



Honeysuckle Lodge

The Manor, Potton, Sandy,
Bedfordshire, SG19 2RN

Freehold - Guide Price £1,350,000

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A unique opportunity to acquire this truly stunning 4 bedroom detached residence located at the rear of a highly desirable private road on the outskirts of Potton. Originally built with reclaimed bricks from the Manor itself, the home radiates character and charm with its striking Inglenook fireplaces and endearing exposed timber beams that continuously flow throughout the property.

The ground floor accommodation boasts; a centrally positioned entrance hall, cloakroom, study, approx 22' ft. spacious lounge perfect for entertaining guests or for quiet family evenings and a separate dining room ideal for hosting all the family with a second Inglenook fireplace. The kitchen/breakfast room offers ample space for food preparation and eating featuring a breakfast area, making it the hub for family interactions with an additional utility room. Lastly to the ground floor is a conservatory, the perfect place to relax of an evening. Upstairs you are greeted by a galleried landing providing access to the spacious master bedroom with ample storage and good size en-suite, three further bedrooms and a fully fitted family shower room.

The gardens are pristinely presented with a variety of trees (some currently with TPO's) and patio area with African thatched pergola creating a perfect space for alfresco dining. To the front, the home further benefits from a block paved driveway allowing parking for 5+ vehicles and a double garage.

Located within easy walking distance to Potton's central Georgian market square which provides a variety of shops, public houses, doctors' surgery, restaurants, and primary schooling and is in the catchment for the Harper Trust Schools Bedford, Perse school of Cambridge and the increasingly popular Comberton and Bassingbourne village colleges. For the commuter, train stations are in the nearby towns of Biggleswade and Sandy providing access to London Kings Cross and Peterborough and the A1M is within easy access.

- Truly stunning detached Potton timber home
- Fully fitted kitchen/breakfast room with separate utility
- Attractive wrap-around gardens
- Double garage with eaves storage
- Four bedrooms (master en-suite)
- Character features - Inglenook fireplaces & exposed beams
- Parking for 5+ vehicles
- Council Tax band G / EPC rating C



Accommodation

Entrance Hallway

Stairs rising to the first floor, under stairs storage cupboard, built in storage cupboard with light, timber doors to:-

Study

9' 4" x 7' 3" (2.84m x 2.21m)

Window to the front aspect, radiator, exposed timber beams.

Cloakroom

Heated towel rail, WC, wash hand basin with vanity unit below and splash back, extractor fan, spotlights.

Kitchen/Breakfast Room

11' 7" max x 7' 8" (3.53m x 2.34m)

Range of German manufactured wall mounted and base level units with granite work surface over and inset sink with mixer tap, integrated microwave, fridge, two freezers and dishwasher. Electric oven with 5 ring gas hob and extractor hood over, display unit with fitted lights, porcelain tiled flooring, radiator, three windows to the rear aspect, original oak exposed beams.

Utility Room

11' 0" x 5' 8" (3.35m x 1.73m)

Range of matching wall mounted and base level units with granite work surface over and inset sink with mixer tap, plumbing for washing machine, space for tumble dryer, radiator, airing cupboard housing hot water cylinder and shelving, spotlights, window to the rear aspect, glazed door to rear garden.

Dining Room

19' 1" x 11' 4" (5.82m x 3.45m) narrowing to 15' 4" x 6' 2" (4.67m x 1.88m)

Two windows to the side aspect, feature exposed brick and quartz tiled hearth with gas fire, exposed beams, glazed double doors to:-

Lounge

22' 5" x 19' 8" max (6.83m x 5.99m)

Dual aspect windows to the front and side aspect, feature Potton timber built exposed brick Inglenook open fireplace with inset shelving and quartz tiled hearth, radiator, exposed beams, door to entrance hallway.



Conservatory

17' 1" x 11' 1" (5.21m x 3.38m)

Brick base with glass surround, reclaimed terracotta tiled flooring, French doors to rear garden.

First Floor

Gallery Landing

Dormer window to the front aspect, radiator, eaves storage, exposed beams, timber doors to:-

Principle Bedroom

15' 5" x 14' 9" (4.70m x 4.50m)

Window to the front aspect, bank of mirror fronted built in wardrobes, radiator, door to:-

En-suite

10' 9" max x 5' 5" max (3.28m x 1.65m)

Window to the front aspect, vanity unit with inset WC and wash hand basin with mixer tap over, storage unit with work surface over, double shower cubicle with rain fall shower over and screen, tiled splash back, exposed beams, spotlights.

Bedroom Two

13' 5" x 11' 3" (4.09m x 3.43m)

Two dormer windows to the rear aspect, radiator, built in storage cupboard.



Bedroom Three

11' 4" x 7' 3" (3.45m x 2.21m)

Window to the rear aspect, built in cupboard, radiator.

Bedroom Four

14' 9" x 7' 8" (4.50m x 2.34m)

Window to the rear aspect, radiator, eaves storage.

Shower Room

9' 4" x 7' 1" (2.84m x 2.16m)

Double shower cubicle with rainfall shower head and shower attachment and screen, inset WC, wash hand basin with vanity unit below, tiled splash back, porcelain flooring, spotlights.

