



HARVEY ROBINSON

£725,000

The Rosary

Fen Drayton, CB24 4SQ

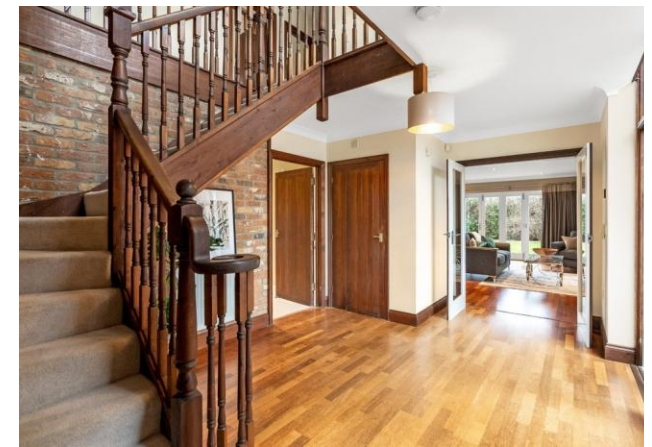
- Executive Barn Style Residence
- Four / Five Bedrooms
- Ensuite to Master Bedroom
- Immaculately Presented Throughout

- Stunning Field Views to the Rear
- Refitted Kitchen and Utility Space
- Private Rear Garden
- Potential to Extend and Improve



PROPERTY SUMMARY

'The Collection' by Harvey Robinson are delighted to offer for sale this 'barn style' home in the sought-after village of Fen Drayton. Situated in a quiet, secluded cul-de-sac of a handful of executive style homes, the property offers a superb mix of rural living with excellent transport links making it perfect for any young family. Arranged over three floors, the generous accommodation is versatile and offers immense potential for further improvement. Upon entering you are greeted with an impressive galleried landing space with floor to ceiling windows flooding this area with light. The lounge is centred around a large central open fire place and also benefits from bi-fold doors accessing the rear garden. The kitchen / diner spans the rear of the house enjoying excellent views over the rear garden. This space has been refitted by the current owners to an excellent standard and incorporates a number of appliances including a range oven, dishwasher, American style fridge freezer as well as granite worktops. A complimentary utility space and a downstairs cloakroom complete the ground floor accommodation. Additionally, a double garage offers the potential for conversion (STPP) to create further reception space should this be needed. The first floor consists of a master bedroom with en-suite bathroom and fitted wardrobes as well as a family bathroom and a further three double bedrooms, one of which is currently utilised as a study. The second floor offers yet further potential to improve the property and increase the accommodation. This expanse would make an impressive master suite with dressing room and en-suite enjoying unrivalled field views. To the front of the property, there is ample off-road parking whilst the rear garden is private and secluded as it backs on to open fields. The garden is mainly laid to lawn but has a large area of patio which is perfectly placed to enjoy the sunshine when dining outdoors.



LOCATION AND AMENITIES

Located only 12 miles away from the city of Cambridge, Fen Drayton is a quiet countryside parish in Huntingdonshire with a population of under 1000 people. St Ives sits 10 minutes away to the north and Huntingdon 12 minutes to the west, 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.

Within the village, there is an active pub, The Three Tuns serving food, as well as a tearoom 'Carriages' which is very popular with local residents. Fen Drayton Primary School is found within the village itself and for secondary age children, Fen Drayton benefits greatly from being within the catchment area for the well regarded Swavesey Village College. A privately run day nursery is found in the centre of the village. In nearby Fenstanton there is a local post office and another primary school, with The Duchess serving as the main pub in the village. The Swan pub and restaurant in Connington is another great alternative and can be found just outside Fen Drayton.

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 are numerous options for your weekly or monthly food shop, with Morrisons, Waitrose and Tesco within easy reach. and if you want to head into nearby Cambridge, Huntingdon Road/A14 will take you there in only 25 minutes or make use of the guided bus which stops in the village nature reserve.

Fen Drayton Lakes Nature Reserve 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. Numerous recreation activities such as cycling, walking, and birdwatching are available.

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





FAQ'S

Tenure: Freehold

Property Constructed: 2005

Post Code for SatNav: CB24 4SQ

Council tax band: F

Seller's onward movements: No Forward Chain

Primary School Catchment Area: Fen Drayton

Secondary School Catchment Area: Swavesey Village College

Garden Aspect: West

Rear Boundary Responsibility: Right & Rear

Age of Property: 2005

Current Owners Purchased the Property: Since New

EPC Rating: C

Agents Note: The sellers refitted the utility room in 2022 and have invested in composite external cladding for the exterior of the building.



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.

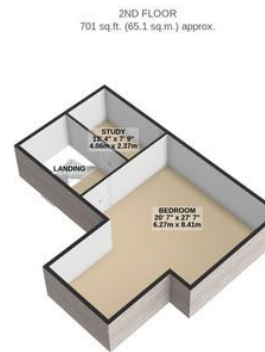
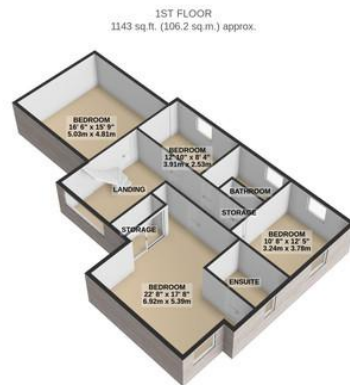
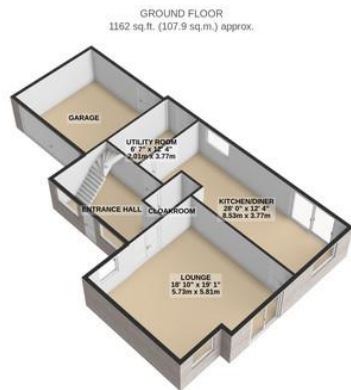
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TOTAL FLOOR AREA : 3006 sq.ft. (279.3 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metreplex © 2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		88
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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