



HARVEY ROBINSON

Offers In Excess Of  
£725,000  
West End  
Brampton, PE28 4SF

**PROPERTY SUMMARY**

"The Collection" by Harvey Robinson are delighted to market this substantial four-bedroom detached home which provides approximately 2,700 sq.ft of accommodation across three floors. The property is situated on the highly desirable West End in Brampton and is immaculately presented. This family home was constructed in 2008 as part of a small development of just two executive detached properties. The spacious accommodation comprises of an entrance hall, cloakroom, 22ft lounge, 24ft dining/family room which opens on to a beautifully fitted kitchen with a central island, with a door leading to the utility room. On the first floor there is a landing with doors leading off to three bedrooms; two of which have an en-suite, and a family bathroom. On the top floor you will find a master suite spanning the entire width of the house with air conditioning fitted, plenty of storage, and a further en-suite.

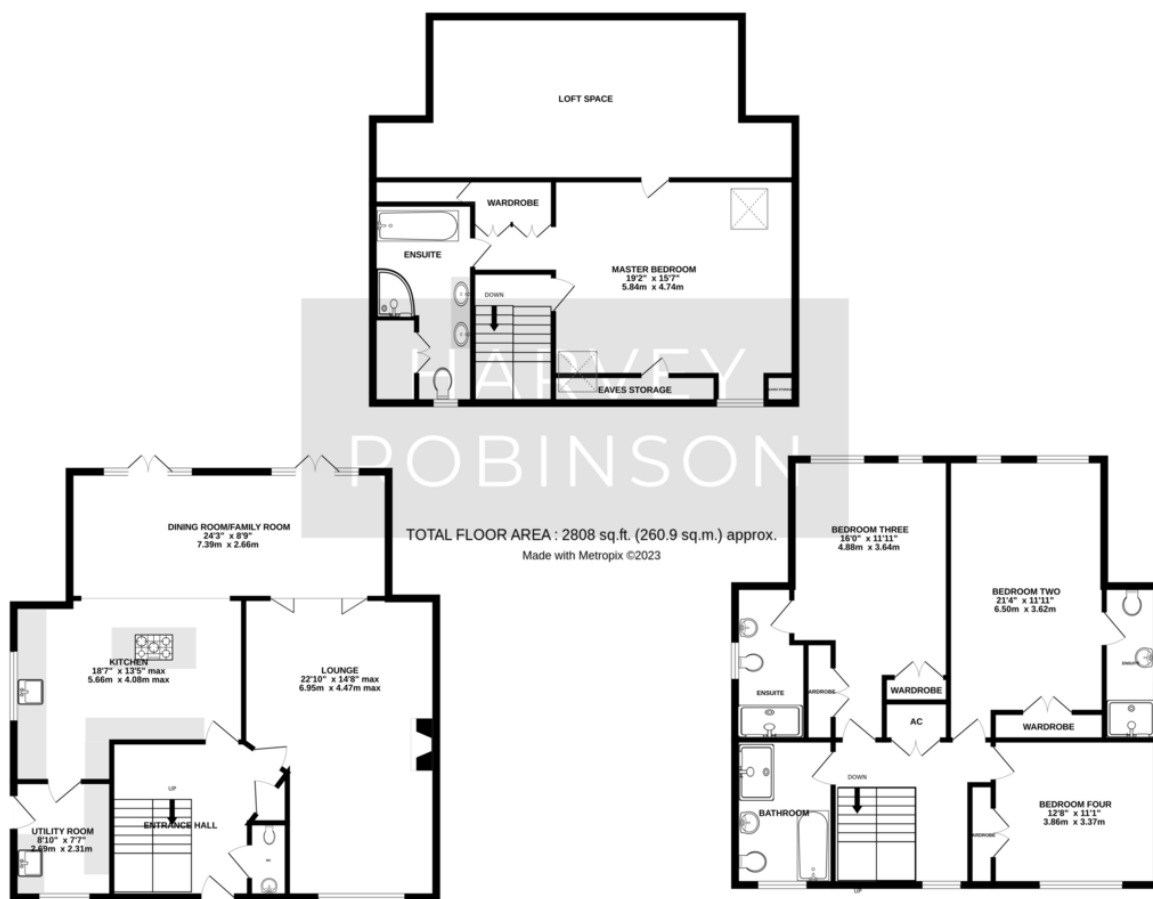
Located on the edges of Huntingdon, Brampton is a popular village that has a lot to offer people of all ages. Whether you work in and around London or Cambridge and want an escape from the bustle of city life or would prefer to live in a village that has all of the day-to-day amenities you will ever need, Brampton would be the perfect place to move to. There are some lovely scenic locations to explore in and around Brampton including Brampton Wood Nature Reserve which is the second largest nature reserve in Cambridgeshire covering 132 hectares and providing ample walking and cycle routes with lots of habitat for a variety of wildlife. Hinchinbrooke Country Park which covers 150 acres of open grasslands, mature woodland and lakes is located at the other end of the Village. It is a great place to visit for families, nature spotters, dog walkers and those who wish to enjoy the great outdoors. There is a mix of play areas, a cafe, hard-surfaced and muddy paths, secluded woodlands and wildflower meadows. Brampton has a well-regarded primary school and is within catchment for Hinchinbrooke Secondary School located in Huntingdon. The village has excellent local amenities which include a GP surgery, Vets, Dental Practice, two CO-OP stores, golf course, garden centre, two popular pubs both serving food, tea rooms and local shops including a post office, butchers and chemist. Brampton benefits from fantastic transport links via the A14 and A1 as well as being close to the Huntingdon Train Station which has a direct line straight to London Kings Cross & St Pancras, there are also regular Buses into Huntingdon with the bus stop being within a few minutes' walk of the property.



GROUND FLOOR  
960 sq.ft. (89.2 sq.m.) approx.

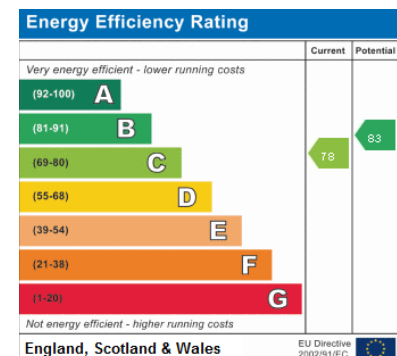
1ST FLOOR  
964 sq.ft. (89.6 sq.m.) approx.

2ND FLOOR  
884 sq.ft. (82.1 sq.m.) approx.



**FAQs**

Postcode for SatNav: PE28 4SF  
 What3Words location: ///rainwater.books.failis  
 Council tax band:  
 Vendors onward movements: Buying on - (forward chain complete)  
 Primary catchment: Brampton  
 Secondary catchment: Hinchinbrooke  
 Other useful information: Re-carpeted in Sept 2023, Electric car charging point fitted, air conditioning fitted in master bedroom  
 Garden aspect: South/West  
 Rear boundary responsibility: Left & rear (with back to the property)  
 Age of property: 2009  
 How long have the owners lived here: Since new  
 Water meter: Yes



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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

**HARVEY ROBINSON**

**OFFICE ADDRESS**

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