External

Front

Area laid to lawn with hedge boundaries, block paved driveway providing parking for five plus cars leading to double garage and access to the rear on both sides.

Rear Garden

Secluded, enclosed and well maintained rear garden mainly laid to lawn with circular patio area and African thatched pergola above, a variety of mature trees, some with TPO's (Tree Preservation Orders) on them and a further area laid to pebble. To the rear of the boundary is a recently re-built brick wall made from reclaimed bricks with fence and hedges making up the rest of the boundaries. There is outdoor lighting, outside tap and access at the sides to the front of the property.

Double Garage

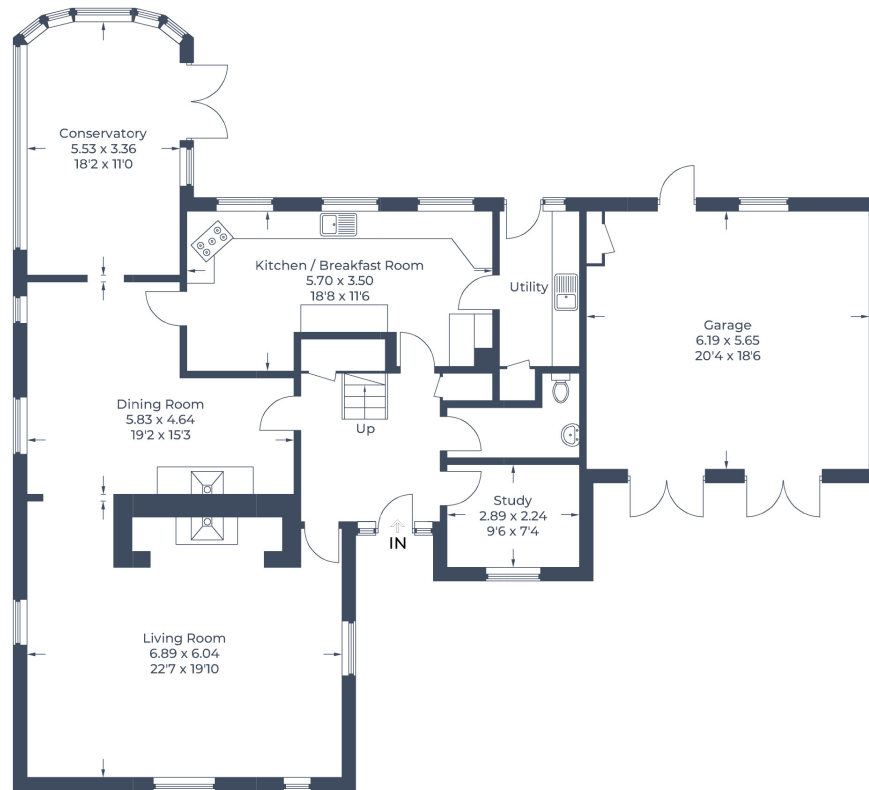
20' 3" x 18' 5" (6.17m x 5.61m)

Two sets of timber double doors, eaves storage space, window to the rear aspect, inbuilt water softener, power and lighting, personnel door to rear.

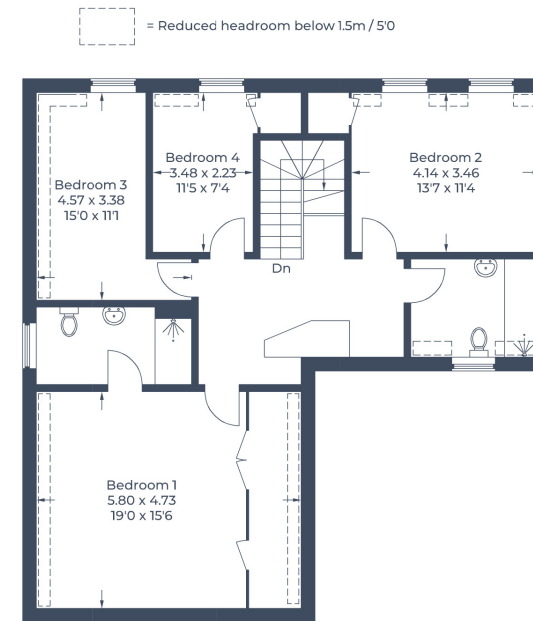




Approximate Gross Internal Area
 Ground Floor = 174.4 sq m / 1,877 sq ft
 First Floor = 95.7 sq m / 1,030 sq ft
 Total = 270.1 sq m / 2,907 sq ft

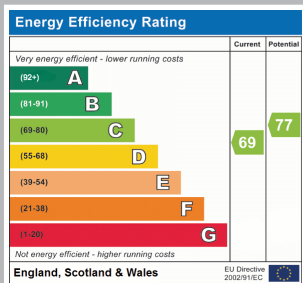


Ground Floor



First Floor

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Viewing by appointment only

Country Properties | 79, High Street | SG18 0LA

T: 01767 317799 | E: biggleswade@country-properties.co.uk

www.country-properties.co.uk

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