



Horslow Street, Potton, SG19 2NX  
Guide price £425,000

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LATCHAM  
DOWLING

ESTATE AGENTS

\*\*\*GUIDE PRICE £425000 TO £450000\*\*\*

Latcham Dowling are delighted to offer for sale this Charming 3-Bedroom Cottage on Horslow Street, Potton,.

Situated in the heart of sought-after Potton and within walking distance of the town centre, this beautifully presented 3-bedroom period cottage effortlessly blends character and comfort.

Step into the heart of the home — a stunning vaulted kitchen/breakfast room, flooded with natural light from large skylight. Thoughtfully designed with bespoke cabinetry and solid oak worktops, a large central island with solid teak worktop, classic butler sink, 7-ring SMEG range cooker, and tiled flooring, it's the perfect space for entertaining or relaxed family meals.

The cosy lounge is a showstopper with a large working inglenook fireplace housing a cast iron wood burner, exposed beams, and a warm, inviting atmosphere. Adjacent is a snug lounge/study area, ideal for relaxing or working from home.

Upstairs offers three well-proportioned bedrooms and a stylish four-piece family bathroom suite. Hidden behind a secret bookcase door, a staircase leads to a delightful second-floor attic room and snug landing — perfect for a home office, creative space, or tranquil retreat.

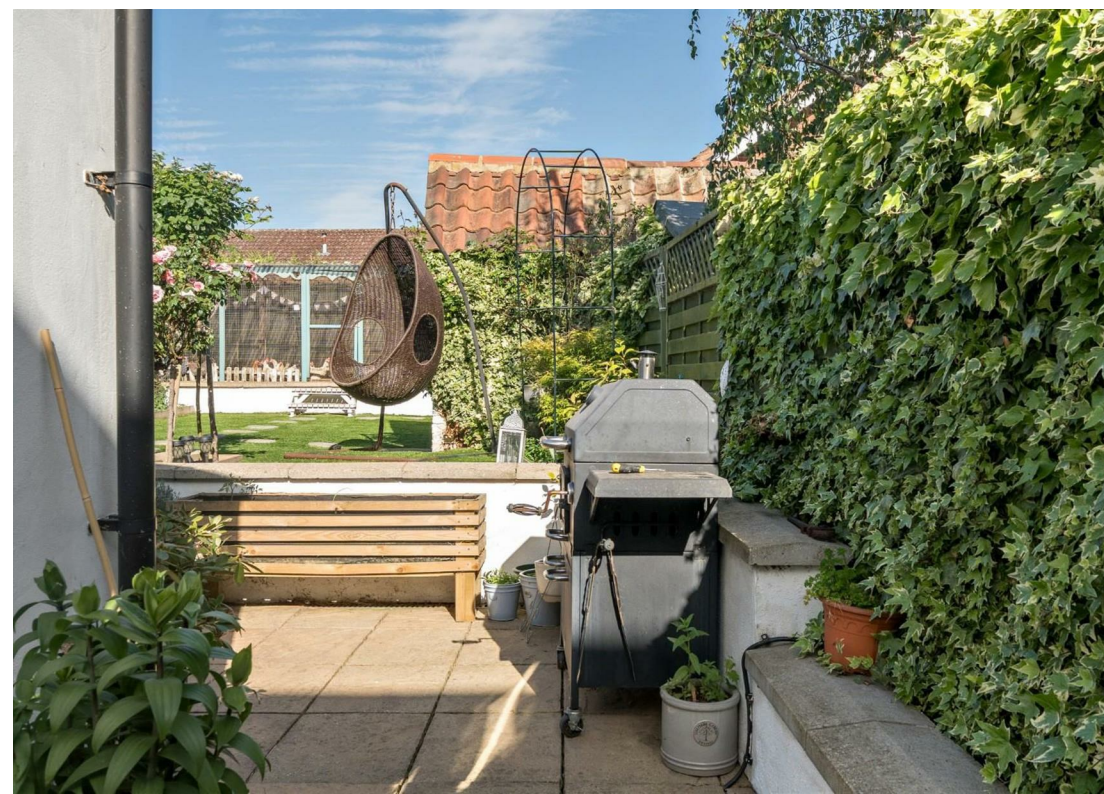
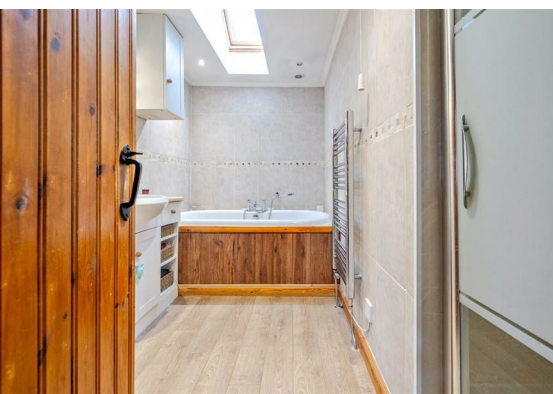
Additional highlights include a utility room, exposed timbers throughout, and a private outbuilding for storage or hobby use. The stunning mature landscaped garden provides a peaceful outdoor sanctuary, ideal for summer gatherings. There is a wonderful chicken coop that has 24 egg producing chickens (See agents note).

There is underfloor heating to all but the front lounge and master bedroom that have radiators.

