



HARVEY ROBINSON

£400,000  
Cambridge Road  
Fenstanton, PE28 9HS

- Spacious Detached Bungalow
- Four Double Bedrooms
- 19ft Lounge
- Separate Dining Room

- Oversized Double Garage and Workshop
- Impressive Plot
- Field Views to The Rear
- Potential to Extend and Improve (STPP)



## PROPERTY SUMMARY

Harvey Robinson Estate Agents are thrilled to offer For Sale this truly unique property that can be found on the edge of the popular village of Fenstanton. Offered for sale with no Forward Chain, this property offers potential to extend and improve throughout (STPP) and would make an excellent family home. The property was constructed by the current owners in the 1960's and has been extended a number of times to create this spacious family home. Arranged over a single level, this sprawling bungalow is deceptively spacious and is centred around a spacious entrance hall. To the right is the sleeping accommodation comprising four double bedrooms, each with built in storage, a spacious four piece family bathroom and a study. There is a loft space above this side of the property that could be converted into an additional storey (STPP) but is currently boarded and used as storage. To the left of the hallway, the living space can be found as well as a separate W/C. There is a galley style kitchen to the front that leads to a breakfast area, providing space for a table and chairs. There is a 19ft lounge to the rear of the property with sliding doors accessing the rear garden, as well as a dining room and a utility room. Accessed via a rear porch, there is also an additional cloakroom and a boiler room housing the oil boiler and a decommissioned wood chip boiler. The property sits centrally on a generous plot with gardens to be found to the front, side and rear. The front garden is mature and offers a good degree of privacy with a driveway and access to the oversized double garage and workshop. To the rear, the garden is mainly laid to lawn and enjoys excellent field views as well as further workshop / storage space and a large patio. This property offers huge potential to improve throughout and must be viewed.



### 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 you 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 9HS  
Property Constructed: 1960's  
What3Words Location: chuckling.reclaimed.milder  
Current Owners Lived In Property: Since Construction  
Seller's Onward Movements: No Forward Chain  
Council Tax Band: D  
EPC: To Follow  
School Catchment Areas: Fenstanton Primary and Swavesey Village College  
Water Meter: No  
Boiler: Oil  
Mains Drainage: No  
Mains Water: No  
Loft: Partially Boarded with Light and Ladder



## 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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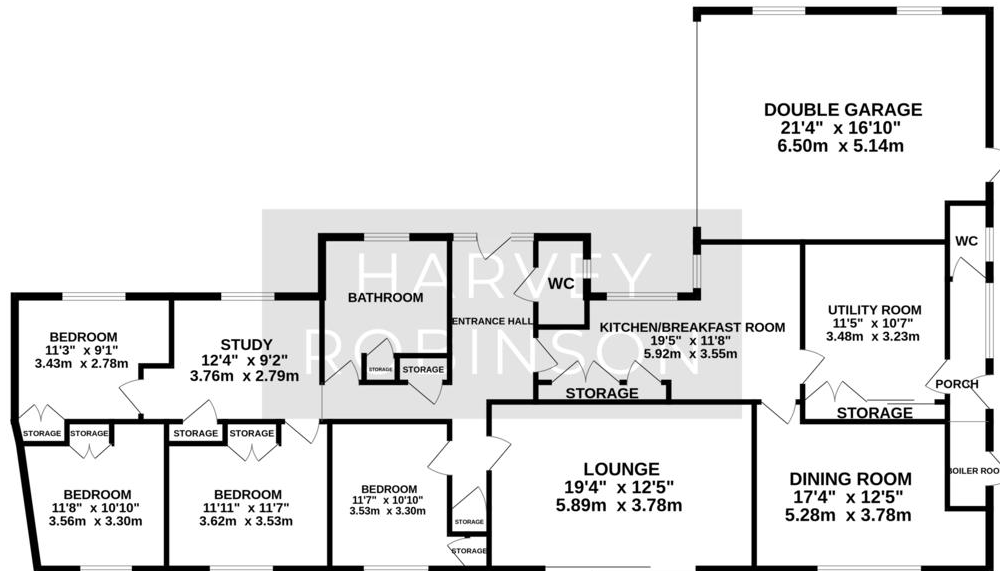
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British Property Awards 2024 – Gold Winner  
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GROUND FLOOR  
1931 sq.ft. (179.4 sq.m.) approx.



EPC to follow

TOTAL FLOOR AREA: 1931 sq.ft. (179.4 sq.m.) approx.  
Made with Metropix 62024

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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