



Boxall Close, Potton, SG19 2RX  
£700,000

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LATCHAM  
DOWLING

ESTATE AGENTS

Latcham Dowling are delighted to offer for sale this "Stunning" four bedroom detached home that wants for nothing.

Situated on the Western edge of Potton and close to open countryside, this large detached home offers over 2066 sq ft of accommodation not including the double garage.

Downstairs there is a good sized entrance hall that in turn has doors to all three reception rooms, study, living room and Snug/family room. To the rear is the impressive 21' re-fitted kitchen/diner complete an array of fitted appliances including dual side by side Neff double ovens. There is a real added benefit of a water softener system. Off of the kitchen is the useful utility room with plumbing for washing machine and space for dryer, inset sink drainer and wall mounted Ideal boiler that was replaced in December 2024. A WC completes the well laid out ground floor accommodation.

The first floor is equally impressive. There is a large galleried landing that offers a great sense of space and grandeur. There are doors to all four bedrooms as well as the family bathroom.

Bedroom one has a vaulted ceiling, two sets of fitted double wardrobes and has a four piece en suite. Bedroom two also has an en suite and a fitted wardrobe. Bedrooms three and four are both doubles and again have fitted wardrobes. A four piece family bathroom completes the first floor accommodation.

Outside has been fully landscaped and with the meticulously presented rear garden being West facing, it really is a great area for entertaining. A real feature is the Timber Pergoda that with lighting and power makes for a great 'al-fresco' dining area and some respite from the sun. There's also a double garage and private driveway with parking for at least 6 cars.

The house has undergone many improvements with a few being re-laid flooring, spotlights to all rooms, water softener system, re-fitted kitchen, landscaped garden and so much more.

Viewing is essential to appreciate the quality of this lovely family home.

**Entrance**

**Entrance Hall**





W.c

Study

9'6 x 8'10 (2.90m x 2.69m)

Snug/Family room

14'1 x 10'8 (4.29m x 3.25m)

Living Room

22'8 x 12'11 (6.91m x 3.94m)

Kitchen/Diner

21'4 x 14'6 (6.50m x 4.42m)

Utility room

First floor.

Landing

Bedroom One

14'9 x 14'7 (4.50m x 4.45m)

En Suite

Bedroom Two

11'2 x 8'11 (3.40m x 2.72m)

En Suite

Bedroom Three

10'11 x 10' (3.33m x 3.05m)

Bedroom Four

13'2 x 9'8 (4.01m x 2.95m)

Family Bathroom

Outside

Rear Garden

Front garden

Driveway

Double Garage

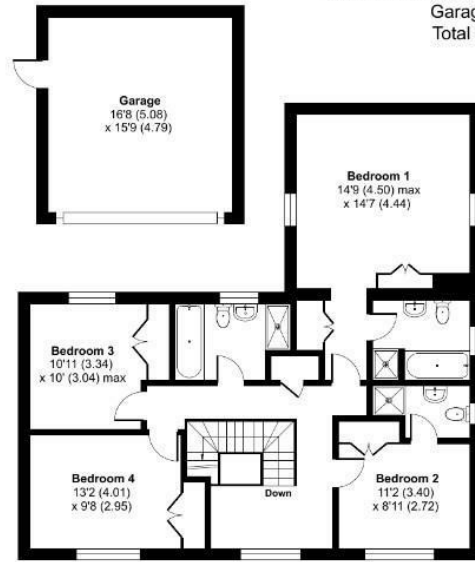
16'8 x 15'9 (5.08m x 4.80m)



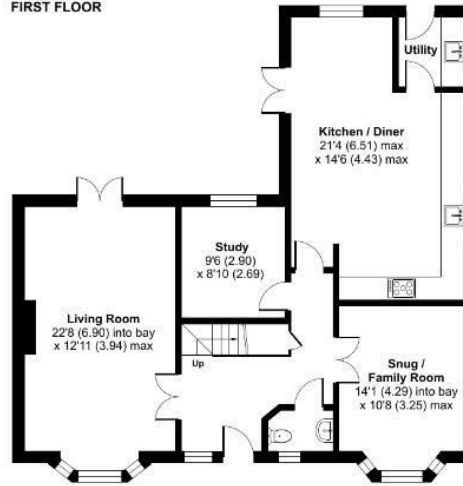
# Boxall Close, Potton, Sandy, SG19

Approximate Area = 2066 sq ft / 191.9 sq m  
 Garage = 262 sq ft / 24.3 sq m  
 Total = 2328 sq ft / 216.2 sq m

For identification only - Not to scale

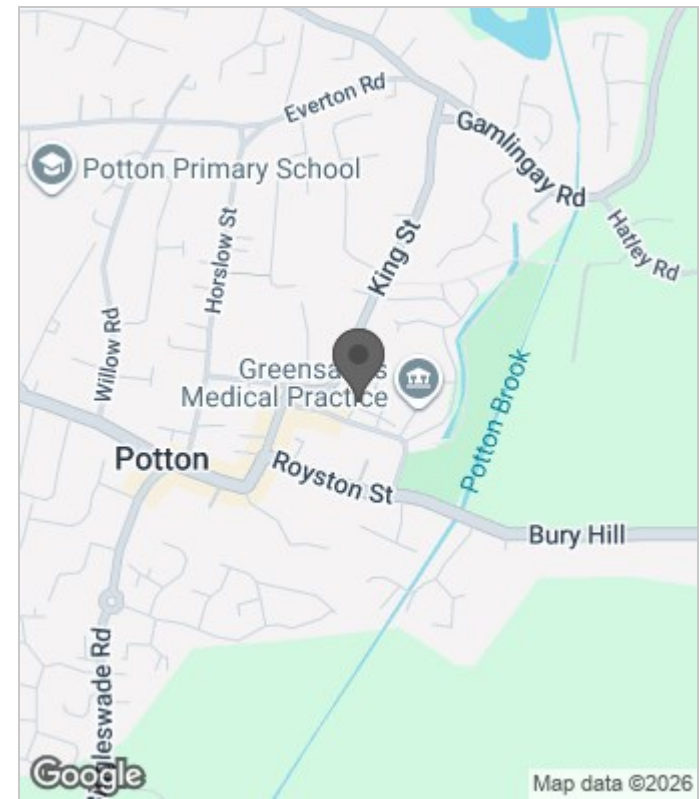


FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Latcham Dowling Ltd. REF: 1457029



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>80</b>	<b>85</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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