



"The old School House" Station Road, Potton, SG19 2PU  
£400,000

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ESTATE AGENTS

We are delighted to bring to the market for the first time in over 30 years, arguably one of the best "kerb appeal" properties in Potton, 'The Old School House.'

Now, I am old enough to remember going to the lower school that was situated next door and was subsequently knocked down in the early 1980s. I attended school here in the early 1970s and have memories of Mr Pearce, the headmaster sitting in the front room of this house at school leaving time.

So, the property itself, as well as having great kerb appeal and an imposing presence, is full of character. Now whilst it is a two bed detached (yes it looks more like a four bed), at over 1300 sq ft is more akin to a small four bed or three bed detached. Double fronted you are blessed with three separate reception rooms as well as a re-fitted kitchen with a range of appliances. Add to this a lovely entrance hall, rear lobby and a useful downstairs W.c, you can see this home offers plenty of space.

Upstairs, there is a grand landing with window to front aspect, two good double bedrooms and a bathroom that is huge and could easily be reconfigured to provide another bedroom as well as keeping a bathroom. The loft also houses the three year old gas boiler.

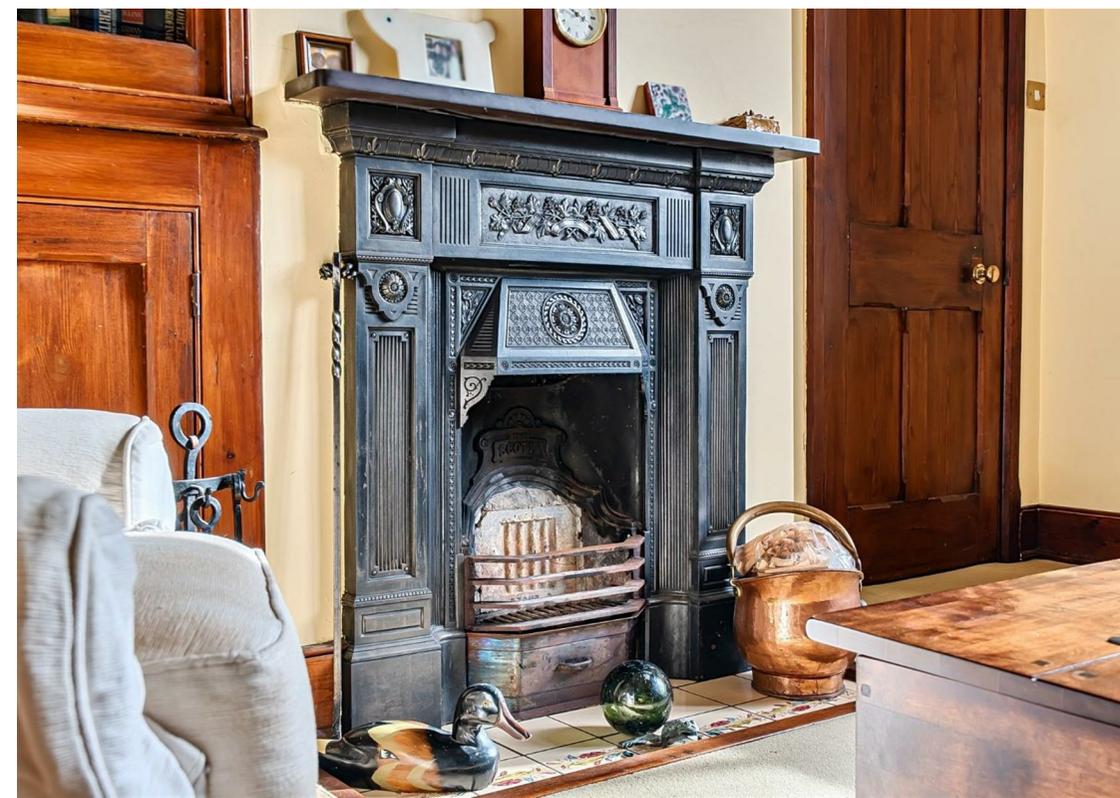
Outside, there is a private mainly walled garden that is approximately 60ft in length, well maintained and has the added benefit of a wonderful summer house.

This "one off" home offers a great deal of character with open fireplaces, picture rails and a wonderful dog leg staircase.

Located in the market town of Potton, both Sandy and Biggleswade train stations that run into London St Pancras are three and four miles respectively and ideal for those that need to commute. Potton has many amenities a few of which are- Doctors Surgery, Shops, school, Butchers, Hardware store, numerous eateries and pubs.

This is a reluctant sale for the current owners but now is the time for someone else to love and cherish this beautiful home.

