



Blane Place, Potton, SG19 2FQ
£685,000

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LATCHAM ———
————— DOWLING

ESTATE AGENTS

Latcham Dowling are delighted to offer for sale this stunning Five bedroom executive detached family home situated on arguably the best position on the development with field to the front and side and at the very end of the development with no passing traffic. The home is a "Earlswood" design which is the largest house type on the development and was built by "Mulberry Homes". There is a large entrance hall, dual aspect lounge that is 23' complete with Bi-Fold doors and a "Cast iron log burner". There is a stunning fully fitted Kitchen/Family room that is 23' x 17' and again has Bi Fold doors and is full of "Bosch" appliances. There is a separate 12' dining room, cloakroom and utility room that complete the ground floor. Upstairs there is a large galleried landing, Bedroom one is 17'3 x 14'7 and has double wardrobes and an en suite. Bedroom two also has an en suite. There are two further double bedrooms as well as fifth single bedroom. There is a family bathroom. Outside there is a double width driveway that has parking for six cars leading to a double garage and there is a wall mounted 7 kw EV charger. The rear garden has been fully re landscaped including "Italian porcelain tiled patio. Work from home or want a fantastic entertaining area? No problem. There is a wonderful 10'9 x 7'8 Bar/Office that is fully insulated, has power and lighting and is usable all year round due to its "Mitsubishi" air conditioning.

The house is stunning and so to is the location. You are yards from being in the countryside with lovely walks along the edge of the "Carthegena" golf course and "Pegnut" wood. You can see the 15th Fairway from the front bedrooms.

This property is situated on the very Southern edge of the Pottton is located approximately 3 miles from both Sandy and Biggleswade train stations that run into London St Pancras and make this home ideal for those that need to commute. There are many local amenities in the bustling Town.

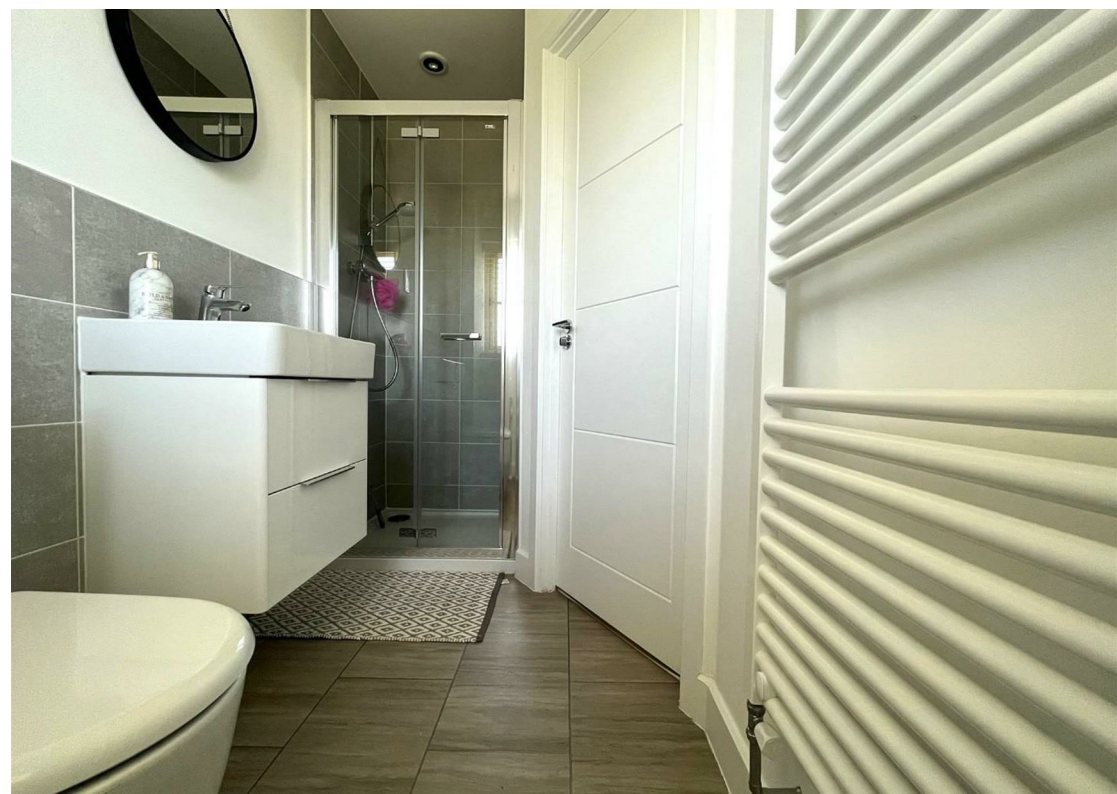
Entrance

Entrance Hall

W.c

Dining Room

12'1 x 10'9 (3.68m x 3.28m)





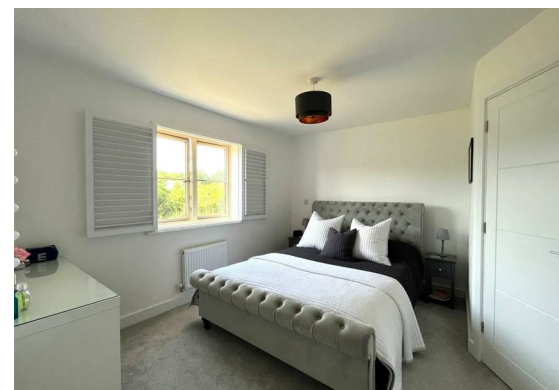
Lounge
21'4 x 13'8 (6.50m x 4.17m)

