



35 Potton Road
Everton | Bedfordshire | SG19 2LE

FINE & COUNTRY

35 POTTON ROAD







KEY FEATURES

The village of Everton is an incredibly popular location with commuters and families due to the excellent transport links and highly regarded local schools, and this heavily extended, semi-detached family home sits proudly in the heart of the village.

It has almost trebled in size since being in its current ownership and now also benefits from an independent two bedroom annex. The main house offers five double bedrooms, three with en-suites plus a modern contemporary family bathroom. Downstairs is a large formal dining room, family room with doors out to the garden and a stunning open plan lounge/kitchen with separate utility room, all of which has been done to an incredibly high standard.

The rear garden measures over 1/4 of an acre and is mainly laid to lawn and is secure on all sides making a perfect area for children and pets to play.

The independent annex has also been finished to an exceptional standard and consists of two double bedrooms, modern bathroom and an open plan lounge/kitchen/dining area with patio doors affording a view down the garden.













SELLER INSIGHT

“ Situated on the edge of the delightful village of Everton, which is surrounded by glorious Bedfordshire countryside, is this lovely five-bedroom family home that has been both greatly enlarged and beautifully refurbished by the current owners. “Before moving here eight years ago we were living in Bushey, but we were keen for our children to grow up in a more rural location, somewhere where they could have a good amount of outdoor space, a bit of fresh air and where we as a family could feel part of a community, and this house and indeed Everton itself has given us all of those things and an awful lot more,” says the owner.

“The house today is a lot different to the one we purchased back in 2013. We’ve had it greatly extended and in the process added not only a considerable amount of extra living space, but also an extra bedroom. It was rewired, we upgraded the heating system, the décor was modernised and new flooring was laid, and we also added technology such as integrated speakers, so it’s very much a modern home designed for modern living. It was also redesigned with busy family life in mind so we have a lovely big open-plan kitchen, dining and living space in which we can gather together without feeling on top of one another, at the back of the house is our TV/games/playroom, and all of the bedrooms are generously proportioned so there’s a tremendous amount of space throughout. I’d say we’ve turned a rather ordinary house into a really stunning family home.”

“When we began our search for a new home, top of our wish list was a big garden for the children, and here we have a fantastic amount of outside space. The bi-folding doors that lead out from both the open-plan kitchen and the TV room open onto a large patio, and beyond that is a vast expanse of lawn. We’ve left it as a bit of a blank canvass so that the children have had the maximum amount of space to enjoy, but there’s so much scope for adding more plants or even a swimming pool. In fact, the garden is so big that we were able to add a gorgeous two-bed bungalow right at the far end. The property as a whole is just lovely, but there’s still the potential to do more.”

“The open-plan kitchen, dining and living room is my favourite. It’s a lovely big sociable space and I particularly like the fact that I can be cooking or doing a bit of work sat at the island and still keep an eye on the children while they play out in the garden.”

“Everton is a really traditional country village with a great sense of community. We have the village green opposite, there’s a cosy pub just a short walk away and the primary school is next door. We’ll usually head into Sandy for our day-to-day essentials and if we need to catch a train, but there’s an array of well-served towns and villages nearby so we can take our pick.”

“The bungalow has been a fantastic feature of the property. It’s very spacious and incorporates two bedrooms, a bathroom and a kitchen that flows into the open-plan dining-and-living room. In the past we’ve rented it out and we’ve also had family living there when they’ve come to stay so it’s been really useful.”

“I love everything about the house, but it’s the garden that I think I’ll miss the most,” says the owner. “It’s been the most wonderful natural playground for the children, and a lovely place for my husband and I to relax and entertain.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





