



Brookfields, Potton, SG19 2TL
£925,000

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LATCHAM
DOWLING

ESTATE AGENTS

Nestled in the highly desirable Brookfields development in Potton, this exceptional detached house offers a perfect blend of luxury and comfort. Spanning an impressive 2,701 square feet,(not including the double garage) the property boasts two spacious reception rooms, ideal for both entertaining guests and enjoying family time.

The heart of the home is undoubtedly the stunning 29-foot kitchen/family room, which is equipped with top-of-the-line Neff appliances, including a double oven, microwave, coffee machine, and an induction hob. This space not only brings the outside in with its Bi-fold doors but is perfect for culinary enthusiasts and provides a warm, inviting atmosphere for gatherings. The underfloor heating on the ground floor ensures a cosy environment throughout the year.

This remarkable residence features four generous double bedrooms, two of which come with en-suite bathrooms, offering privacy and convenience for family members or guests. The remaining bedrooms are well-proportioned, providing ample space for relaxation and personalisation.

With parking available for up to seven vehicles, this property is perfect for families or those who enjoy hosting visitors. The home is being offered for sale for the first time since its construction, making it a rare opportunity to acquire a property in one of Potton's most sought-after locations.

In summary, this stunning detached house in Brookfields is a true gem, combining modern amenities with spacious living areas, making it an ideal choice for families seeking a luxurious lifestyle in a tranquil setting. Don't miss the chance to make this exquisite property your new home.

Potton is a thriving market town with many amenities, a school, several pre-schools, doctors' surgery, family butchers, traditional hardware store, eateries, newsagents, vets and so much more. Sandy and Biggleswade stations are within a 3 and 4 mile drive respectively and offer fast mainline services to London St Pancras.

Entrance

Entrance Hall

W.c





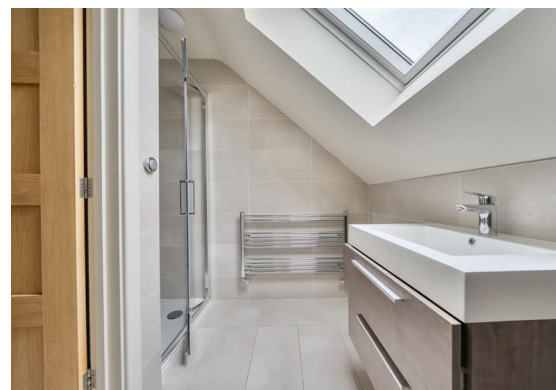
Kitchen/Dining room
29'11 x 24'3 (9.12m x 7.39m)

Utility room
20'8 x 9'8 (6.30m x 2.95m)

Living room
19'8 x 14'8 (5.99m x 4.47m)

First Floor

Second Landing



Bedroom Two
22'10 x 12'11 (6.96m x 3.94m)

En Suite

Bedroom Three
16'6 x 11'0 (5.03m x 3.35m)

Bedroom Four
16'6 x 11'1 (5.03m x 3.38m)

Family bathroom

First Landing/Study area
14'8 x 9'8 (4.47m x 2.95m)

Bedroom One
20'8 x 17'3 (6.30m x 5.26m)

Bathroom

Outside

Rear garden

Front garden

Double Garage
20'10 x 16'11 (6.35m x 5.16m)

