



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



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

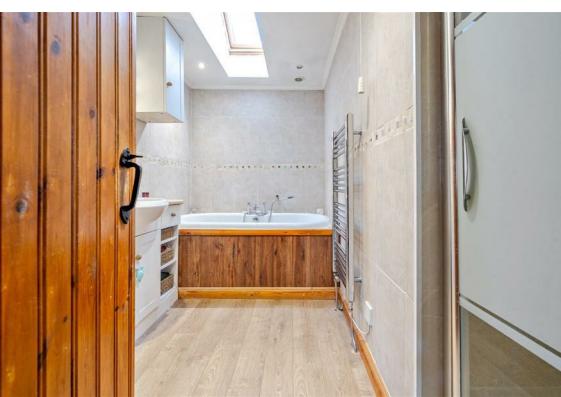
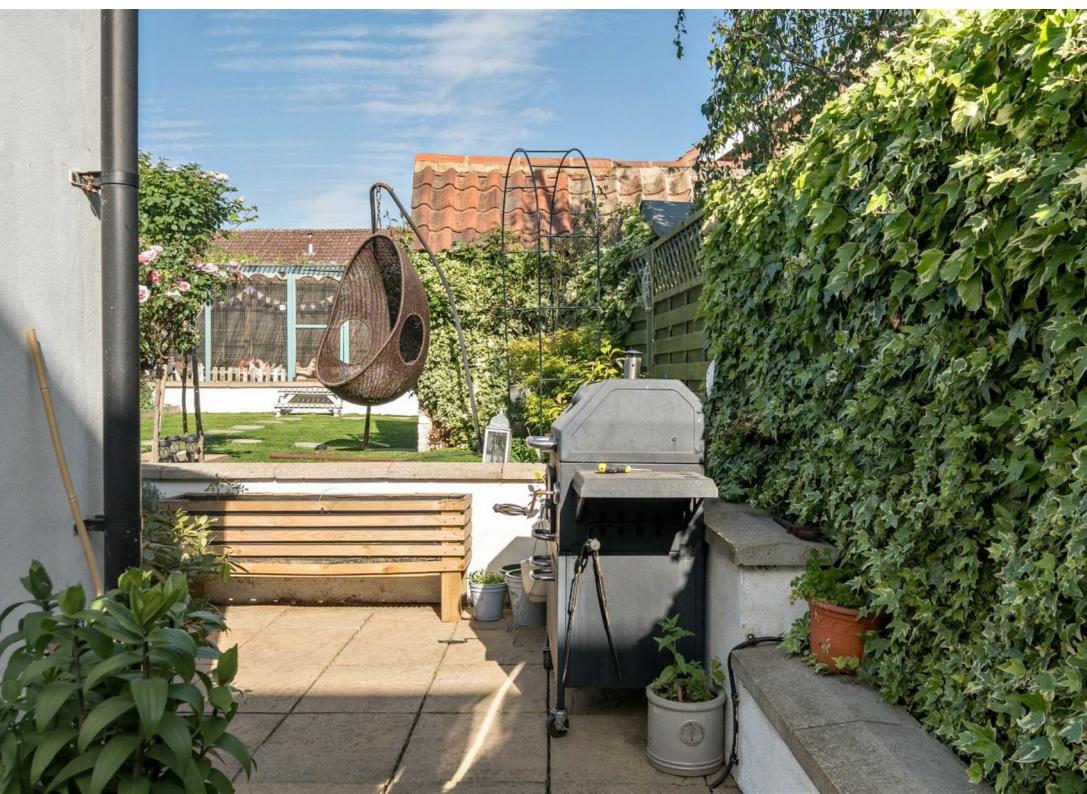
Landing/Snug

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)

