

An aerial photograph of a residential estate. The houses are built in a traditional style with brick and stone walls and dark grey roofs. A red outline highlights a specific property in the center of the estate. The property has a large swimming pool in the back garden, a covered patio area, and a dock leading to a body of water. The surrounding area includes green lawns, trees, and other houses in the estate.

HARVEY ROBINSON

£800,000
The Waterhaven
Earith, PE28 3RH

- Five Bedroom Detached
- 0.2 acre plot with Swimming Pool
- Exclusive Courtyard Development
- Family Bathroom & 2 En-Suite Shower Rooms

- Self-Contained Annexe
- Riverside Property with Mooring
- Full Fibre Broadband
- Garage & Private Parking

5 

4 

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PROPERTY SUMMARY

The Collection by Harvey Robinson are delighted to bring to the market this stunning five-bedroom detached home. It is located in an exclusive courtyard development of just six homes with a plot of approximately 0.2 acres that leads to the river Great Ouse. The well-maintained gardens have an outdoor swimming pool, summer house, a 28ft river mooring, and the old kiln which is a nod to the history of this riverside development. The versatile accommodation is arranged over two floors, which provides two large reception rooms, a conservatory overlooking the gardens, a kitchen/breakfast room with a central island, a large utility room which was formerly one of the garages and a cloakroom to the ground floor. To the first floor there are five bedrooms, one of which is now a fully fitted dressing room and two have shower rooms. There is also a family bathroom. The versatility of the property continues outside with a self-contained annexe located in the garden which has an open-plan lounge/bedroom, a kitchenette, and a shower room, the annexe could also be the perfect work from home space away from the main residence.

Within the courtyard is a garage and private parking. The property is located in the heart of Earith which provides easy access to many local amenities. Whilst being centrally located in the village once you are in the garden admiring the views over the river, the marina and the fields beyond there is a real sense that this property is within its own secluded and peaceful spot. We highly recommend a viewing of this property to appreciate its unique positioning, appointments can be made by contacting our St Ives branch.



LOCATION & AMENITIES

Earith can be found just five miles from St Ives town centre and therefore offers quiet family living whilst being within proximity of a popular market town with a good range of shops and amenities. The village itself offers a post office shop, a barber, a takeaway and the Crown pub which is under refurbishment. There is also a primary school in the village with the nearest secondary school being in Ramsey or Swavesey. There are excellent countryside walks within the village making the location perfect for dog walkers, young families, or ramblers whilst the RSPB nature reserve also offers great countryside walks. Earith offers great access to the guided bus in St Ives or Longstanton which offers a direct route to Cambridge in just over half an hour and train stations can be found in both Ely and Huntingdon with the latter providing a fast and regular service into St Pancras in approximately one hour. By car, Cambridge can also be accessed in just over half an hour.





FAQ'S

Postcode for SatNav: PE28 3RH

What3words location: ///octagon.quack.export

Property built: 1999

How long has the owner lived here: Since new

Owners onward movements: No onward chain

Garden aspect: South

Agents note: Despite the proximity to the river, neither the property nor the gardens have ever flooded since being built.



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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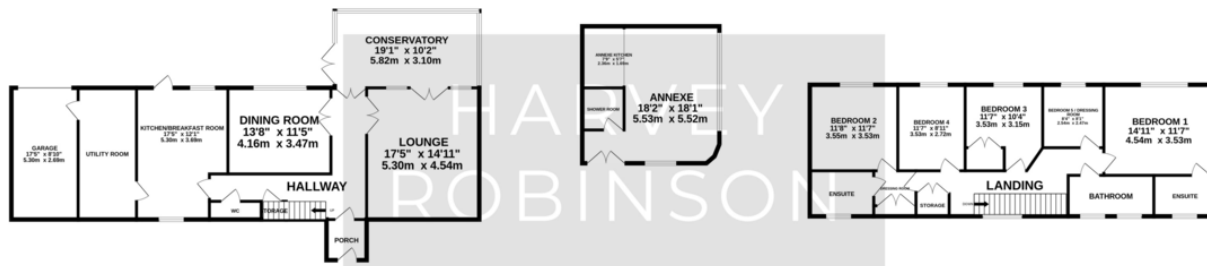
Rated Exceptional in Best Estate Agent Guide 2024
British Property Awards 2023 – Gold Winner
4.9 Star Google Review Rating





GROUND FLOOR
1628 sq.ft. (151.3 sq.m.) approx.

1ST FLOOR
937 sq.ft. (87.1 sq.m.) approx.



TOTAL FLOOR AREA : 2566 sq.ft. (238.3 sq.m.) approx.
Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	68	
(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

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