## Entrance





**Entrance Hall**

**Family room**  
13'6 x 10'4 (4.11m x 3.15m)

**Living Room**  
13'7 x 12' (4.14m x 3.66m)

**Dining Room**  
11'5 x 10'4 (3.48m x 3.15m)

**Kitchen**  
11'8 x 8'7 (3.56m x 2.62m)

**Rear Lobby**

**W.c**

**First Floor**

**Landing**

**Bedroom One**  
13'6 x 12' (4.11m x 3.66m)

**Bedroom Two**  
13'5 x 10'4 (4.09m x 3.15m)

**Bathroom**  
11'5 x 10'4 (3.48m x 3.15m)

**Outside**

**Front Garden**

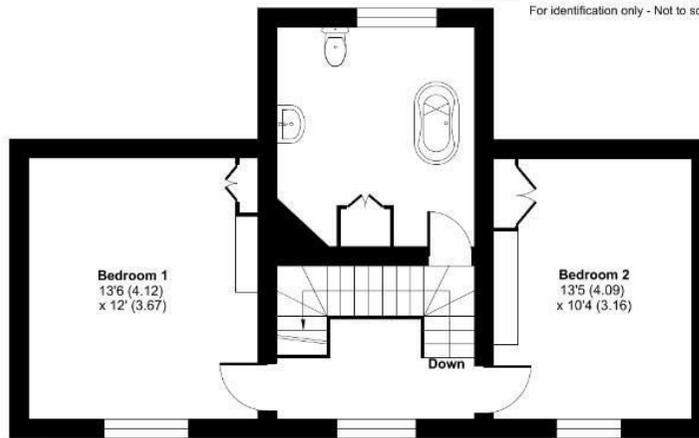
**Rear Garden**

**Storage Shed**  
6'8 x 5'10 (2.03m x 1.78m)

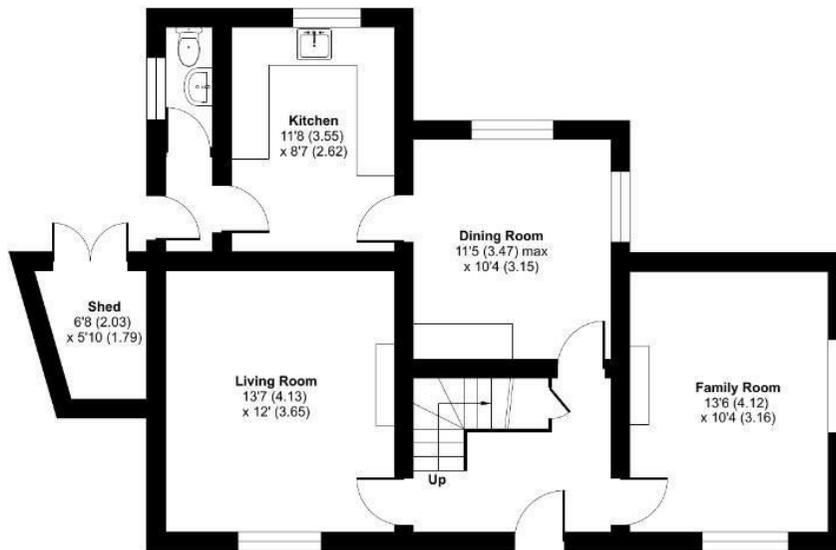
# Station Road, Potton, Sandy, SG19

Approximate Area = 1236 sq ft / 114.8 sq m  
 Outbuilding = 33 sq ft / 3 sq m  
 Total = 1269 sq ft / 117.8 sq m

For identification only - Not to scale

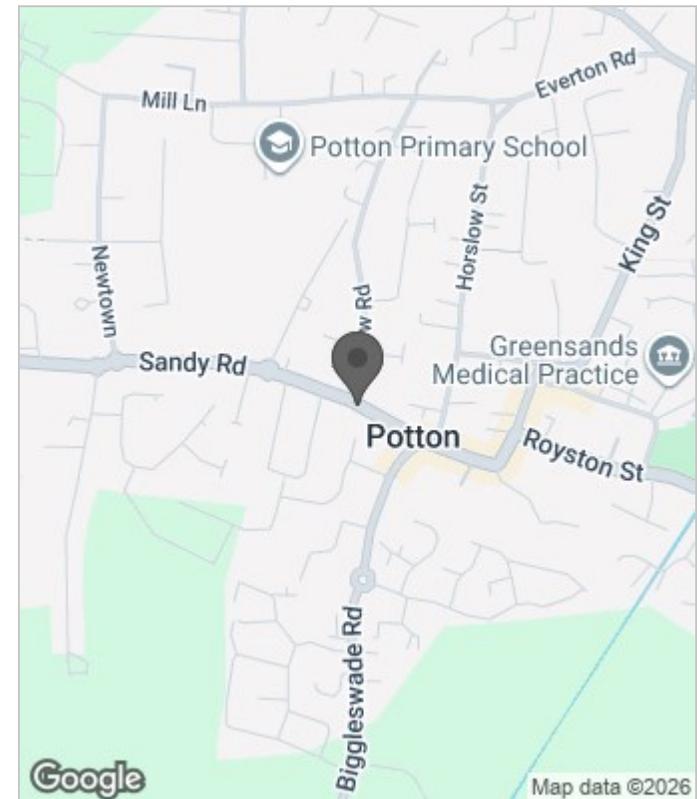


FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Latcham Dowling Ltd. REF: 1422040



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | <b>69</b> |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            | <b>41</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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