Potton is a thriving market town with many amenities, school, several pre-schools, doctors' surgery, family butchers, traditional hardware store, eateries, newsagents, vets and so much more. Sandy and Biggleswade stations are within a 3 and 4 mile drive respectively and offer fast mainline services to London St Pancras and Kings

Entrance





Lounge  
16'2 x 14'6 (4.93m x 4.42m)

Inner Hallway

W.c

Study/Office  
10'3 x 7'5 (3.12m x 2.26m)

Kitchen/Breakfast Room  
16'4 x 13'7 (4.98m x 4.14m)

Utility Room  
9'11 x 5'4 (3.02m x 1.63m)

First Floor

Landing

Bedroom One  
13'8 x 11'3 (4.17m x 3.43m)

Bedroom Two  
11'4 x 9'1 (3.45m x 2.77m)

Bedroom Three  
10' x 7'3 (3.05m x 2.21m)

Bathroom

Second Floor

Landing/Snug

Attic Room  
11'10 x 8'7 (3.61m x 2.62m)

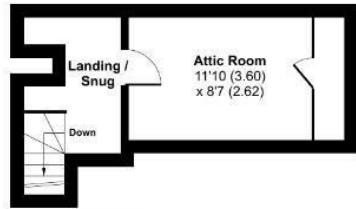
Rear Garden

Brick Outbuilding  
4'3 x 4'3 (1.30m x 1.30m)

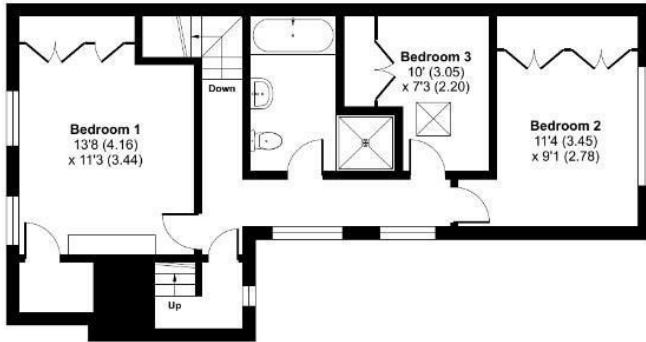
Agents Note

# Horslow Street, Potton, Sandy, SG19

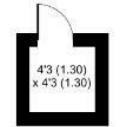
Approximate Area = 1496 sq ft / 138.9 sq m  
 Outbuilding = 18 sq ft / 1.6 sq m  
 Total = 1514 sq ft / 140.5 sq m  
 For identification only - Not to scale



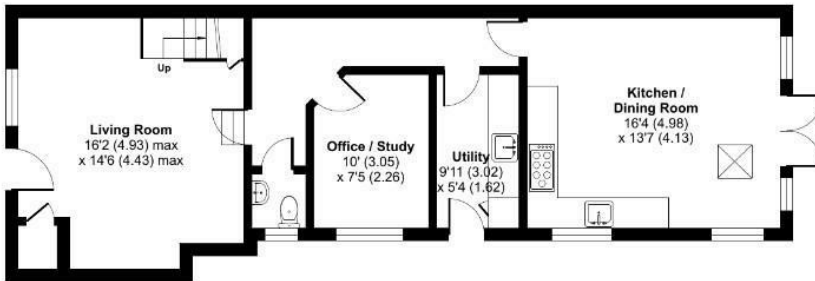
SECOND FLOOR



FIRST FLOOR

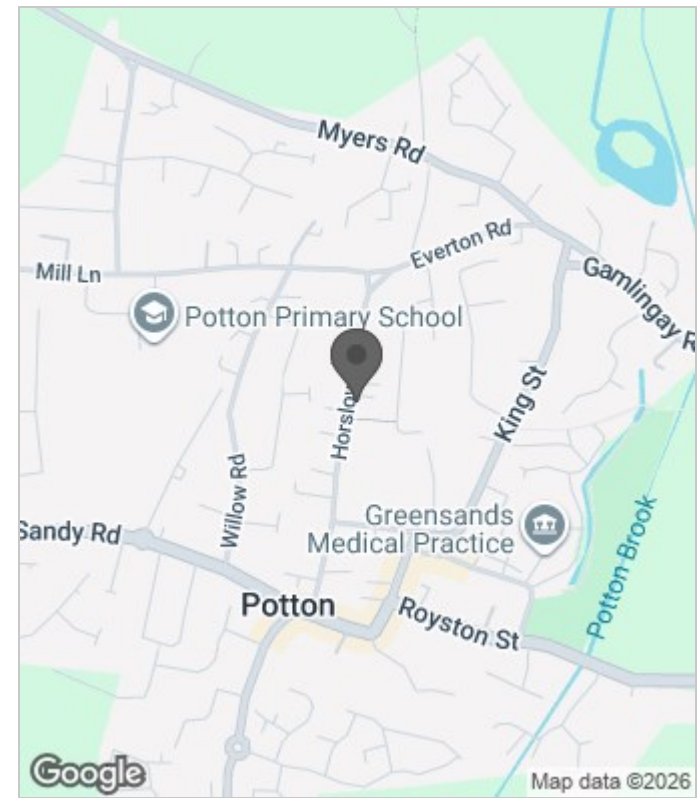


OUTBUILDING



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Latcham Dowling Ltd. REF: 1295341



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>78</b>
(55-68) <b>D</b>	<b>66</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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