Kitchen/Family Room
23'1 x 17'3 max (7.04m x 5.26m max)

Utility Room
7'5 x 5'8 (2.26m x 1.73m)

First Floor

Landing



Bedroom One
17'3 x 14'7 max (5.26m x 4.45m max)

En Suite

Bedroom Two
13'9 x 11'10 (4.19m x 3.61m)

En Suite

Bedroom Three
10'11 x 9'7 (3.33m x 2.92m)

Bedroom Four
11'10 x 10'8 (3.61m x 3.25m)

Bedroom Five
11'7 x 6 (3.53m x 1.83m)

Family Bathroom
10'2 x 6'10 (3.10m x 2.08m)

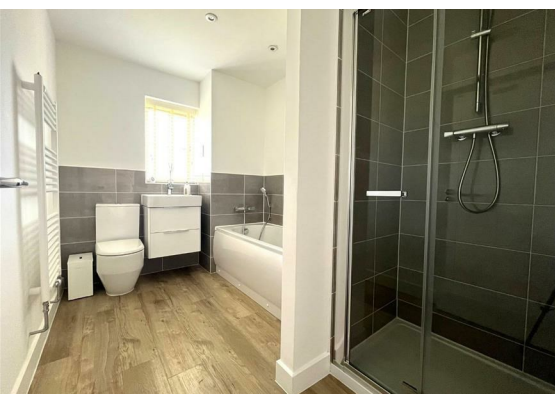
Outside

Front Garden

Rear Garden

Composite Office/bar
10'9 x 7'8 (3.28m x 2.34m)

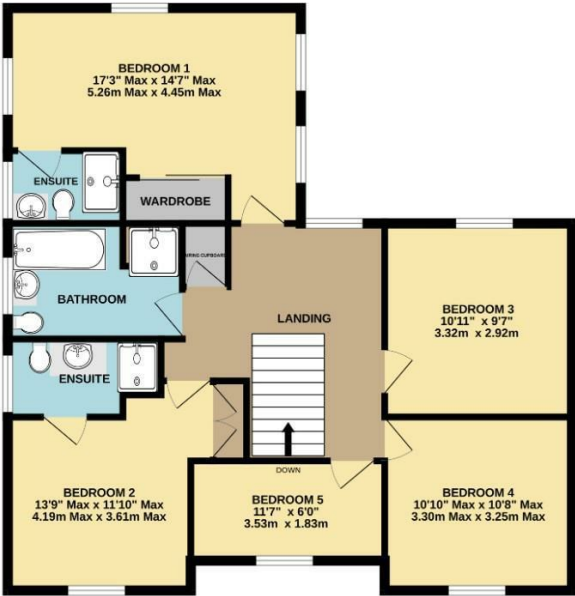
Double Detached Garage



GROUND FLOOR
898 sq.ft. (83.4 sq.m.) approx.



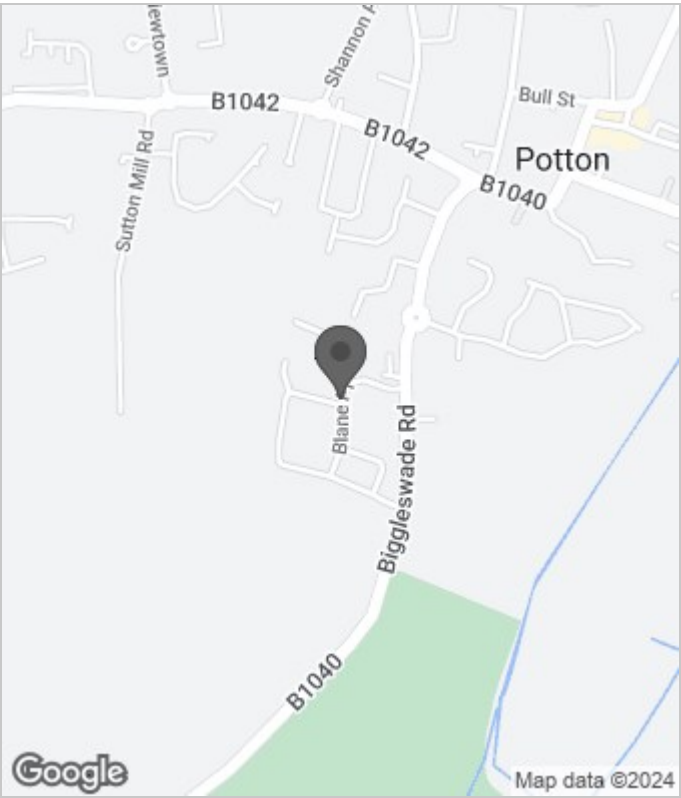
1ST FLOOR
892 sq.ft. (82.9 sq.m.) approx.



TOTAL FLOOR AREA : 1857sq.ft. (172.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	86	
(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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