



High Street, Sutton, SG19 2NE  
£1,000,000

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————— DOWLING

ESTATE AGENTS



### \*\*\*Vacant Possession\*\*\*

Welcome to this exquisite detached house located on High Street, Sutton. This stunning property boasts not only a sought-after location but also a modern design that is sure to impress.

As you step inside, you are greeted by two spacious reception rooms that offer plenty of space for entertaining or relaxing with family. The property features four large double bedrooms, perfect for a growing family or those in need of extra space. With three bathrooms, there will be no more waiting in line during the morning rush.

Built in 2021, this house offers all the modern conveniences one could desire. The property spans an impressive 2,139 sq ft, providing ample room for comfortable living. The stunning views from the house are sure to take your breath away, offering a peaceful retreat from the hustle and bustle of everyday life.

Parking will never be an issue with space for up to 5 vehicles, ensuring both convenience and peace of mind. Situated on a private road, you can enjoy privacy and tranquillity in this beautiful home.

In impeccable condition, this property is ready for you to move in and make it your own. Don't miss out on the opportunity to own a piece of luxury in this desirable location.

The main bathroom has a Standalone roll top bath that affords views of open countryside whilst you lay in the bath, truly impressive. The kitchen has an array of fitted appliances leaving you wanting for nothing. There is a "Cast Iron" log burner that is great for those winter nights in.

As already mentioned the garden and views is simply "WOW" and as well as being peaceful its great for entertaining such as the Log burner fired hot tub! Sit in there at the end of the day and enjoy the views!!

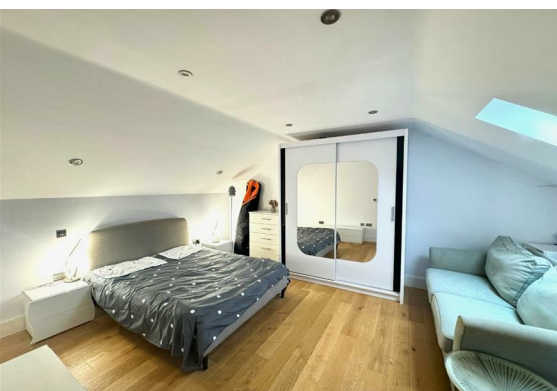
The village of Sutton is hugely popular and lies around a mile from the market town of Pottton and three miles to Biggleswade with their mainline stations that give direct access to London St Pancras.