Parking





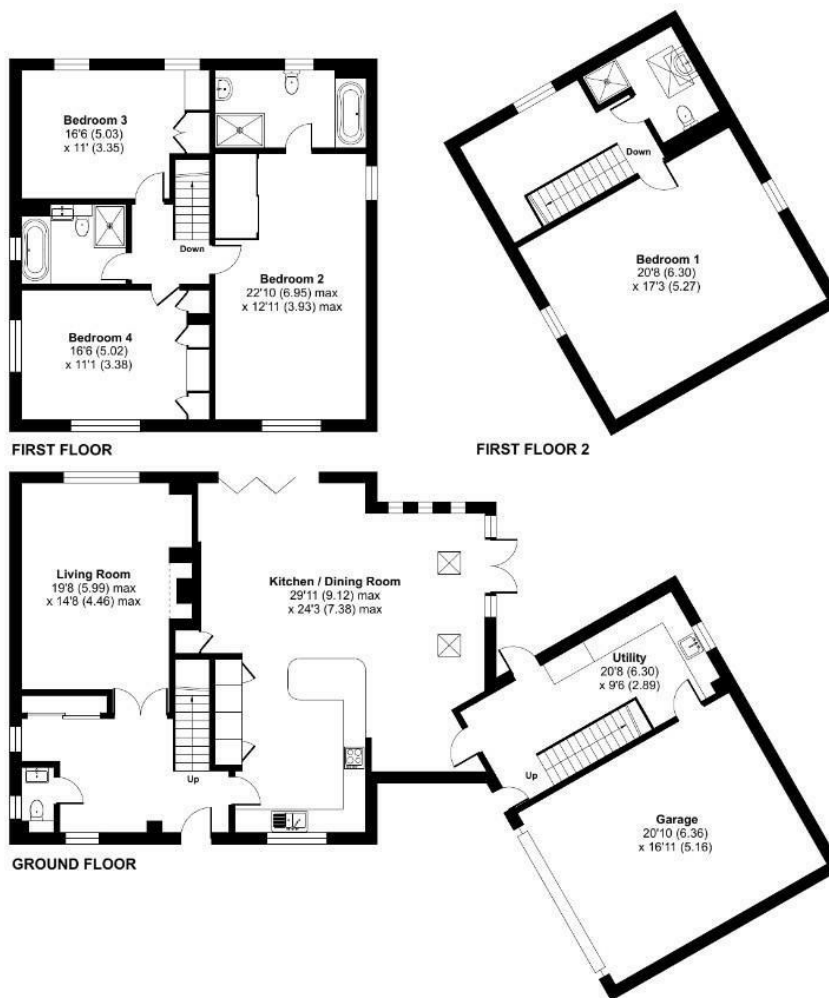
Brookfields, Potton, Sandy, SG19

Approximate Area = 2741 sq ft / 254.6 sq m

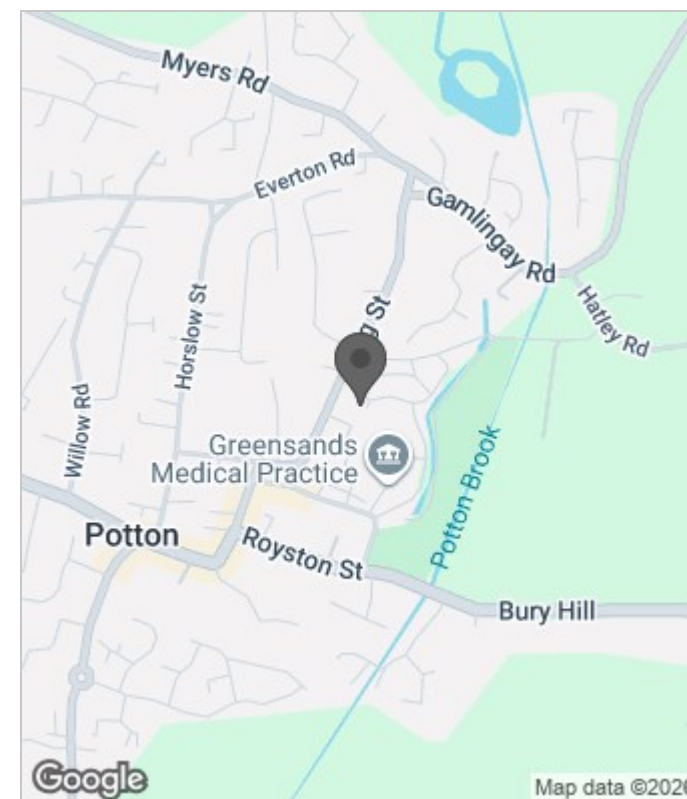
Garage = 363 sq ft / 33.7 sq m

Total = 3104 sq ft / 288.3 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: 1476775



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	90
(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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