

Deepdale Potton SG19 2NH

Asking Price Of £975,000

**Kennedy**  
&co.





If you are looking for something special, this is the house for you.

The property sits in approx. one and a half acres of beautiful gardens on a no through road and non-estate location and is secluded and private. Within the grounds are lovely lawned areas, mature trees and shrubs, a 25-30ft tractor shed/workshop, wood store, garden store and greenhouse. With sunny vistas, terraces and patio this property suggests an early appointment is advisable.

The surrounding area is known locally for lovely wooded walks and within easy access to Sandy and Pottton.

The house has been modernised over the years by the current owners offering a large, entertaining and versatile family home.

Covered porch with oak front door with inset bulls eye glass panel to:

#### **LARGE HALLWAY/STUDY**

11' 7" x 8' 2" (3.53m x 2.49m) Stairs rising to the first floor. Under stair cupboard. Window to the front garden. Radiator. Oak cupboard housing the meters. Coving. Oak door to:

#### **CLOAKROOM**

Wall mounted wash hand basin. W.C. Hall tiled to one wall. Frosted window to the front.

#### **DINING ROOM**

13' 6" x 13' 2" (4.11m x 4.01m) Large picture bay

window to the front. Radiator. Open fire with tiled and stainless steel surround. Coving to the ceiling. Door to:

#### **LOUNGE**

30' x 15' 2" (9.14m x 4.62m) Large inglenook style fireplace with brick surround and oak mantle. Cast iron wood burner with tiled hearth, recess to log store and brick and tiled plinth.

T.V aerial point. Bay window to the side overlooking the driveway and garden. Large patio doors to the front garden. Timber ceiling beams and coving. Personal door to the log store and garage.

#### **KITCHEN**

15' 8" x 15' 8" (4.78m x 4.78m) Oak fronted base and wall mounted units, some with glass fronts. Oak corner units and spice rack. Work top surfaces with timber edging and pastry work top area. Tiled flooring. one and half sink with drainer. Built in appliances of: Bosch oven and grill. Neff microwave and hob. Extractor hood. Space for fridge/freezer. Space for dishwasher. Window to the drive. Timber beams. Radiator. Glazed door to:

#### **UTILITY**

10' 4" x 7' 4" (3.15m x 2.24m) Tiled to match the kitchen. Oak fronted base and wall mounted units to match the kitchen. Sink and drainer. Radiator. Space for washer and dryer. Timber beams to the ceiling. Baxi boiler. Window to the front.

#### **LANDING**

Double glazed window to the front.

### **BEDROOM 1**

15' 7" x 13' 8" (4.75m x 4.17m) Large range of fitted bedroom furniture, 3 wardrobes, dresser and drawers. Double glazed door to patio over the garage. Double glazed window to the front. Pair of doors to:

### **ENSUITE**

13' 7" x 6' 2" (4.14m x 1.88m) Pair of wardrobes to match the bedrooms. Heated towel rail. Airing cupboard. Four piece suite to include: bath with shower over and tiled. W.C. wash hand basin. Bidet. Extractor fan. Radiator. Half tiled to remaining walls. Double glazed window to the front.

### **BEDROOM 2/GUEST ROOM**

15' 3" x 13' (4.65m x 3.96m) Fitted wardrobes. Double glazed window to the front garden and window to the side. Radiator.

### **BEDROOM 3**

12' x 9' 6" (3.66m x 2.9m) Fitted wardrobes and dresser. Radiator. Double glazed window to the front. Coving.

### **BEDROOM 4/STUDY**

10' x 8' (3.05m x 2.44m) Double glazed window to the front. Radiator. Coving.

### **FAMILY BATHROOM**

15' 7" x 8' 9" (4.75m x 2.67m) Five piece suite to include: Bath. W.C. Bidet. Wash hand basin inset into a vanity unit. Shower in a fully tiled cubicle. Tiled

surround. Radiator. Heated towel rail. Coving.

### **OUTSIDE**

#### **DOUBLE GARAGE**

22' x 16' 5" (6.71m x 5m) Shutter doors. Power and lighting. Door and window to the front.

#### **TRACTOR SHED**

Approx. 25 - 30ft in length. Power and lighting.

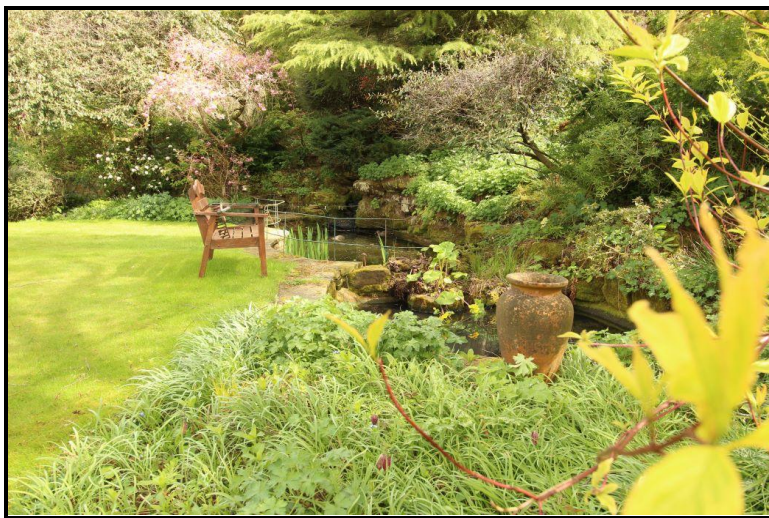
#### **GARDEN AREA**

The grounds are secluded and private and made up of lawned terraces and vistas with mature trees and shrubs. Ornamental sandstone walls break up the terraced areas with fish ponds and seating areas. There is a garden store, a greenhouse and tractor shed along with a covered area to the back of the property.

Ample parking for 6 plus vehicles directly behind gated access.

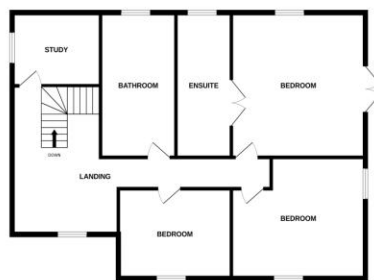
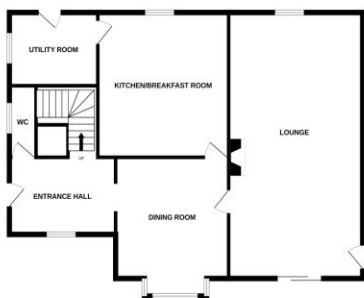






GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given. Made with Metropix CC224

**COUNCIL TAX BAND**

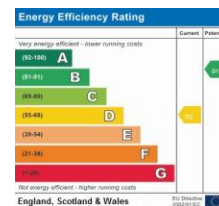
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**TENURE**

Freehold

**LOCAL AUTHORITY**

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements