



Berridge Fields, Potton, SG19 2FG  
£630,000

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LATCHAM  
DOWLING

ESTATE AGENTS

Built to an extremely high standard by CALA homes , this exquisite five bedroomed extended detached house offers a perfect blend of modern living and comfort and as the professional photographer said, "this is so easy to photograph as it is just like as showhouse".

The property is in stunning condition, showcasing meticulous attention to detail throughout. One of its standout features is the wonderful open plan kitchen/breakfast room which is the real hub of the home. It also has a host of Bosch fitted appliances including washing machine, dishwasher, wine chiller, fridge/freezer, 5 ring hob and double oven.

The ground floor has an office/snug to the front of the house, making it great for those that work from home. There is a lounge to the rear and as already mentioned, a wonderful open plan kitchen/breakfast/family room with a pitched roof and direct access to the garden.

To the first floor there is bedroom one complete with En Suite as well as three other good sized bedrooms and the family bathroom.

The second floor Master suite is simply "wow". A great size again complete with En Suite.

The rear garden has been landscaped and again, as with the house itself, simply stunning. There is a garage and parking for two cars on a block paved driveway.

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 is a real must.

**Entrance**

**Entrance Hall**

**W.c**





**Snug/Study**  
10'2 x 8'10 (3.10m x 2.69m)

**Lounge**  
14'2 x 14'2 (4.32m x 4.32m)

**Dining Area.**  
10'4 x 10'2 (3.15m x 3.10m)

**Kitchen/Breakfast Room**  
19'7 x 10'6 (5.97m x 3.20m)

**First Floor**

**Landing**

**Bedroom Two**  
14'1 x 13'9 (4.29m x 4.19m)

**En Suite**

**Bedroom Three**  
11'6 x 9'3 (3.51m x 2.82m)

**Bedroom Four**  
9'9 x 8'9 (2.97m x 2.67m)

**Bedroom Five**  
11'5 x 7'1 (3.48m x 2.16m)

**Family Bathroom**

**Second Floor**

**Second floor landing**

**Master Bedroom**  
14'11 x 14'3 (4.55m x 4.34m)

**En Suite**

**Outside**

**Rear Garden**

**Front Garden**

**Driveway**

**Garage**

**Agents Notes**



# Berridge Fields, Potton, Sandy, SG19

Approximate Area = 1856 sq ft / 172.4 sq m

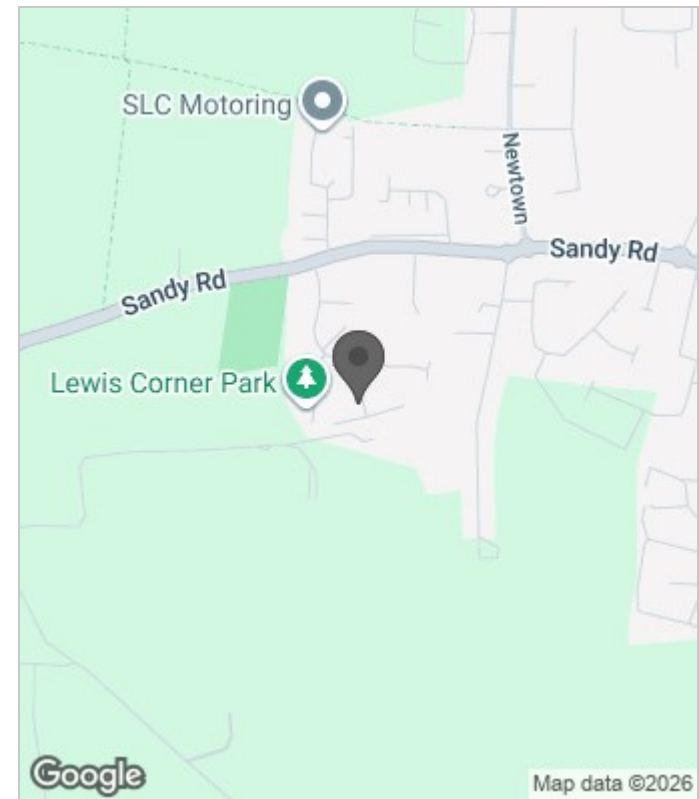
Garage = 170 sq ft / 15.7 sq m

Total = 2026 sq ft / 188.1 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 2026. Produced for Latcham Dowling Ltd. REF: 1439599



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>87</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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