



Boxall Close, Potton - SG19 2RX

Guide Price £600,000



HARVEY
ROBINSON

- EXTENDED DETACHED FAMILY HOME WITH VERSATILE LIVING ACCOMMODATION
- CAL-DE-SAC LOCATION
- FOUR DOUBLE BEDROOMS
- SPACIOUS LOUNGE
- DEDICATED STUDY, IDEAL FOR HOME WORKING
- STUNNING REFITTED KITCHEN WITH MODERN FINISHES
- THREE BATHROOMS, INCLUDING TWO FAMILY BATHROOMS AND AN EN-SUITE
- DRESSING AREA TO THE PRINCIPAL BEDROOM
- LOW-MAINTENANCE ENCLOSED REAR GARDEN
- GARAGE AND DRIVEWAY FOR THREE VEHICLES

We are delighted to offer for sale this exceptional four-bedroom detached family home, occupying a desirable cul-de-sac position within the sought-after market town of Potton. Beautifully presented throughout, the property has been thoughtfully extended and enhanced to create a stylish and versatile home, perfectly suited to modern family living. The welcoming entrance hall leads to an immaculate and spacious lounge, featuring bespoke fitted bookcases and display storage units, and an elegant marble fireplace with an integral flame-effect electric fire. Undoubtedly the heart of the home is the stunning newly fitted kitchen and dining room, complete with a central island, a Quooker boiling water tap, and a comprehensive range of integrated Neff appliances including a gas hob, electric oven, microwave, dishwasher, and washing machine. A Sonos integrated sound system serves the ground floor, creating the perfect atmosphere for everyday living and entertaining. The property has been expertly extended to provide a superb snug, complete with bi-fold doors opening onto the rear garden and a wall-mounted Smart TV, seamlessly blending indoor and outdoor living. A convenient downstairs cloakroom completes the ground floor accommodation.





The first floor offers three generous double bedrooms, all benefitting from fitted wardrobes. Bedroom Two enjoys the convenience of an en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom. A dedicated study area on the landing provides an ideal space for those working from home or studying. Occupying the entire second floor is the impressive principal suite, offering a spacious double bedroom with bespoke Loline fitted bedroom furniture, a stylish dressing area, and a contemporary en-suite shower room illuminated by a velux window, creating a bright and luxurious retreat.

Externally, the property enjoys a beautifully landscaped, low-maintenance rear garden, providing an excellent space for outdoor dining and entertaining. The former garage has been converted into a gym, offering further flexible accommodation, while the driveway provides off-road parking for up to three vehicles.

Perfectly positioned for families, the property is approximately 50 metres from a bus stop, around 1 kilometre from the local school, and approximately 1.5 kilometres from Potton's historic market square, which offers a selection of independent shops, pubs, restaurants, a public library, and a pharmacy. A doctor's surgery is situated approximately 1.7 kilometres away, while keen golfers will appreciate the renowned John O'Gaunt Golf Club, offering two championship courses just 2 kilometres from the property.

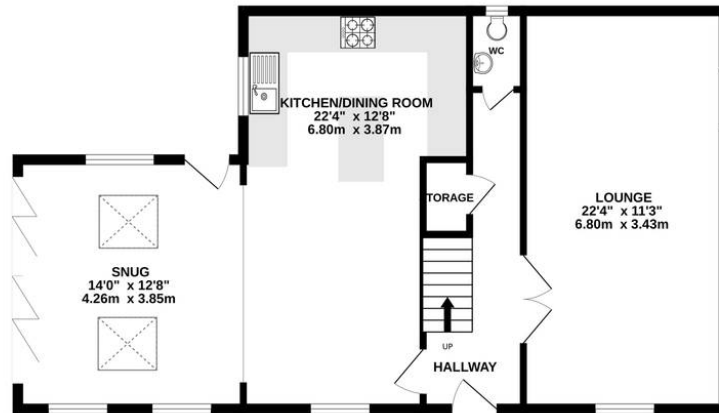
This outstanding home combines generous and flexible living accommodation with an exceptional specification, including bespoke fitted furniture, premium integrated appliances, whole-ground-floor Sonos audio, all within an enviable cul-de-sac location. Offering a true "move straight in" finish, it is an ideal choice for growing families seeking both style and practicality.

Council Tax band: F

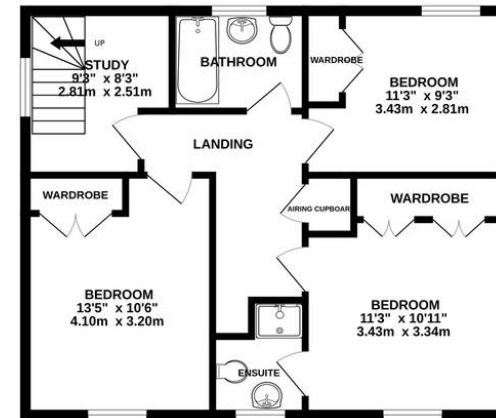
Tenure: Freehold



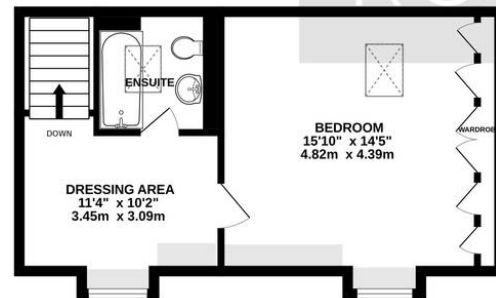
GROUND FLOOR
778 sq.ft. (72.3 sq.m.) approx.



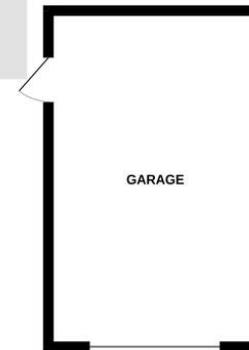
1ST FLOOR
611 sq.ft. (56.7 sq.m.) approx.



2ND FLOOR
395 sq.ft. (36.7 sq.m.) approx.



GARAGE
226 sq.ft. (21.0 sq.m.) approx.



TOTAL FLOOR AREA : 2010 sq.ft. (186.7 sq.m.) approx.

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FAQ'S

Property Tenure: Freehold

Property Built: 2000s

Council Tax Band: F

Primary School Catchment: Potton

Secondary School Catchment: Sandy Secondary or
Stratton Upper

Boiler Installed: 2015

Boiler Serviced: 18/07/2026

Kitchen renovated: 18/10/2015

Rear Garden Aspect: West

What3Words Location: ///yarn.forms.sapping

SERVICES

Heating: Gas Central Heating

Electricity: Mains

Water: Mains

Sewage: Mains

Broadband: ADSL copper wire

TRAVEL

Distance to A1: 3.2 miles

Sandy Railway Station: 2.6 miles

Cambridge: 18.9 miles

Bedford: 12.1 miles

London: 49.1 miles

