



Wingfield Drive, Potton, SG19 2GQ  
£600,000

 5  3  3  B

LATCHAM —————  
————— DOWLING

ESTATE AGENTS

**\*\*\*IMMACULATELY PRESENTED AND EXTENDED FIVE DOUBLE BEDROOM DETACHED FAMILY HOME WITHIN THIS EXTREMELY POPULAR CUL-DE-SAC LOCATION\*\*\***

Having been updated and modernised by the current owners, this vastly extended detached executive home is presented in beautiful condition throughout and offers bright and versatile accommodation over two floors, with three separate reception rooms on the ground floor (with a wood burner in the bay fronted living room), a re-fitted kitchen/ breakfast room with separate utility and a delightful conservatory benefiting from the addition of a 'warm roof' to make it usable all year round!!

On the first floor, there are five double bedrooms, with two en suites and a separate family bathroom. In addition, there is an integral double garage (with power and lighting), a lovely and private landscaped West facing rear garden with an impressive and recently laid patio area extending the full width of the house and providing a wonderful entertaining space.

To the front there is an open plan garden and a double width driveway providing off road parking for 4-5 cars and the property also offers the additional benefit of solar panels (which not only greatly reduce the monthly running costs for the house but also generate an income of around £500-£600 per year).

Viewing is absolutely essential to fully appreciate the quality of this superb family home and the accommodation on offer!!

#### **Entrance Via**

#### **Entrance Hall**

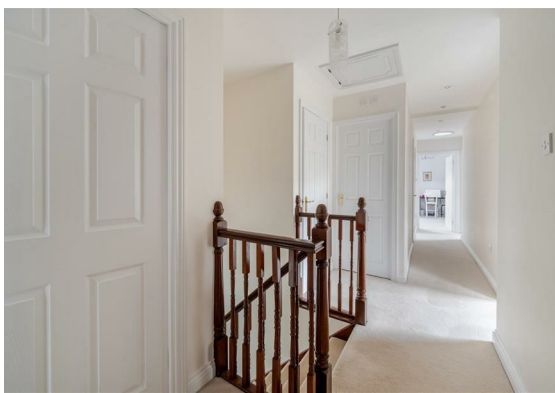
13'9 x 6'2 (4.19m x 1.88m)

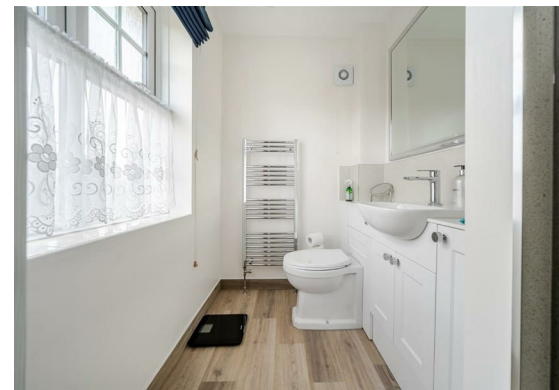
#### **Cloakroom**

5'1 x 4'5 (1.55m x 1.35m)

#### **Study/ Office**

10'10 x 8'1 (3.30m x 2.46m)





