



'Bearswood Lodge' Blackbird Street, Potton, SG19 2LT

£1,250,000



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Now as a young chap, I used to deliver papers in Potton. To say I was surprised by the sheer scale of not only the property with over 3000 sq ft of accommodation not including the garage, and the simply 'stunning' extensive private South facing rear garden is an understatement. Rather than detail the garden, i would just refer you to the photos.

Nestled on the charming Blackbird Street in Potton, this exceptional house is a rare find, now available for the first time on the open market. Built in 1994, this property boasts a unique design from the Potton timber Heritage range, specifically the Gransden model, with an additional wing that enhances its spaciousness and character.

With five generously sized bedrooms and three well-appointed bathrooms, this home is perfect for families or those who enjoy entertaining guests. The four reception rooms provide ample space for relaxation and social gatherings, ensuring that every corner of the home is both functional and inviting.

Set on a substantial plot of 0.5 acres, the property offers a delightful outdoor space, ideal for gardening, play, or simply enjoying the fresh air. The extensive parking facilities, accommodating up to ten vehicles, add to the convenience of this remarkable residence, making it perfect for those with multiple cars or visitors.

Located close to the town centre, residents will benefit from easy access to local amenities, shops, and services, while still enjoying the tranquillity of a suburban setting. This property is arguably one of the prime offerings in Potton, combining modern living with a unique architectural charm.

In summary, this house is not just a home; it is a unique opportunity to own arguably one of the most prestigious homes in Potton.

Potton is a delightful market town that offers many amenities, such as a doctors surgery, school, several nurseries two convenience food stores, newsagents, butchers, hardware store and more.

Viewing highly recommended.

Entrance

Entrance Hall

W.,c

Study

10'2 x 9'11 (3.10m x 3.02m)

Lounge

22'7 x 16'9 (6.88m x 5.11m)





Dining Room
21'9 x 18'7 (6.63m x 5.66m)

Sun Room
17'9 x 10'7 (5.41m x 3.23m)

Kitchen/Breakfast room
22'1 x 12'2 (6.73m x 3.71m)

Utility room
7'9 x 5'7 (2.36m x 1.70m)

Sitting room
15' x 12'11 (4.57m x 3.94m)

Bedroom Three
12'11 x 10'11 (3.94m x 3.33m)

En Suite

First Floor

Landing

Bedroom One
15'9 x 14'7 (4.80m x 4.45m)

En Suite

Bedroom Two
14'7 x 12'10 (4.45m x 3.91m)

Bedroom Four
12'5 x 8'2 (3.78m x 2.49m)

Bedroom five
11'5 x 6'11 (3.48m x 2.11m)

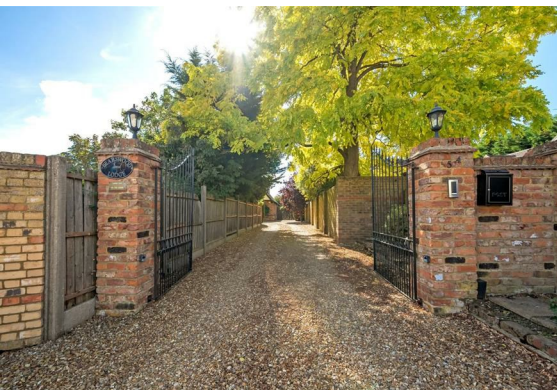
Bathroom

Outside

Front garden

Rear Garden

Double Garage
23'9 x 21'11 (7.24m x 6.68m)



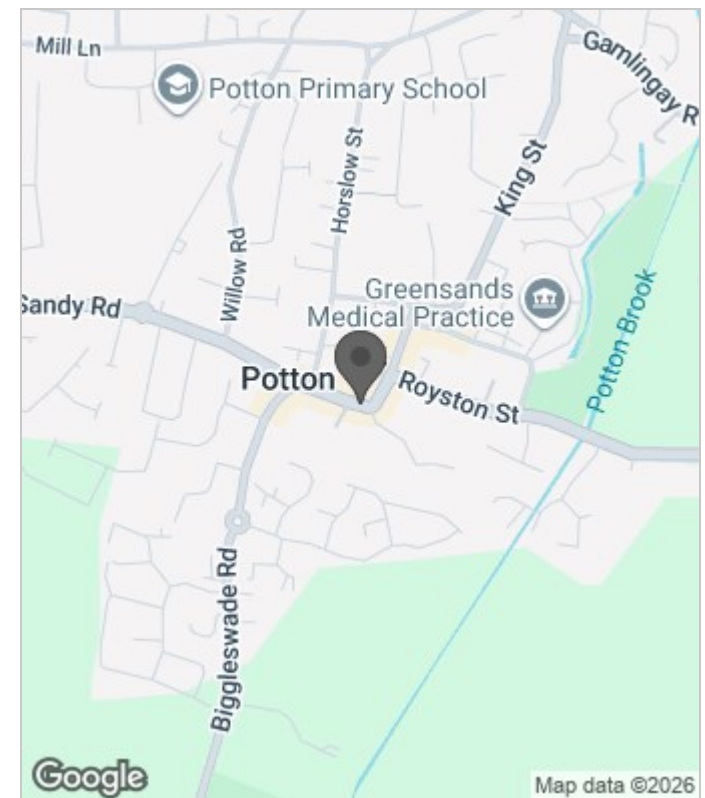
Blackbird Street, Potton, Sandy, SG19

Approximate Area = 3098 sq ft / 287.8 sq m
 Garage = 521 sq ft / 48.4 sq m
 Total = 3619 sq ft / 336.2 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). © nchecon 2024. Produced for Latcham Dowling Ltd., REF: 1179978



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

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