



# King Street

Potton, Sandy,  
Bedfordshire, SG19 2QT

Freehold - Offers in region of £595,000

country  
properties



Centrally located, this unique 4-bedroomed character detached house has many original features, an annexe and parking for 4 cars. The property boasts two spacious reception rooms, perfect for entertaining guests or for quiet family evenings. The kitchen/diner offers ample space for food preparation and eating, making it the hub of family interactions. In addition to the family bathroom, there is another en-suite shower room. Viewing is highly recommended.

The property also has some unique features that set it apart:

- \* The split-level living room has an open fire and bi-fold doors bringing the garden into the room and also offering a cosy atmosphere during the colder months.
- \* The dining room has a serving hatch which makes easy access to the kitchen.
- \* The functional cellar provides extra storage space and can be utilised as an exercise area.
- \* A self contained barn annexe with shower room and kitchenette acting as bedroom 5/office.
- \* Off road parking for 4-5 cars.
- \* A south facing and very private garden with fruit tree, vegetable area, mature flower beds, barbeque area and timber sheds.

In summary, this is a remarkable family home that offers spacious living, unique features, and an excellent location. With its combination of comfort and convenience, this property is not to be missed.

Potton is an historical market town well-known for its friendly community spirit. The house is perfectly situated within walking distance of the schools, park, shops, church, surgery, library and community centre. Potton is perfectly located near the A1, being a 30 minute drive to Hatfield, 10 minutes from a station for 45 minute journeys to London, and a 30 minute drive to Cambridge.

- Central location within this popular market town
- EPC rating E
- Council Tax band F



## Ground Floor

### Entrance Hall

Wooden floor with stairs to first floor, stained glass feature window to rear aspect, entrance to cellar.

### Lounge

Open fire, window to front aspect, split level with wooden floor and bi-fold doors to garden, built-in dresser.

### Dining Room

Window to front aspect, fireplace with brick surround – not working, serving hatch to kitchen, floorboards.

### Boot Room

Door to garden and, door to lounge.

### Cloakroom

Low level W.C and wash hand basin.

### Utility Room/Office

Window to side aspect, wall mounted gas boiler, door to side aspect.

### Kitchen/Dining Room

Feature Raeburn oven – not working, mid wall and base units with work surfaces over, Belfast sink, pine dresser, plumbing for washing machine and dishwasher, window to side aspect, door to garden, space for electric cooker, exposed feature brick wall.

### Cellar

Additional storage space.





## First Floor

### Landing

### Bedroom 1 (Guest Suite)

Inner Lobby - window to rear aspect, window to side aspect, clothes hanging alcove. Door to:

### En-Suite

Shower cubicle, low level W.C, wash hand basin, window to rear aspect.

### Bedroom 2

Window to front aspect, window to rear aspect, built-in wardrobes x 2.

### Bedroom 3

Window to front aspect, walk-in cupboard.

### Bedroom 4

Window to front aspect.





## Family Bathroom

Window to side aspect, 4 piece suite comprising bath, low level W.C, wash hand basin and shower cubicle. Built-in storage.

## Self contained Annexe/Bedroom 5/Home Office/Guest Suite

Kitchen area with Belfast sink and built-in units with work surface over, dual aspect windows to side and rear aspects, steps up to mezzanine floor for a single bed. Door to:

## Shower Room

Shower cubicle, wash hand basin, low level W.C.

## Outside

### Front

Easily maintained small garden with shrubs.

### Rear Garden

Gated side access with patio. Lawn with fruit trees and mature flower beds, car port and barbecue area, timber sheds, very private, parking for 4-5 cars.



