich structures, as well as a variety of shops and amenities, making Potton not only charming, but also a highly convenient spot. The town offers four public houses in the centre, including the 'Coach House', which is a fantastic premium pub/restaurant & hotel, as well as hot spot for the friendly community. The pub provides a high-end selection of beverages and gourmet dishes, as well as a warming atmosphere. Create memories and enjoy those catch ups with friends and family throughout all seasons, with outdoor seating areas to soak up the sun throughout summer, and cozy interiors to enjoy most notably throughout the winter. The town also contains a pre & primary school, a bakery, butchers, hairdressers, barbers (Casanova), Tesco & Co-op supermarkets, petrol station, car garage, vet, florist, dentist, doctors, multiple parks, take aways and more, not to mention, a popular Italian restaurant; 'O'Sarracino', which too, provides a refined and ambient dining experience.

Nature lovers can be astonished visiting the RSPB nature reserve, which lies between Potton and Sandy. Within, you can explore dense nature trails, spot an array of wildlife and admire impressive landscape sights. Potton naturally sits within proximity to the other neighbouring towns such as Sandy and Biggleswade, both of which also contain a wealth of shops, amenities and transport links. Both Sandy and Biggleswade have train stations, but the nearest trainline is in Sandy, which can be accessed in under ten minutes by car. Sandy train station provides regular journeys to London Kings Cross in approximately forty-five minutes, and the A1(M) is also only a short drive away. The main county town of Bedford can be reached in just under half an hour's drive, and the city of Cambridge can be reached by car in approximately thirty minutes as well.

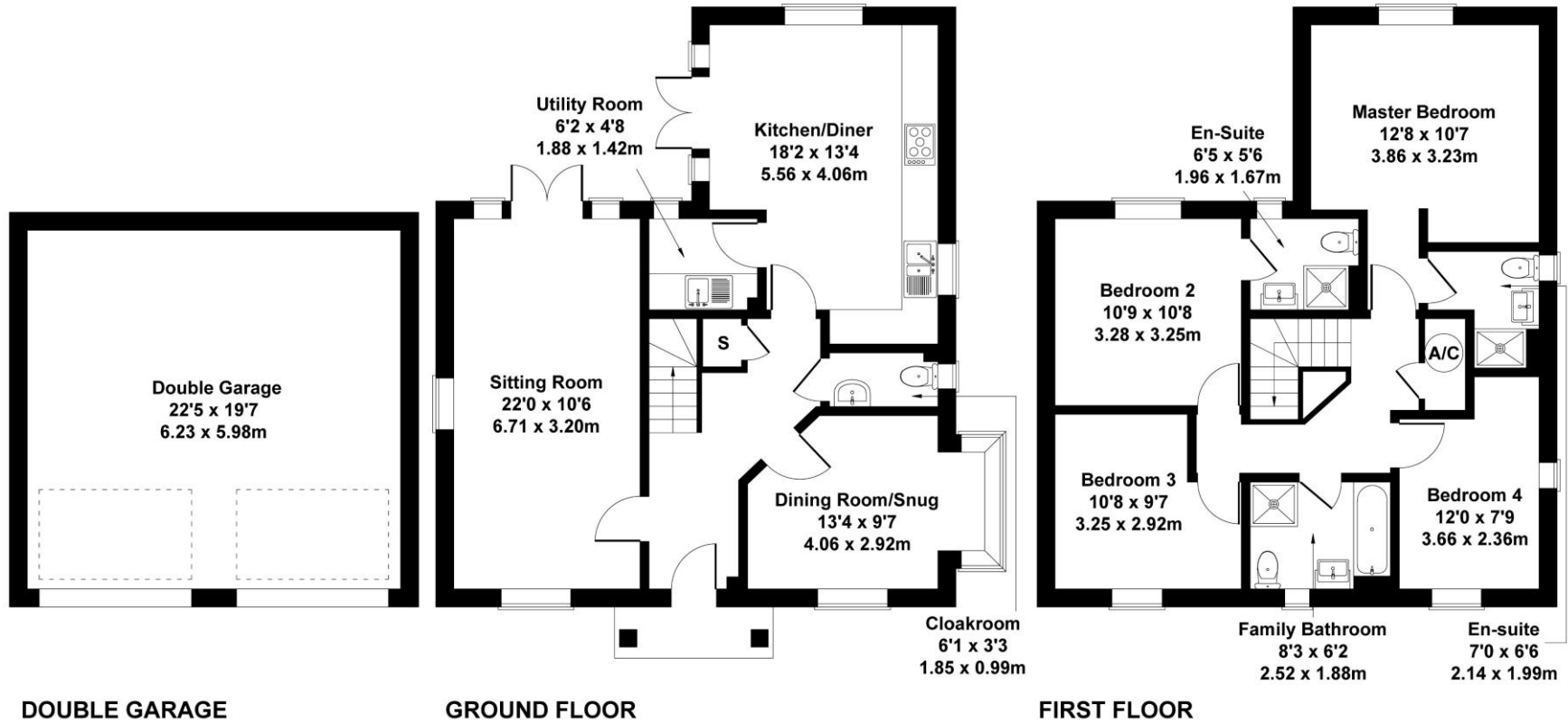


Agent's Notes

- Gas central heating (Boiler is in the kitchen cupboard)
- All windows and French doors are accompanied by bespoke fitted shutters
- The loft contains a retractable ladder with light
- Service Charge: The vendors currently pay £260.16 PA
- The property was built in 2020 and is still within its 10-year warranty
- Additional electrical sockets have been installed throughout the house, including the double-garage
- Council Tax Band: F (£3,502.66) (Central Bedfordshire Council)
- EPC: B (85)

Whitfield Road, Potton, Sandy, SG19 2FS

Approximate Gross Internal Area
1755 sq ft - 163 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

To arrange a viewing, please contact Talisman Property Agents

Talisman Property Agents | 4 Saxon Close | Roxton | Bedford | MK44 3EP

T: 07480 064 344

E: leigh@talismanpropertyagents.com



TALISMAN

PROPERTY AGENTS