

## THE PADDOCKS

Sutton Mill Road, Potton, Central Bedfordshire SG19 2PS

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3 bedroom homes with private gardens and parking for Shared Ownership

AVAILABLE TO RESERVE OFF PLAN



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Stonewater, in partnership with Tilia Homes, presents **eight new homes for shared ownership** in the central Bedfordshire town of Potton. Four three-bedroom properties and four two-bedroom homes are available, each of which is fitted with an air source heat pump and PV panels which may help to reduce utility bills. The homes are also fitted with a combination of carpets and vinyl flooring. Provision has been made for allotments on the site as well as a strip of protected grassland (a rich habitat for wildlife) that runs the length of the development.

Nestled in the heart of rural Bedfordshire, Potton is located approximately 10 miles east of Bedford. The historic Georgian Market Square serves as the town's central hub, surrounded by excellent amenities including a variety of shops, supermarkets, a GP surgery, dentists, banks, and a range of restaurants. Potton Primary school, rated 'Good' by OFSTED, provides a nurturing environment for children from reception through to year six; The Bedford College Group is ideal for those looking for opportunities in higher education.

Potton is a friendly town with a strong artistic community. There are many theatre groups and choirs, sports clubs, community groups and social organisations for all ages. The town offers beautiful green spaces and for dog lovers Barky Park provides four acres of private land for furry friends to roam freely.

The town benefits from close transport links to the A1 and two mainline railway services providing direct trains to London St Pancras (in 45 - 50 minutes) and to stations in the North. These stations are located around four miles from the site in the neighbouring towns of Sandy and Biggleswade. Cambridge and Bedford are approximately half an hour drive from the town.

• Potton Market Square	0.3 miles	• Biggleswade Railway Station	4.1 miles
• Potton Primary School	0.7 miles	• Bedford	12 miles
• Barky Park	1.4 miles	• Royston	14.6 miles
• Sandy Railway Station	3.1 miles	• Cambridge	19.2 miles

# SITE PLAN



# PLOT 75

32 Greensand Close, Potton, Central Bedfordshire SG19 2GG



## 3 bedroom semi-detached house

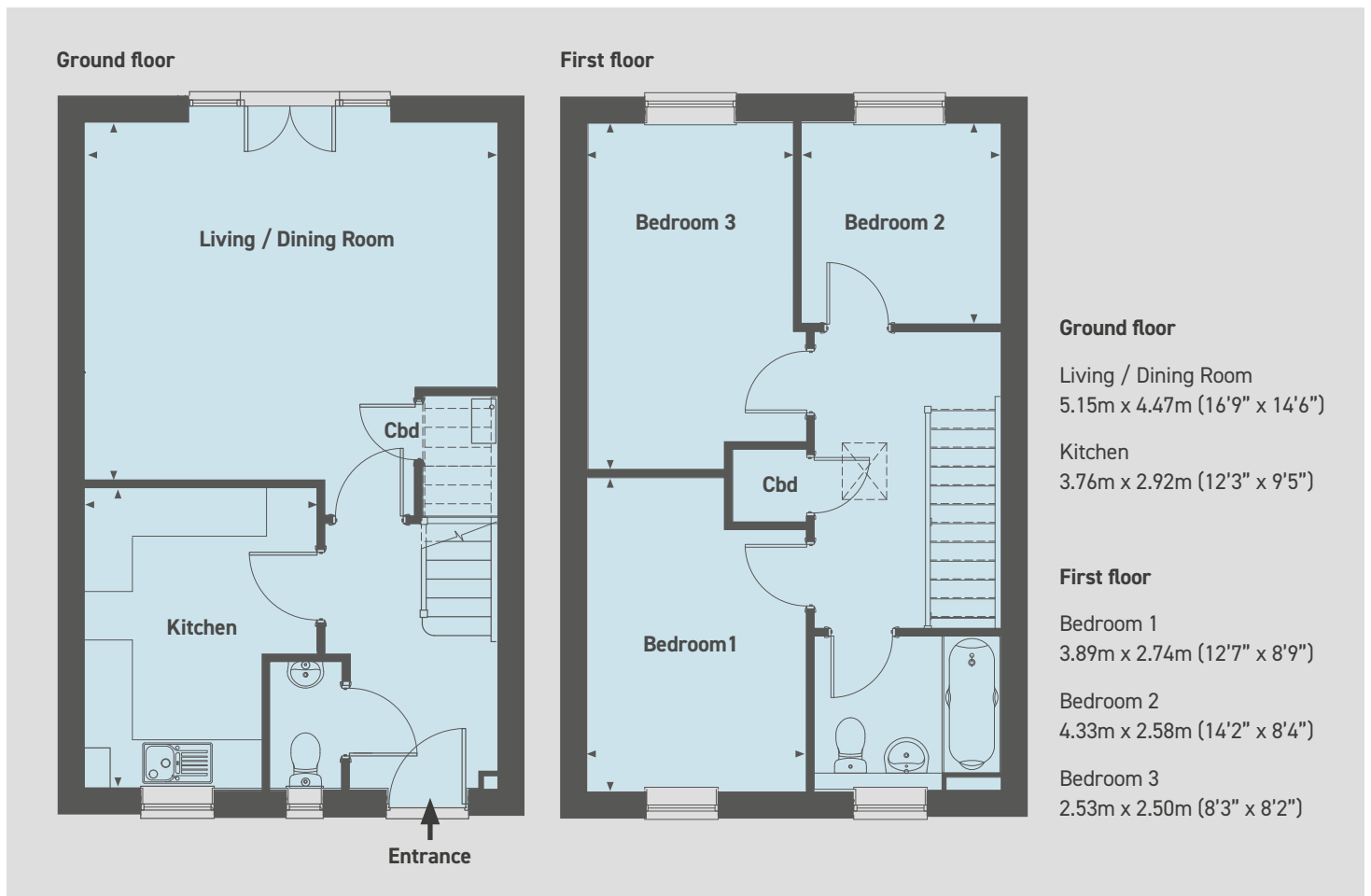
Two allocated off-road parking spaces  
Turfed garden

