



'The Old School House', High Street, Sutton, SG19 2NE

£950,000

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DOWLING

ESTATE AGENTS

Nestled on the charming High Street in Sutton, Sandy, this delightful detached house is a rare gem that has not been available for purchase in over 50 years. Boasting an impressive plot of 0.3 acres, this property is full of character and offers an abundance of kerb appeal, making it a truly inviting home.

Inside, you will find three spacious reception rooms, perfect for entertaining guests or enjoying quiet family time. The house features four well-proportioned bedrooms, providing ample space for a growing family or guests. With two bathrooms, convenience is at your fingertips, ensuring that morning routines run smoothly.

One of the standout features of this property is the generous parking space, accommodating up to nine vehicles, which is a rare find in such a desirable location. Additionally, the studio outbuilding presents an exciting opportunity for potential conversion into an annexe, ideal for guests or as a private workspace.

The wonderful location of this home offers a blend of tranquillity and accessibility, making it perfect for those who appreciate both the charm of a quiet neighbourhood and the convenience of nearby amenities. Early viewing is highly recommended to fully appreciate the unique qualities and potential this property has to offer. Do not miss the chance to make this enchanting house your new home.

The village of Sutton lies around a mile from the market town of Potton and three miles to Biggleswade with its mainline station that gives direct access to London St Pancras. Sutton itself boasts the highly rated John O Gaunt pub that is renowned for great food, a lower school that is rated outstanding by Ofsted and the famed John O Gaunt Golf club that boasts two wonderful courses.

This exceptional home is full of character, plenty of outdoor space and has the benefit of a detached double garage as well as a second garage/studio.

An early viewing is highly recommended.

Chain free and not grade 2 listed.

**Entrance**

**Entrance Lobby**





**Downstairs bathroom**

**Breakfast room**

13'7 x 7'4 (4.14m x 2.24m)

**Kitchen**

16'1 x 15'4 (4.90m x 4.67m)

**Living room**

22'3 x 15'7 (6.78m x 4.75m)

**Dining room**

12'6 x 11'3 (3.81m x 3.43m)

**Snug**

13'11 x 8'5 (4.24m x 2.57m)

**First floor**

**Landing**

**Bedroom one**

15'5 x 15'0 (4.70m x 4.57m)

**Dressing room**

14'1 x 7'3 (4.29m x 2.21m)

**Bedroom two**

20'3 x 16'4 (6.17m x 4.98m)

**Bedroom three**

15'11 x 11'6 (4.85m x 3.51m)

**Bedroom four**

14'2 x 12'7 (4.32m x 3.84m)

**Bathroom**

**Outside**

**Front garden**

**Rear garden**

**Detached Double Garage**

**Studio/Garage two**



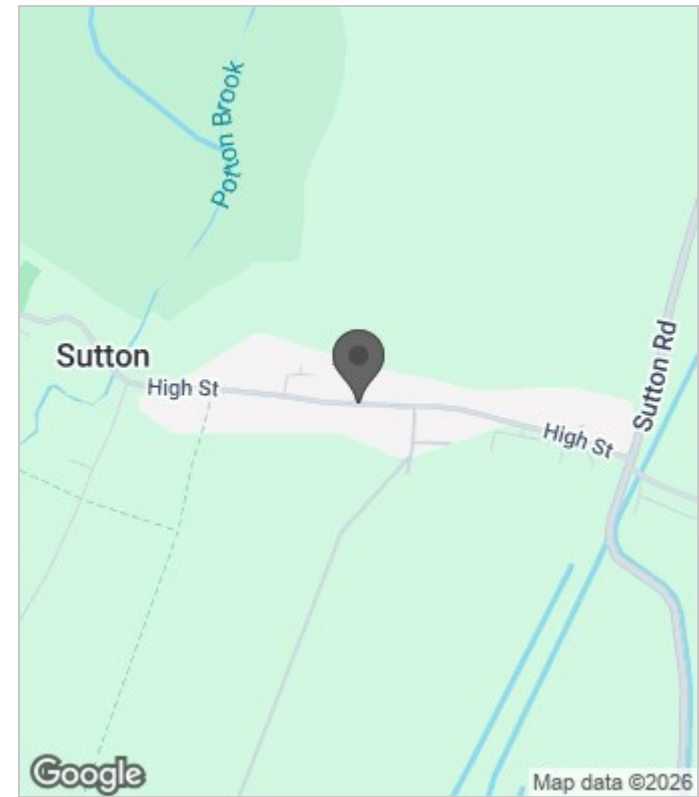
# High Street, Sutton, Sandy, SG19

Approximate Area = 2142 sq ft / 198.9 sq m  
 Limited Use Area(s) = 246 sq ft / 22.8 sq m  
 Garage = 669 sq ft / 62.1 sq m  
 Outbuildings = 60 sq ft / 5.5 sq m  
 Total = 3117 sq ft / 289.3 sq m

For identification only - Not to scale



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: 1471716



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>70</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>22</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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