**Living Room**  
16'1 max into bay window x 10'7 (4.90m max into bay window x 3.23m)

**Dining Room**  
10'6 x 10'0 (3.20m x 3.05m)

**Conservatory**  
13'0 x 8'8 (3.96m x 2.64m)

**Kitchen/ Breakfast Room**  
14'8 x 10'0 max (4.47m x 3.05m max)

**Utility Room**  
5'8 x 4'10 (1.73m x 1.47m)

**Side Lobby**  
16'1 x 3'0 (4.90m x 0.91m)

**First Floor Landing**  
24'7 x 5'11 max (7.49m x 1.80m max)

**Bedroom One**  
17'1 max 13'6 min x 10'1 (5.21m max 4.11m min x 3.07m)

**En Suite Shower Room**  
8'3 x 6'6 max (2.51m x 1.98m max)



**Bedroom Two**  
15'4 x 8'7 (4.67m x 2.62m)

**En Suite Shower Room**  
7'8 x 3'10 (2.34m x 1.17m)

**Bedroom Three**  
16'4 x 8'7 (4.98m x 2.62m)

**Bedroom Four**  
12'1 x 8'11 (3.68m x 2.72m)

**Bedroom Five**  
12'2 x 8'7 (3.71m x 2.62m)

**Bathroom**  
7'10 x 5'5 (2.39m x 1.65m)

**Double Garage**  
18'0 x 16'3 (5.49m x 4.95m)

**Rear Garden**

**Front Garden And Driveway**

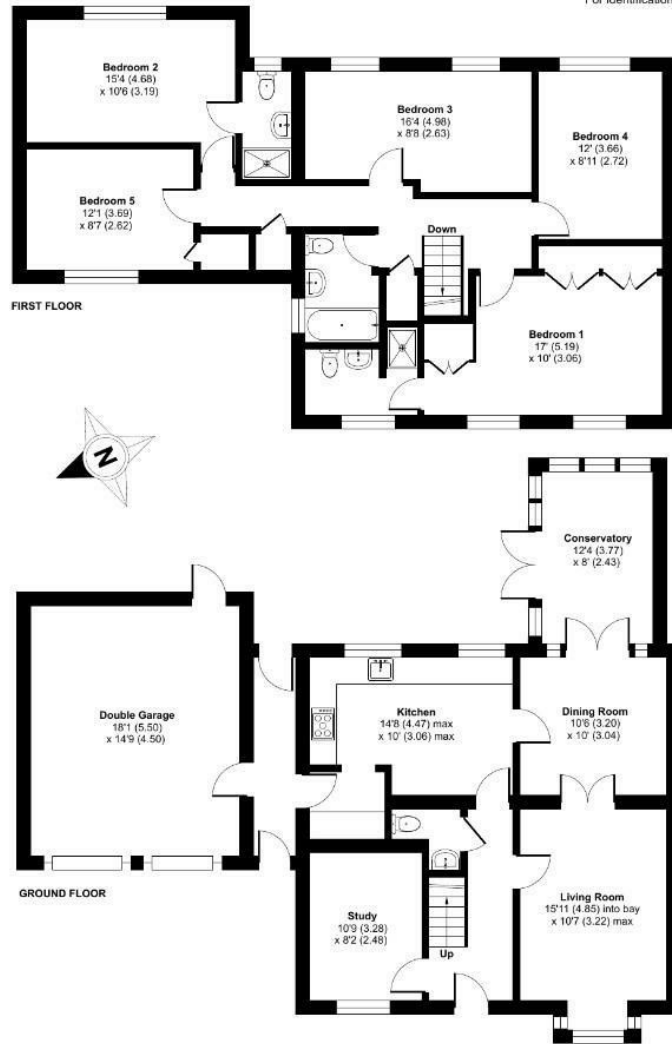
**Agents Note**



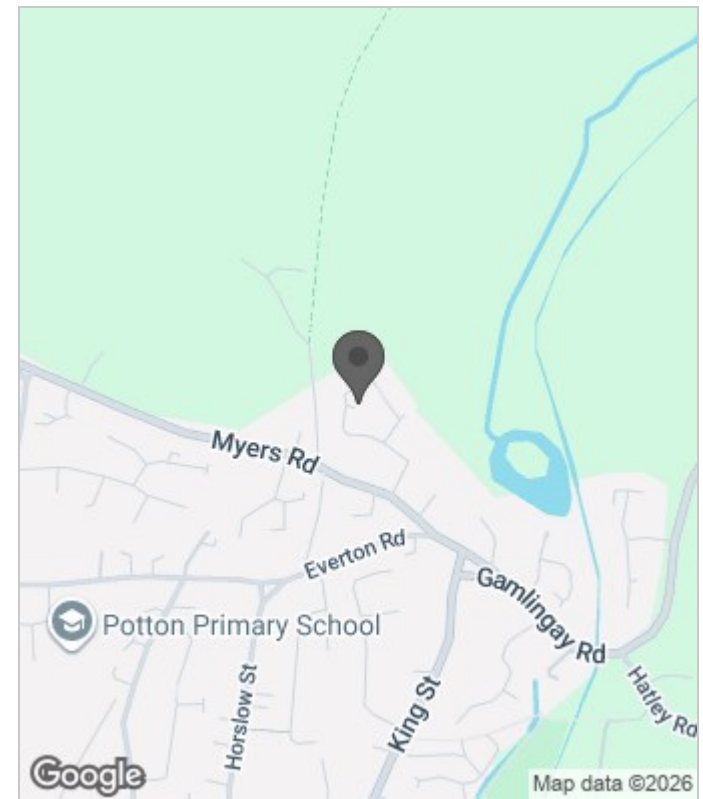
# Wingfield Drive, Potton, Sandy, SG19

Approximate Area = 1734 sq ft / 161 sq m  
 Garage = 272 sq ft / 25.2 sq m  
 Total = 2006 sq ft / 186.2 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). © richcom 2025. Produced for Latcham Dowling Ltd. REF: 1415779



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>84</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	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.