



HARVEY ROBINSON

Offers In Excess Of
£400,000

The Town
Great Staughton, PE19 5BB

PROPERTY SUMMARY

****Guide Price £425,000 to £450,000****

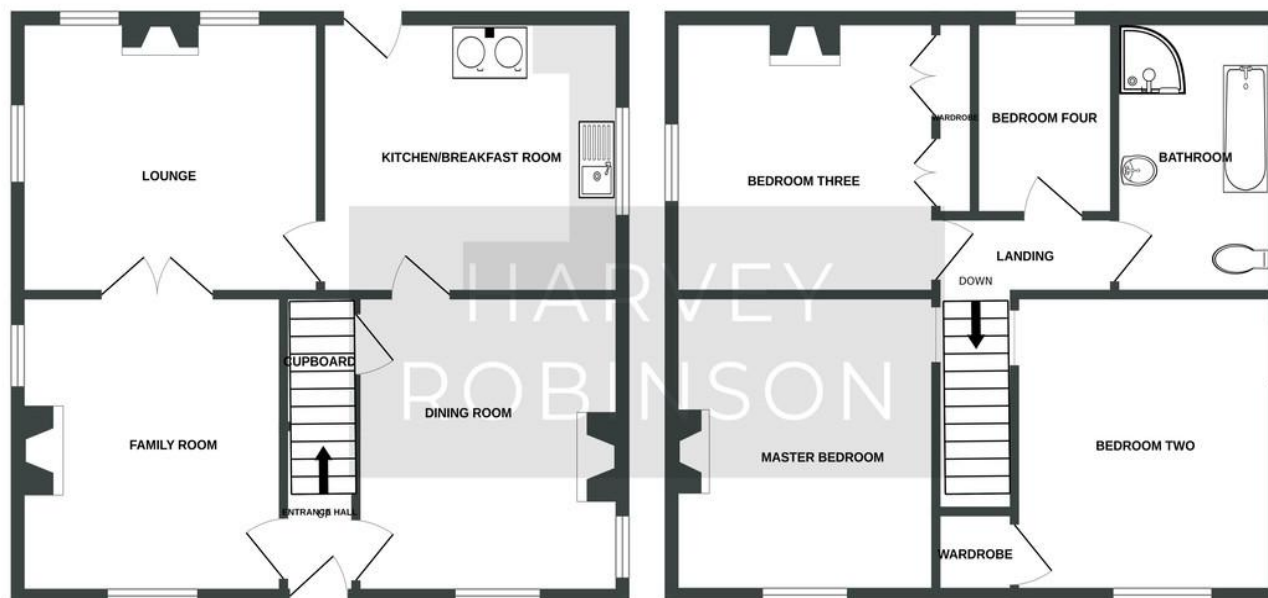
Harvey Robinson St Neots are delighted to present this charming four-bedroom detached Grade II Listed period home, dating back to circa 1850. Rich in character with original features throughout, the property offers versatile living with three reception rooms and a spacious kitchen/breakfast room. Nestled in a desirable non-estate setting, it also boasts a private courtyard, and an enclosed garden, ideal for family life and entertaining. Located in the heart of the sought-after village of Great Staughton, This charming cottage offers excellent local amenities including a village shop, pub, sought-after primary school, and GP surgery. Well-positioned for commuters, it provides easy access to the A1 and A428, with mainline rail links to London from nearby St Neots station in under an hour, making it perfect for both families and professionals alike.





GROUND FLOOR
592 sq.ft. (55.0 sq.m.) approx.

1ST FLOOR
597 sq.ft. (55.5 sq.m.) approx.



TOTAL FLOOR AREA : 1189 sq.ft. (110.5 sq.m.) approx.
Made with Metropix ©2025

FAQs

Tenure: Freehold
EPC: E (47/76)
Property Built: Circa 1850's - Grade II Listed
Onward Movements: No Chain (currently rented)
Rear Garden: South East Facing
Primary School: Great Staughton
Secondary School: Hinchingbrooke
Council Tax: Band E
Estimated Rental Potential: £1700pcm - £1850pcm
Current rent is £1750pcm
Tenancy will be on periodic from 7th July, 2025 and tenant has given notice to vacate on 8th August, 2025.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	47 E	
21-38	F		

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

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