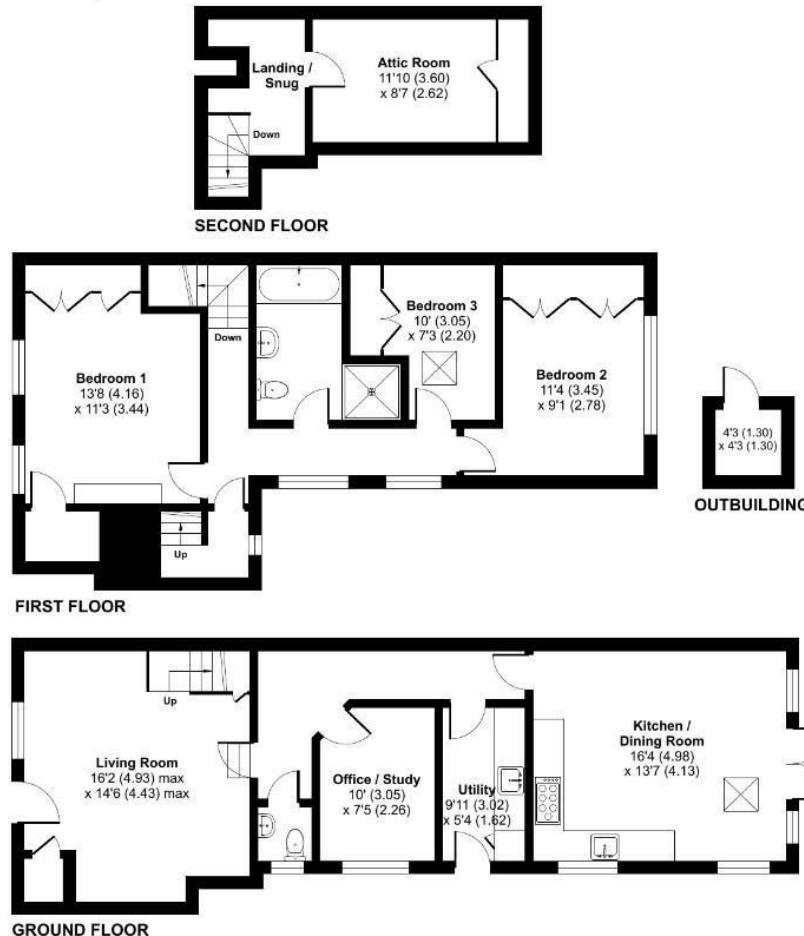
Agents Note



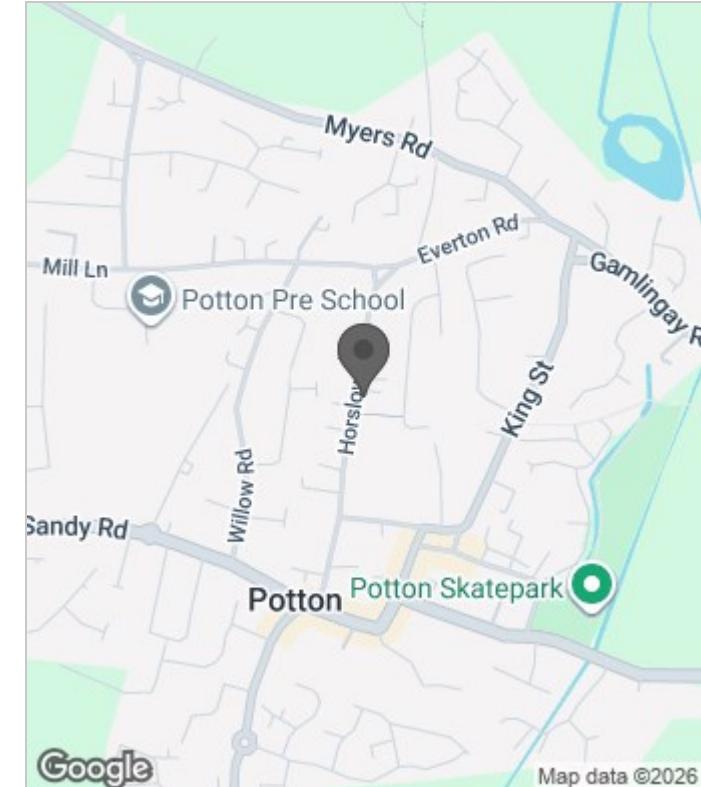
Horslow Street, Potton, Sandy, SG19



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



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



Google

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.