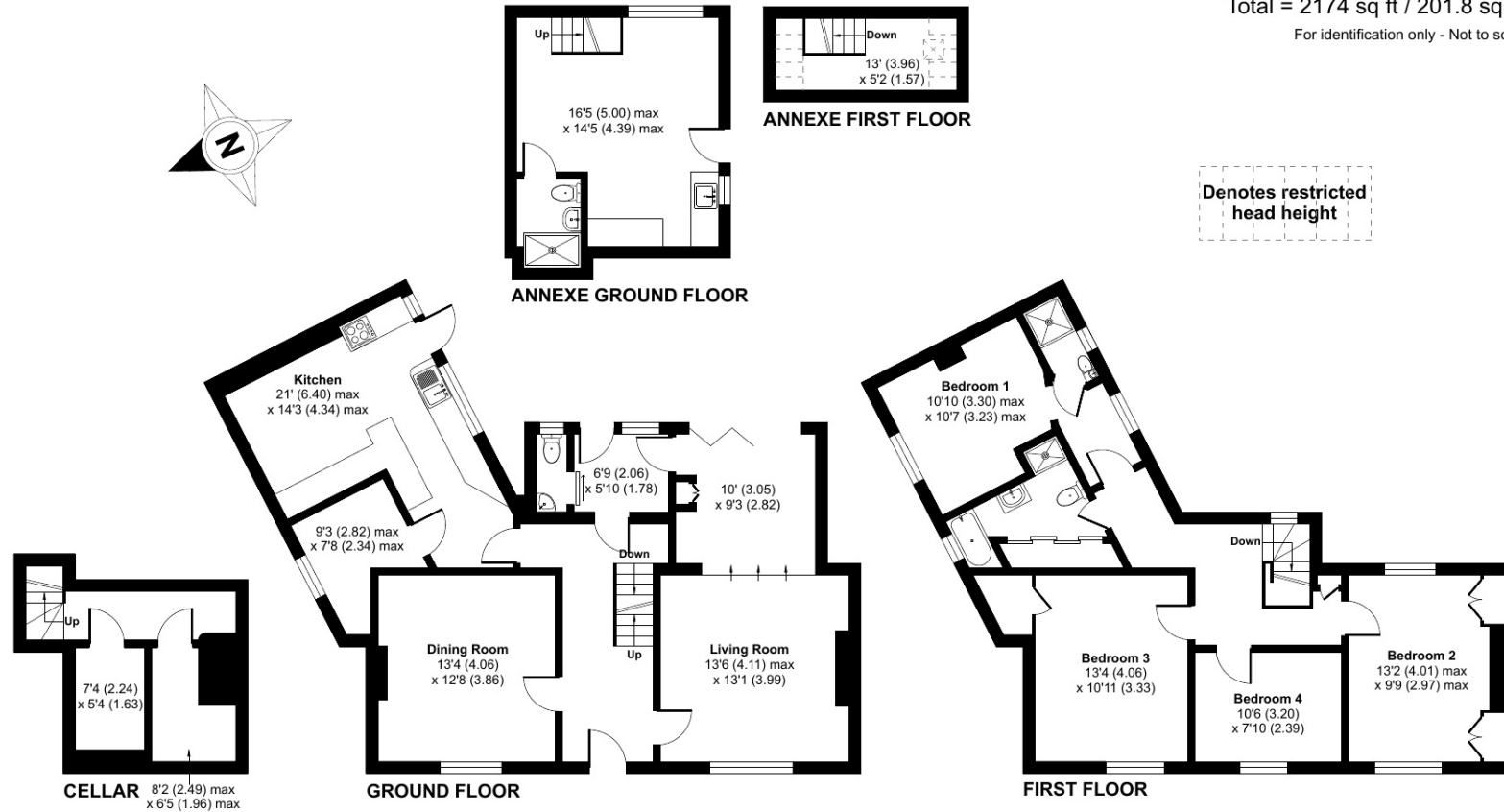




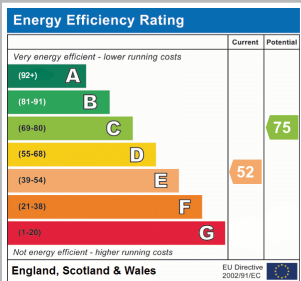


Approximate Area = 1865 sq ft / 173.2 sq m  
 Limited Use Area(s) = 21 sq ft / 1.9 sq m  
 Annexe = 288 sq ft / 26.7 sq m  
 Total = 2174 sq ft / 201.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for Country Properties. REF: 948877



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



Viewing by appointment only

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