### Entrance

### Entrance Hall







**W.c**

**Kitchen/Dining Room**  
35'3 x 16'10 (10.74m x 5.13m)

**Utility Room**  
9' x 5' (2.74m x 1.52m)

**Lounge**  
15'10x 12'9 (4.83mx 3.89m)

**Bedroom One**  
14'9 x 12'6 (4.50m x 3.81m)

**Dressing Room**  
10'6 x 5'10 (3.20m x 1.78m)

**En Suite**

**Bedroom Two**  
15'5 x 12'2 (4.70m x 3.71m)

**En Suite**

**First Floor**

**Landing**

**Bedroom Three**  
16'4 x 13'3 (4.98m x 4.04m)

**Bedroom Four**  
16'10 x 12'4 (5.13m x 3.76m)

**Family bathroom**

**Outside**

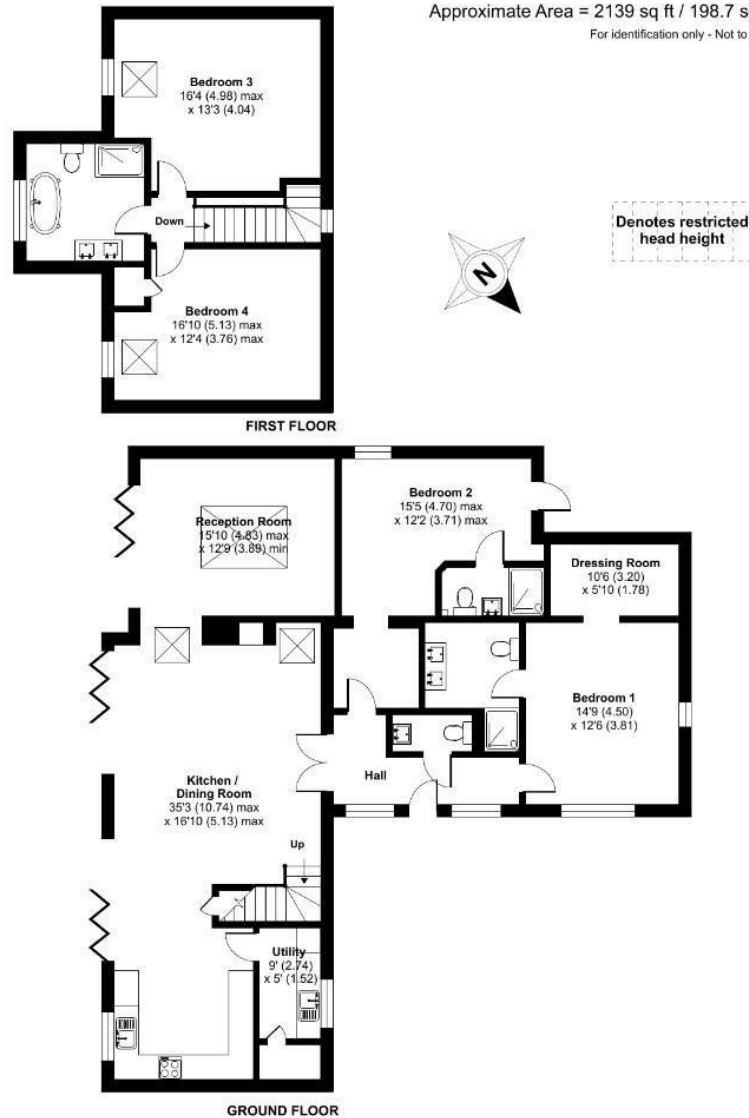
**Rear Garden**

**Front Garden**

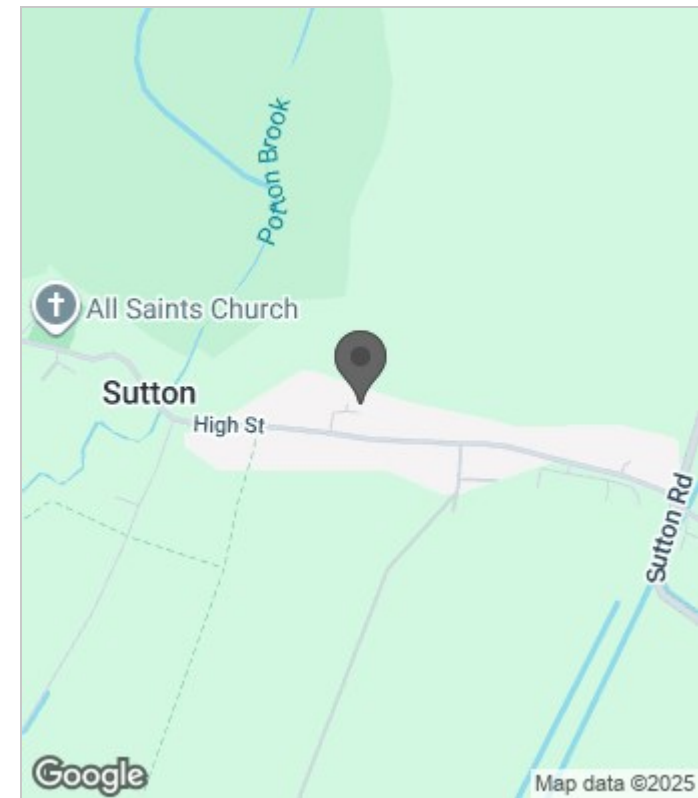
## High Street, Sutton, Sandy, SG19

Approximate Area = 2139 sq ft / 198.7 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). © nichcom 2024. Produced for Latcham Dowling Ltd. REF: 1206706



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B	81	
(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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