



Sutton Road, Eyeworth, SG19 2TP
Offers in excess of £1,100,000

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LATCHAM —
— **DOWLING**
ESTATE AGENTS

We are delighted to offer this truly stunning and unique four double bedroom barn conversion in a courtyard of five similar properties. Now this particular property has the largest garden at 0.59 acres and easily maintainable as its laid mainly to lawn and with panoramic views to open countryside, it offers peaceful, relaxing rural living yet with easy access to a variety of shopping and eateries in both Biggleswade and Potton being just a few minutes drive away

Originally converted in 2015, the property has been completed to a high standard. Carefully blended with modern amenities whilst retaining character throughout such as vaulted ceilings, exposed timber and brickwork. At 3604sq. ft. (excluding the garage) of accommodation this is a very spacious home. Downstairs there are four separate reception rooms including a 26' x 22' lounge with a log burner being the central feature. A wonderful dining room, breakfast room and a study. The kitchen is well appointed throughout with a host of fitted appliances and has the benefit of a utility room just off. A cloakroom completes the downstairs accommodation.

Upstairs you are greeted with a large galleried landing with exposed timbers and vaulted ceiling. As already mentioned all the bedrooms are large and to put into perspective, bedroom four is 18'. There are En Suites to both bedrooms one and two as well as a beautiful four piece family bathroom with roll top bath and separate shower.

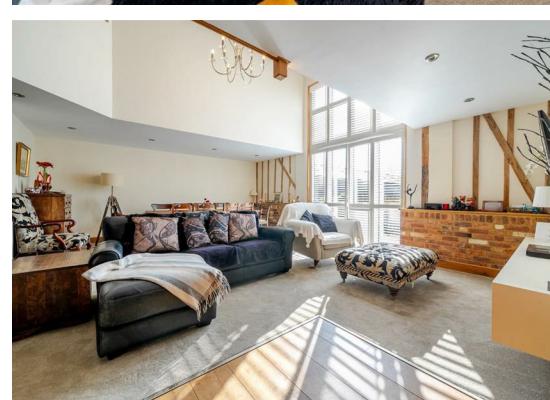
The front is enclosed by a low wall with borders, and bicycle and bin stores. The gated cobble driveway provides parking for three cars in addition to a double garage with two remotely operated doors, power connected and further parking in private enclosed courtyard.

Located on the Herts, Beds, Cambs border and within easy reach of some award winning schools, three mainline stations to London all within a 10-15 minute drive, and Cambridge just 25 minutes away by car, you couldn't want for a better location

Entrance

Entrance Lobby

Entrance Hall





Living Room
26'5 x 22'1 (8.05m x 6.73m)

Reception room/ Dining room
34'5 x 26'4 (10.49m x 8.03m)

Breakfast Room
14'5 x 13'4 (4.39m x 4.06m)

Kitchen./ Diner
15'1 x 14'4 (4.60m x 4.37m)

Utility Room
8'9 x 6'11 (2.67m x 2.11m)

Office
14'5 x 9' (4.39m x 2.74m)

Cloakroom

Galleried Landing

Bedroom One
26'2 x 19'8 (7.98m x 5.99m)

En Suite

Bedroom Two
17'1 x 15'7 (5.21m x 4.75m)

En Suite

Bedroom Three
26'2 x 13'11 (7.98m x 4.24m)

Bedroom Four
18'8 x 9' (5.69m x 2.74m)

Family Bathroom

Outside

Rear Garden

Front Garden

Double garage

Parking



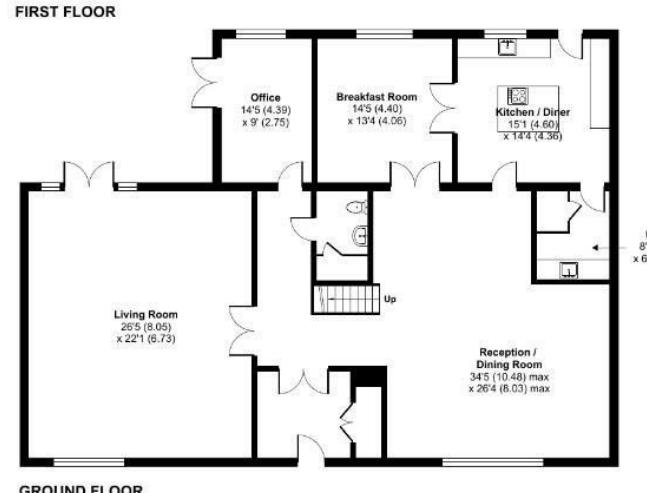
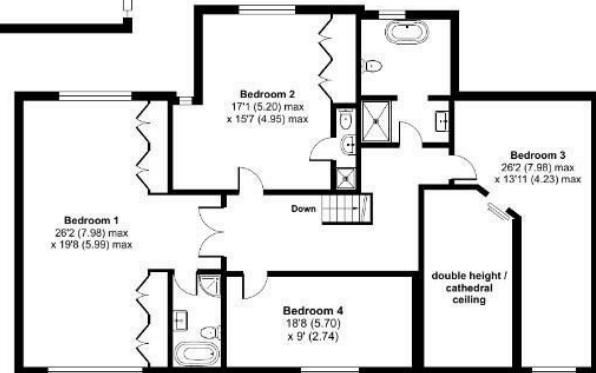
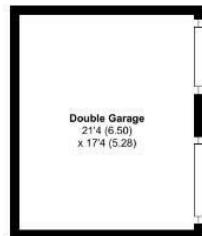
Sutton Road, Eyeworth, Sandy, SG19

Approximate Area = 3604 sq ft / 334.8 sq m (exclude void)

Garage = 369 sq ft / 34.2 sq m

Total = 3973 sq ft / 369 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). ©rltchecom 2025.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		69
(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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