



Berridge Fields, Potton, SG19 2FG
Guide price £680,000

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LATCHAM ———
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ESTATE AGENTS

Built to a high standard by CARLA homes , this exquisite detached house offers a perfect blend of modern living and comfort. The master bedroom has a full fitted dressing room and balcony as well as an En Suite, making this a wonderful master. With the second bedroom also having an En Suite and bedrooms three and four both doubles, this is a great sized family home.

The property is in stunning condition, showcasing meticulous attention to detail throughout. One of its standout features is the wonderful open plan kitchen as well as the dedicated bar room, making it perfect for entertaining. The western edge of Potton offers a tranquil setting, while still being conveniently located near local amenities.

For those who value sustainability, this home is equipped with solar panels and a battery system, ensuring exceptional energy efficiency. Additionally, an electric vehicle charger is available, catering to the modern homeowner's needs. Parking is a breeze with space for up to four vehicles, providing convenience for both residents and guests.

This remarkable property is not just a house; it is a place where memories can be made. With its impressive features and prime location, it presents a unique opportunity for anyone looking to settle in a delightful community. Don't miss the chance to make this stunning home your own.

Situated at the end of the Cul-de-sac and affording views outwards to countryside, this really is a peaceful spot.

Potton is a delightful market town that offers many amenities, a few of which are - doctors surgery, school, several nurseries two convenience food stores, newsagents, butchers, hardware store, craft and gift shop as well as a host of eateries, takeaways and public houses. It is situated just 3 miles from Sandy and 4 miles from Biggleswade both of which have mainline train stations giving access to London St Pancras. Cambridge is approximately a 30 minute drive away.

Viewing a must

Entrance

Entrance Hall





W.c

Study/Playroom

11' x 10'3 (3.35m x 3.12m)

Living Room

14'9 x 13'2 (4.50m x 4.01m)

Kitchen/Diner

27'1 x 14'2 (8.26m x 4.32m)

Utility Room

10'4 x 6'5 (3.15m x 1.96m)

Bar

15'1 x 10'5 (4.60m x 3.18m)

First Floor

Landing

Bedroom One

13'7 x 10'5 (4.14m x 3.18m)

Dressing Room

En Suite

Bedroom Two

13'7 x 11' (4.14m x 3.35m)

En Suite

Bedroom Three

11'1 x 10'1 (3.38m x 3.07m)

Bedroom Four

10'5 x 8'8 (3.18m x 2.64m)

Family Bathroom

Outside

Rear Garden

Front Garden

Garage/Storage

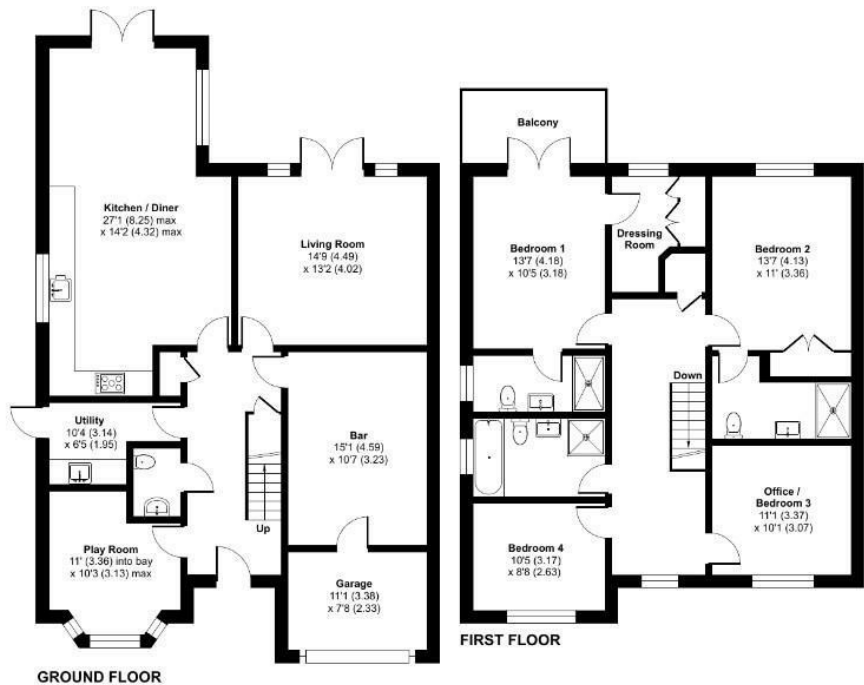
11'1 x 7'8 (3.38m x 2.34m)

Parking

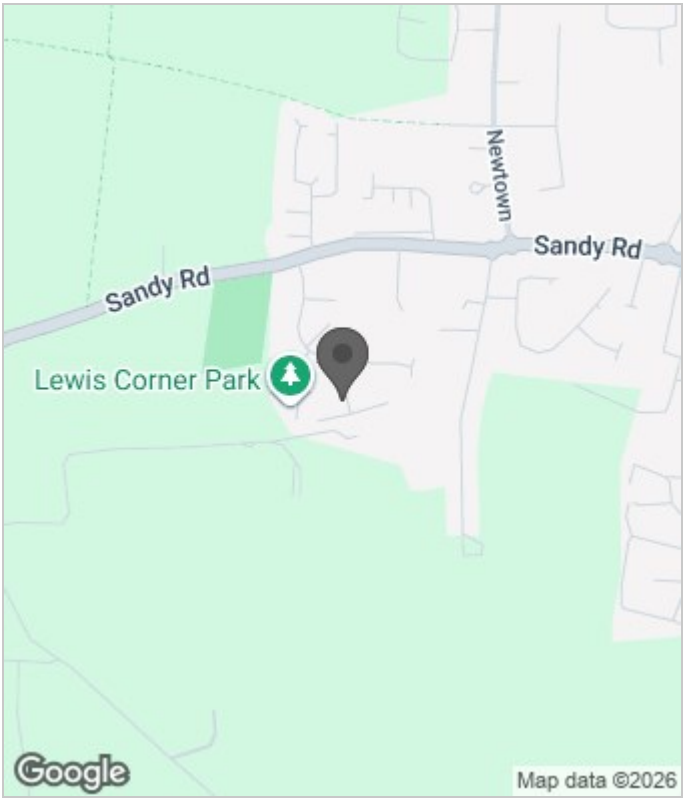


Berridge Fields, Potton, Sandy, SG19

Approximate Area = 1981 sq ft / 184 sq m
Garage = 83 sq ft / 7.7 sq m
Total = 2064 sq ft / 191.7 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). © nichecom 2025. Produced for Latcham Dowling Ltd. REF: 1376802



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	87	
(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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