



HARVEY ROBINSON

Offers in excess of

£525,000

Haycraft Close

Grafham, PE28 0GA

- Four Bedroom Detached Home
- Uninterrupted Field Views
- End of cul-de-sac Location
- En-suite to Principle Bedroom

- Three Reception Rooms
- Wraparound Garden
- Double Garage & Spacious Driveway
- Desirable Village Location



## PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Neots are delighted to offer for sale this spacious four bedroom detached home, ideally situated at the end of a cul-de-sac, surrounded by field views.

The ground floor offers versatile living accommodation including a dual aspect lounge measuring in excess of 20ft and featuring a wood burning stove, a kitchen with utility area, dining room, a further reception which would be perfect as a study or play room, and a cloakroom.

The first floor comprises of four bedrooms, with an en-suite to the principal bedroom, and a family bathroom.

Outside, the property further benefits from a double garage with a generous driveway, and a wraparound plot. The current owners have since purchased an additional area of land, extending the garden further.

This wonderful family home has a lot to offer, and an early viewing is advised. For more information or to arrange a viewing please contact our St Neots office on 01480 454040 opt 2.



## LOCATION

Situated on the edge of Grafham Water, the village of Grafham offers a peaceful and scenic lifestyle, whilst also benefitting from amenities including the community shop, village pub and a children's play park, which are ideally located just a short walk from the property.

The nearby Grafham Water reservoir is also within walking distance, and offers many amenities including cycle routes, fishing, sailing, and children's play areas.

The picturesque village of Grafham is nestled between the historic market towns of St Neots and Huntingdon, both offering further amenities. Both towns benefit from high speed train lines to Kings Cross, London in under an hour, making it the perfect location for commuters. Nearby road links also include the A14, A428, and the A1.





## GROUND FLOOR

ENTRANCE HALL

LOUNGE

KITCHEN

UTILITY AREA

DINING ROOM

STUDY

## FIRST FLOOR

PRINCIPLE BEDROOM

EN-SUITE

BEDROOM TWO

BEDROOM THREE

BEDROOM FOUR

FAMILY BATHROM

## OUTSIDE

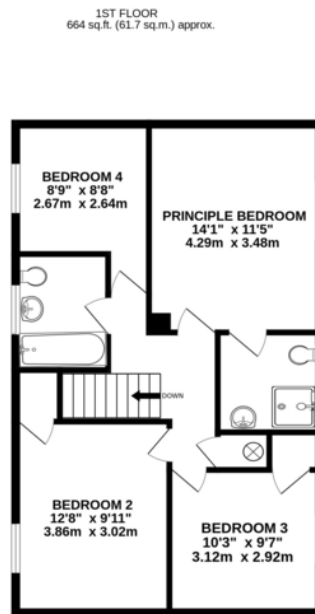
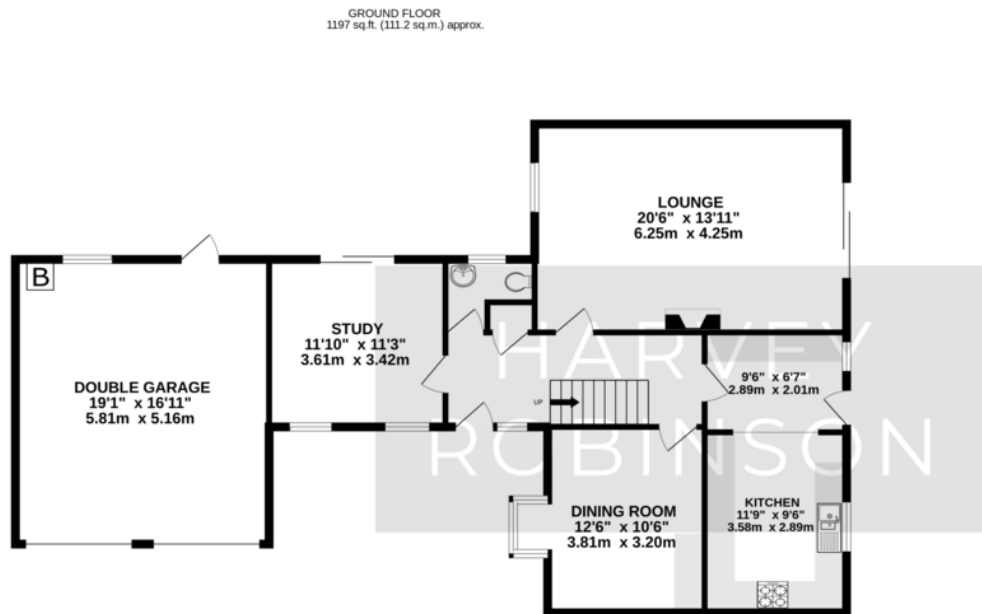
FIELD VIEWS

WRAPAROUND GARDEN, WITH AN EXTENDED PLOT

DOUBLE GARAGE & DRIVEWAY PARKING







TOTAL FLOOR AREA: 1861 sq.ft. (172.9 sq.m.) approx.  
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## FAQs

Tenure: Freehold

Built: 1997

Council Tax: Band F

Heating Type: Oil

Loft: Primarily Boarded, with Lighting

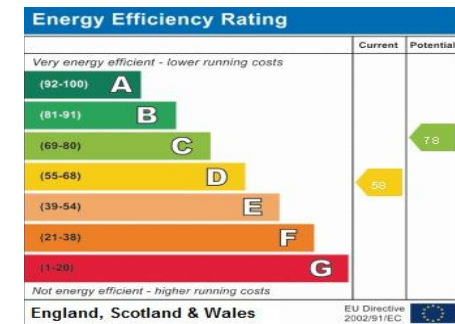
Vendor's Onward Movements: Downsizing Locally

Primary School Catchment: Spaldwick

Secondary School Catchment:

Hinchingbrooke. Kimbolton Independent

School is also located within 7 miles.



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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### CONTACT

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