



HARVEY ROBINSON

Guide Price

£380,000-£400,000

Chequer Street

Fenstanton, PE28 9JQ

- Detached Family Home
- Two Reception Rooms
- Three Bedrooms
- 14ft Dual Aspect Kitchen Dining Room

- En-suite to Bedroom One
- Non Estate Location
- South Facing Rear Garden
- Swavesey Village College Catchment

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PROPERTY SUMMARY

Harvey Robinson Estate Agents are delighted to offer For Sale this immaculately presented Detached Property in the sought after village of Fenstanton. Being one of only two individual builds situating a prestigious non estate location in the village, this property would make a wonderful family home. The downstairs accommodation consists of a spacious entrance hallway, 14ft dual aspect kitchen dining room, a light and airy lounge providing access to the garden and floor-ceiling window, versatile second reception room currently utilised as an office, and cloakroom. Upstairs, the property benefits from a dual aspect 14ft main bedroom benefiting from a modern en-suite bathroom, two further well sized bedrooms and a modern family bathroom. Outside, there is a well stocked south facing garden, with a paved patio area and the owners have created a brick built wall to finish this space. There is a shared driveway to the rear of the property, offering off road parking for one vehicle and further shed and bin storage. Further parking can be utilised on the street to the front of the property and the property overlooks Wooden Park, and fields beyond this. Wooden shutters have been to the front windows of the property, offering further privacy. Viewing of this property comes highly recommended and can be arranged via our St Ives Office.



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

Tenure: Freehold

Post Code for SatNav: PE28 9JQ

What3Words Location: forget.belts.sized

Council Tax Band: D

EPC Rating: C

Property Built: 2010

Primary School Catchment: Fenstanton and Hilton Primary

Secondary School Catchment: Swavesey Village College

Seller's Onward Movements: Upsizing in Local Area

Boiler Installed: 2010, with service history

Garden Boundary: Rear Left & Right, and the fence to the front of the property. The vendor advises they are also responsible for the fence to the rear of the shared driveway

Rear Garden Aspect: South

Conservation Area: Yes

Water Meter: Yes, situated to the front of the property

Loft: Part Boarded, with light



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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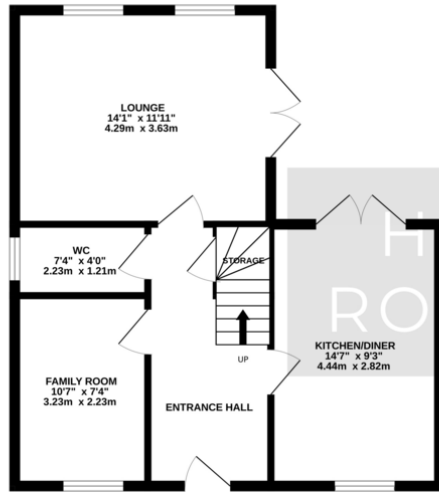
British Property Awards 2024 – Gold Winner

4.9 Star Google Review Rating

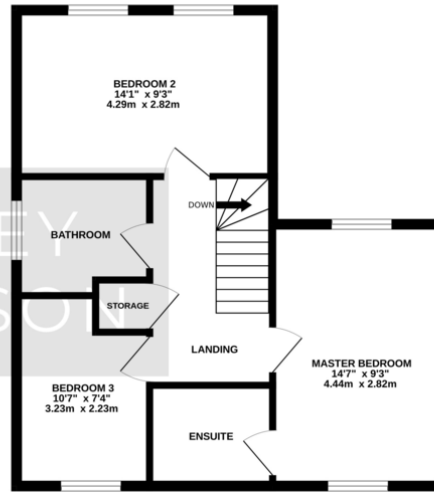




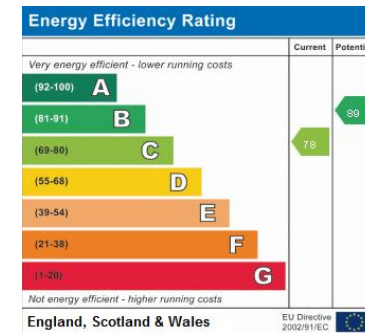
GROUND FLOOR
507 sq.ft. (47.1 sq.m.) approx.



1ST FLOOR
507 sq.ft. (47.1 sq.m.) approx.



TOTAL FLOOR AREA: 1014 sq.ft. (94.2 sq.m.) approx.
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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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