ANNEXE











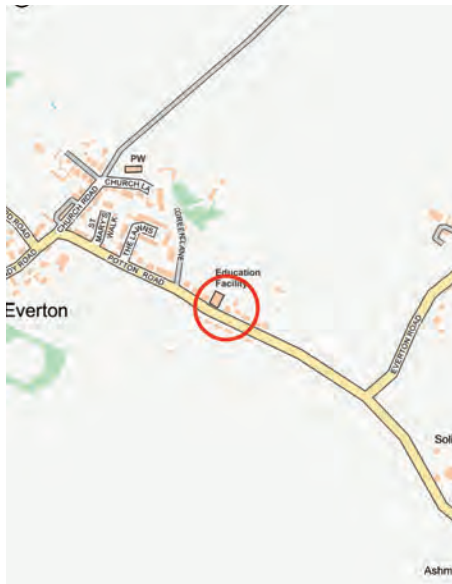
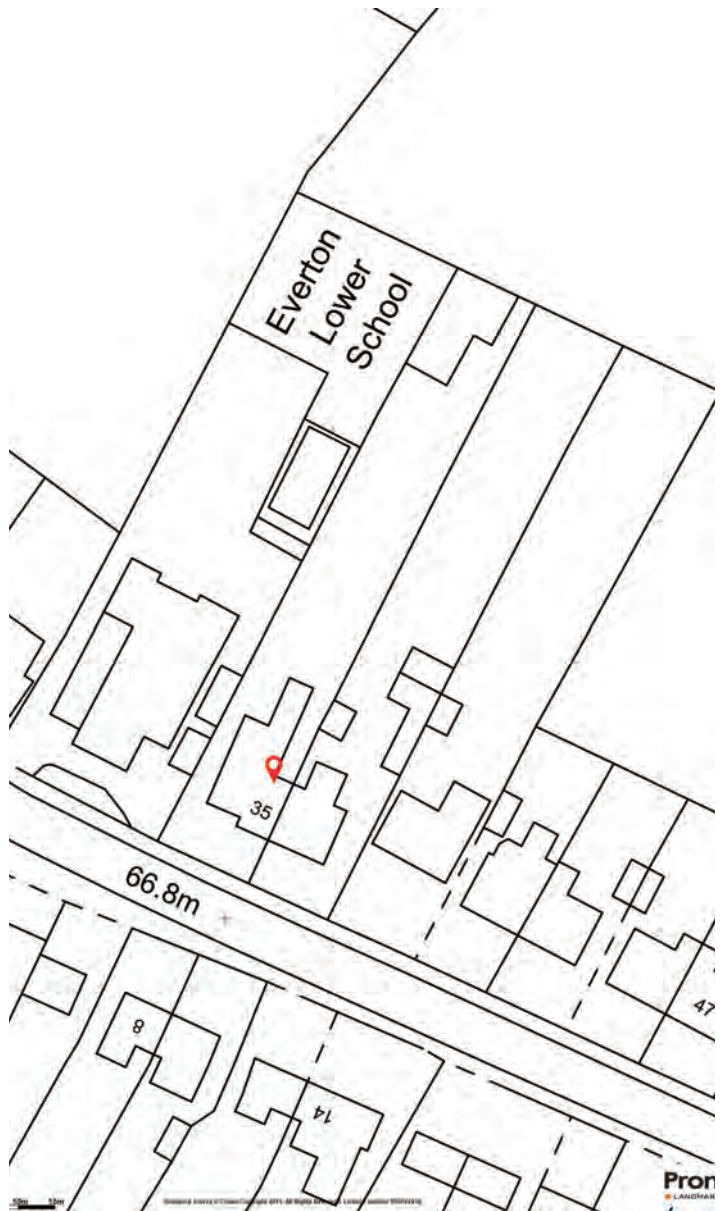


Transport

The A1 (M) lies approx. 3 miles to the east of Everton and provides fast road routes to London and Peterborough with links to the M1 and M25 in about 40 minutes and Luton Airport is approx. 45 minutes away. For the London commuter fast trains into London Kings Cross run from nearby Sandy or Biggleswade with journey times of about 45 minutes. Journeys into Cambridge are also quick and easy with both Trumpington and Madingley Road Park & Ride about a 30-minutes drive away.

Schools

The village has a well-regarded primary school, Everton Heath Primary School, which is Ofsted rated "Outstanding" and secondary education is available at Sandy Secondary School which is Ofsted rated "Good".



INFORMATION

- Semi Detached
- Five Bedrooms
- Three Reception Rooms
- Five Bathrooms
- Separate Two Bedroom Annexe
- Large Garden
- Off Street Parking
- Popular Village Location
- Good Local Schools
- Excellent Transport Links
- No Onward Chain

Village information

Everton is a small rural village about two miles north-east of Sandy. Local amenities include St Mary's Church which dates from the 12th century, a recreation ground with sports pitches and children's play area, a primary school and pub, The Thornton Arms, which also serves food. Nearby Sandy is a market town with a high street, a large supermarket on the edge of town and a sports and leisure centre. Biggleswade, a few miles to the south, has a bustling high street, weekly market, a Retail Park and a wide range of sports and leisure facilities.

Agents Information

Tenure: Freehold
 EPC: TBC
 Council Tax Band: C

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Potton Road, Everton, Sandy SG19 2LE
 Approximate Gross Internal Area = 250 m² / 2691 ft²
 Annexe = 68 m² / 732 ft²
 Total = 318 m² / 3423 ft²



Score	Energy rating	Current	Potential
92+	A		85 D
81-91	B		
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

This plan is for layout guidance only. Not drawn to scale unless stated. Windows, door openings and all measurements are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. Francis Ambler Photography © 2021



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FINE & COUNTRY

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