



HARVEY ROBINSON

£500,000

Chequers Close

Fenstanton, PE28 9QY

- Detached Family Home
- Three Generous Double Bedrooms and A Single
- En Suite to Master Bedroom
- 28ft Lounge Diner

- Utility and Downstairs Cloakroom
- Swavesey Village College Catchment
- Integrated Double Garage
- Private Rear Garden



## PROPERTY SUMMARY

Harvey Robinson Estate Agents are delighted to present for sale this detached family home, in the ever-popular village of Fenstanton. Boasting four bedrooms - three generous doubles and a further single - as well as an en suite to the principal bedroom, and spacious accommodation throughout. The ground floor accommodation in brief comprises an entrance hallway, a modern galley-style kitchen with adjoining utility room and downstairs cloakroom, a 28ft lounge diner, and a bright conservatory. Upstairs there are four bedrooms, three of which are very generous double rooms and the fourth single room being perfect as an office. The principal bedroom benefits from an adjoining en suite, as well as ample integrated mirrored wardrobes with sliding doors. The second and third bedrooms also benefit from integrated storage. The spacious three-piece family bathroom is neutrally presented in white and grey. Outside, the garden is mainly laid to lawn with patio surrounding the house, and benefits from a good degree of privacy. To the front, there is ample parking for four vehicles, as well as further lawn setting the property back from the road. Viewings of this family home are essential to appreciate the accommodation on offer, and can be arranged by contacting the St Ives office.



## LOCATION AND AMENITIES

Located only 12 miles away from the city of Cambridge, Fenstanton is a quiet countryside parish in Huntingdonshire with a population of 3,000 to 4,000 people. St Ives sits 10 minutes away to the north, making it easy for local residents to commute to and from work, while providing the perfect escape away from the busier confines of nearby towns and cities.

The relatively small population of Fenstanton are served by a variety of amenities including a convenience store, café, hairdressers, butchers, chemist, post office and primary school, with The Duchess serving as the main pub in the village. The White Swan pub in Connington and The Three Tuns at Fen Drayton are also great alternatives and can be found just outside Fenstanton.

St Ives offers a little more nearby, with good quality Italian, Indian, Mediterranean and Chinese restaurants to choose from. It's also where you'll find the One Leisure Indoor Centre, that offers everything from swimming facilities to numerous keep-fit classes. There's a large Morrisons, Aldi and Waitrose in St Ives where you can do your weekly or monthly shopping and if you want to head into nearby Cambridge, Huntingdon Road/A1307 will take you there in only 25 minutes. There is also access to the guided bus which provides a regular direct service to central Cambridge and the Cambridge Science Park.

The opening of the new A1307 link road means that you can access Huntingdon train station in approximately 10 minutes and trains from Huntingdon arrive into Kings Cross or St Pancras within an hour.

Fen Drayton Lakes Nature Reserve is only a couple of miles away and attracts a delightful variety of wildlife throughout the year, including ducks, geese, otters and swans, and the wetlands run for 25 miles (40km) along the floodplains of the Great Ouse.





## FAQ'S

Tenure: Freehold

Post Code for SatNav: PE28 9QY

What3Words Location: ///ounce.highly.seemingly

Council Tax Band: E

EPC Rating: D

Property Built: 1986

Primary School Catchment: Fenstanton and Hilton Primary

Secondary School Catchment: Swavesey Village College

Seller's Onward Movements: No Onward Chain

Rear Garden Boundary: All

Rear Garden Aspect: North West

Conservation Area: No

Water Meter: Yes, situated to the front of the property

Loft: Partially boarded, with ladder, light, and socket



## GENERAL

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

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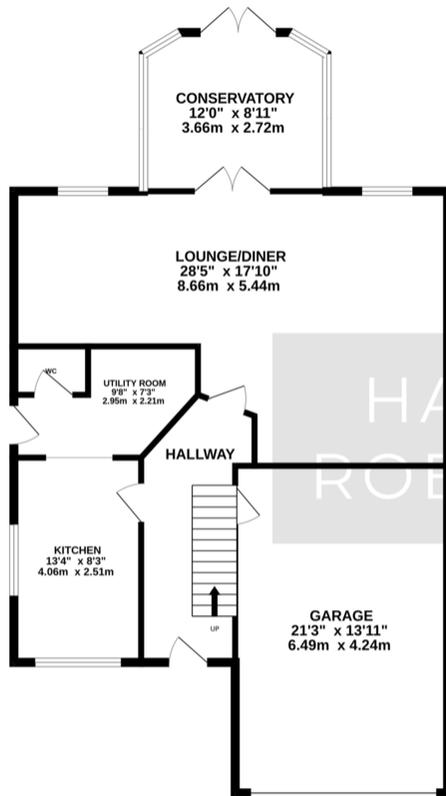
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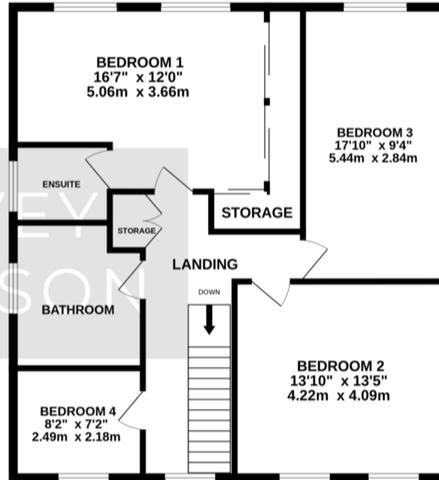




GROUND FLOOR  
1109 sq.ft. (103.0 sq.m.) approx.



1ST FLOOR  
870 sq.ft. (80.9 sq.m.) approx.



TOTAL FLOOR AREA : 1979 sq.ft. (183.9 sq.m.) approx.  
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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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

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