**£146,000 for a 40% share**

Open Market Value: **£365,000**

Monthly Rent: **£501.87**

Monthly Service Charge: **£56.26**



Please note that all sales particulars and images are for marketing and illustrative purposes only. Plans may contain elements which are not present upon the final completion of the property. All room dimensions are approximate and are for general guidance only. Illustrations are representative of the house type and not necessarily the specified plot as some details may vary.

# PLOT 76

34 Greensand Close, Potton, Central Bedfordshire SG19 2GG



## 3 bedroom semi-detached house

Two allocated off-road parking spaces  
Turfed garden

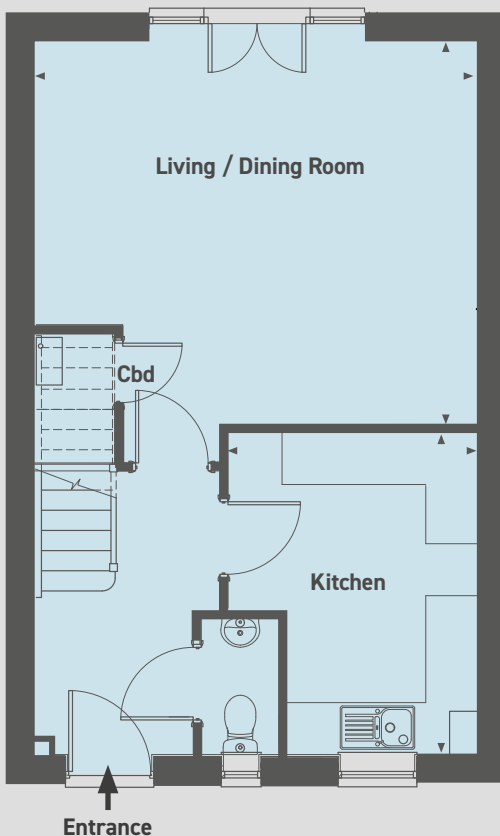
**£146,000 for a 40% share**

Open Market Value: **£365,000**

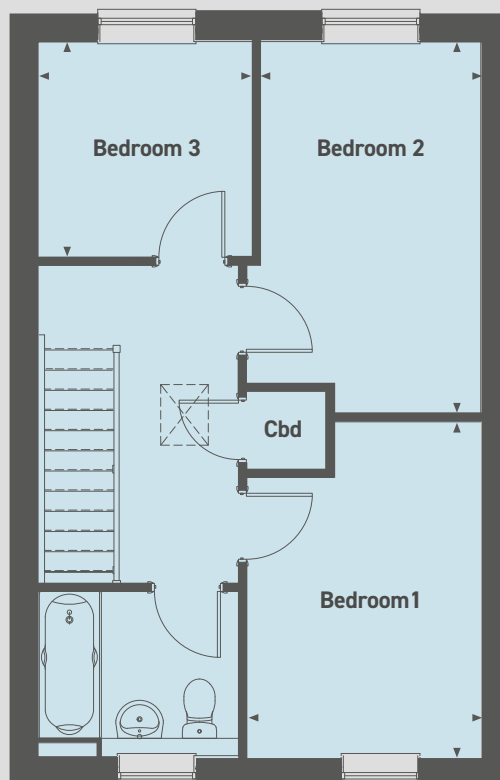
Monthly Rent: **£501.87**

Monthly Service Charge: **£56.26**

Ground floor



First floor



### Ground floor

Living / Dining Room  
5.15m x 4.47m (16'9" x 14'6")

