

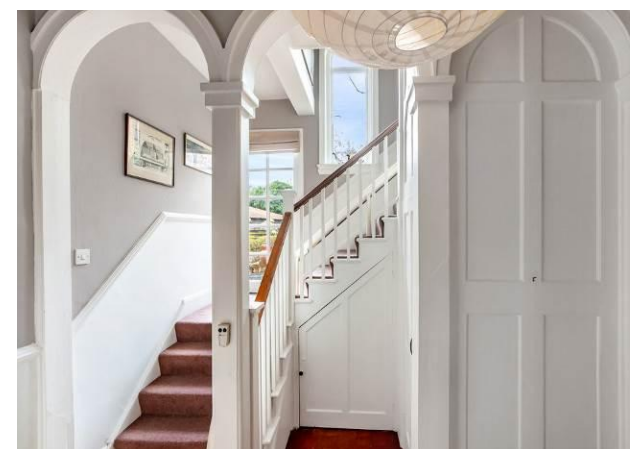
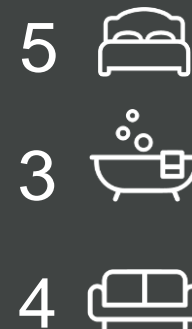
A two-story white house with a dark roof and two chimneys. The house has a central entrance with a green door and a small arched window above it. There are several windows with dark frames. To the left of the house is a brick wall and a black metal gate. A gravel driveway leads to the house. In the foreground, there is a green lawn with some yellow daffodils. The sky is blue with some clouds.

HARVEY ROBINSON

Offers In Region Of
£1,250,000
The Avenue
Godmanchester, PE29 2AF

- Five Bedroom Executive Detached
- Grade II Listed
- Four Reception Rooms
- Two Ensuite Bathrooms

- Over 1 Acre of Stunning Mature Gardens
- Private Mooring on The Great River Ouse
- No Onward Chain
- Garage & Pavilion



PROPERTY SUMMARY

The Collection by Harvey Robinson are proud to bring to market this exquisite Grade II Listed Detached Home. Boasting over 3700 sq ft of accommodation, this five-bedroom home is a stunning example of Edwardian architecture, carefully crafted to preserve its historic charm. Situated in the highly sought-after location of 'The Avenue' in Godmanchester, this property is a must see to truly appreciate.

Spanning in excess of 1 acre of lush greenery, overlooking the largest water meadow in the UK, Portholme Meadow, with access to your own private mooring and large boat landing this property is an incredibly rare opportunity.



INTRODUCTION

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The property itself offers great space and accommodation throughout including a welcoming grand entrance hall, four expansive reception rooms; all with their own character features, a fitted kitchen with access to a convenient pantry store, seduced utility room and two personal cloakrooms offering practicality and comfort for residents and guests. Two staircases lead up to the first floor accommodation offering four generous double bedrooms, two of these offer their own personal ensuite bathrooms and a further family shower room. Ascend a further staircase and you are greeted by a versatile 26ft loft room / fifth bedroom creating additional space and privacy within the residence.

LOCATION

Located on the edges of Huntingdon, Godmanchester is a quiet suburban town that has a lot to offer people of all ages. Whether you work in and around London or Cambridge and want an escape from the bustle of city life or would prefer to raise a family surrounded by the beautiful English countryside, Godmanchester could be the perfect match for you.

Huntingdon mainline station with direct, fast access to London is located within cycling & walking distance of Godmanchester, as are main road links such as the A1 and A14 providing access to Cambridge.

The town has a long and rich history dating back to the Roman era and it is believed to have been occupied continuously for well over 2,000 years. The River Great Ouse runs through its centre and to the rear of the property which is characterised by the impressive Chinese bridge landmark that was originally built in 1827.

The bridge gives access to Portholme Meadow, which is a 106-hectare (260-acre) biological Site of Special Scientific Interest and a Special Area of Conservation. This is an alluvial flood meadow, and one of the largest areas of grassland being uncommonly flat, the watercourses have some unusual invertebrates, including the nationally restricted dragonfly *Libellula fulva*.

Additionally, there are some lovely scenic locations to explore in and around Godmanchester. At the end of Cow Lane, you'll find Godmanchester Nature Reserve that covers 59 hectares and sits just to the south of the River Great Ouse. It features four lakes and plenty of grassland with lots of habitat for a variety of wildlife. Godmanchester Riverside





is another beautiful spot that has play parks for children and a ferry that travels to and from Brampton Mill, and you can visit the largest wild meadow in England at Portholme which can be seen directly from the stunning gardens of The Avenue.

Godmanchester offers an abundance of social events for families of all ages. Whether you are looking at joining in on annual events such as Godmanchester Gala Day, Picnic in the Park, Easter Egg Hunts & Scarecrow Competitions, there is something for everyone. The schools in Godmanchester are well-regarded and you'll find the primary school situated in the town within a few minutes walk, with Hinchingsbrooke Secondary School located in Huntingdon. There's a dentist, doctors and a chemist all nearby too.

Pop along to The Exhibition pub and restaurant in town which has a wonderful outdoor garden that is perfect for the summer and an open fire indoors for late autumn and winter. Other pubs of note include The Royal Oak which offers a riverside setting and The White Hart which features a 15th century bar, an outdoor garden area and serves up traditional pub food. Other options for eating out in Godmanchester include the local Chinese or Indian restaurants.

NATIONAL HERITAGE LISTING

Listing specification:-

Early C19 Greek Revival villa. 2 storeys, gault brick, with front covered stucco; full length pilasters at either end of front supporting a pseudo-entablature with parapet above symmetrically designed front of 5 windows. Central doorway is flanked by Doric columns supporting entablature with fanlight above all set within round-headed recess. 6-panel door, C19 sash windows. Modern pantile roof with brick end stacks. 3 storey rear wing with hipped pantile roof.

Listing NGR: TL2437670965

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. As common feature with this style of property the walls in the rooms are not square, therefore all measurements are approximate, and photographs provided are for guidance only. We will be happy to remeasure rooms with you upon request.

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British Property Awards 2023 – Gold Winner
5.0 Star Google Review Rating





FAQs

Tenure: Freehold

Age of Property: Early 1900's (Edwardian)

Council Tax Band: G

Primary School Catchment: Godmanchester

Community Academy

Secondary School Catchment: Hinchingsbrooke

Vendors Onward Chain: No chain

Flood Defences: Extensive flood defence walls installed by the Environmental Agency.

Character Features: Original shutters with sash windows, open fire places, high ceilings.



EPC N/A

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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