Kitchen  
3.76m x 2.92m (12'3" x 9'5")

### First floor

Bedroom 1  
3.89m x 2.74m (12'7" x 8'9")

Bedroom 2  
4.33m x 2.58m (14'2" x 8'4")

Bedroom 3  
2.53m x 2.50m (8'3" x 8'2")

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# PLOT 78

38 Greensand Close, Potton, Central Bedfordshire SG19 2GG



## 3 bedroom semi-detached house

Two allocated off-road parking spaces  
Turfed garden

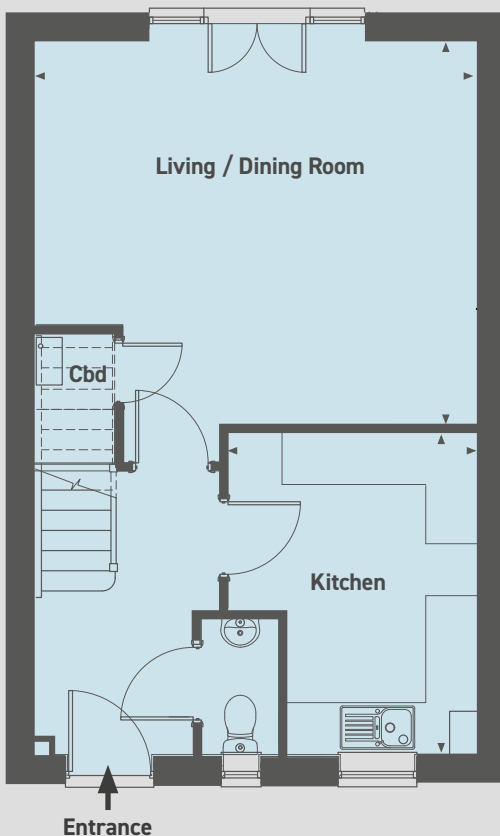
**£146,000 for a 40% share**

Open Market Value: **£365,000**

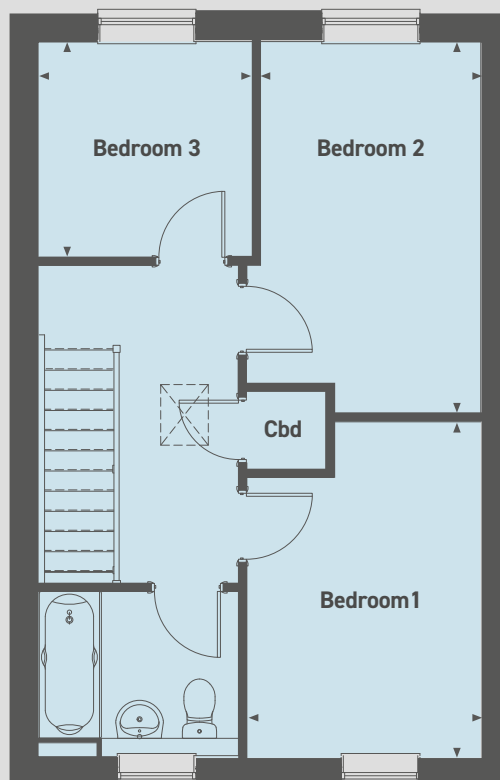
Monthly Rent: **£501.87**

Monthly Service Charge: **£48.46**

Ground floor



First floor



### Ground floor

Living / Dining Room  
5.15m x 4.47m (16'9" x 14'6")

Kitchen  
3.76m x 2.92m (12'3" x 9'5")

### First floor

Bedroom 1  
3.89m x 2.74m (12'7" x 8'9")

Bedroom 2  
4.33m x 2.58m (14'2" x 8'4")

Bedroom 3  
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Please note the most up-to-date availability can be found on our website [www.stonewaterhomes.co.uk](http://www.stonewaterhomes.co.uk).

Alternatively call the New Homes team to find out more on 02380 658 836

Further details are available upon request.

FIND OUT ABOUT SHARED OWNERSHIP

*Stonewater, as a responsible Landlord, takes the safety of all of our customers seriously. During the process of purchasing shares in your home, we want to make sure you have considered how you will evacuate the home in the event of a fire. Please make sure you have fully considered the suitability of the property for you and all household members and ensure you have considered how you will evacuate quickly and safely in the event of a fire. If you require any support from Stonewater, please let us know.*

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