



HARVEY ROBINSON

Offers In Excess Of  
£425,000

London Lane  
Great Paxton, PE19 6RH



## PROPERTY SUMMARY

\*\*\*NEW THATCH MARCH 2025\*\*\* Harvey Robinson estate agents in St Neots are delighted to be marketing this beautiful grade II listed cottage located down a quiet lane within the popular village of Great Paxton. The property occupies a large plot extending to over a third of an acre and provides stunning views over the neighbouring countryside. The size of the plot lends itself to development potential (subject to planning permission). The accommodation comprises of a dining room, kitchen/breakfast room, lounge, family bathroom, a downstairs bedroom/study and two further bedrooms.

The home office in the garden measures 18ft and is fully insulated, is networked for multiple computers, and has a separate broadband supply to the main dwelling. The current owner also had planning permission granted for a single bedroom annexe to be built adjacent to the home office details can be found under planning reference 23/00190/HHFUL. Outside the property benefits from two driveways providing off-road parking for four cars.









## FAQs

Postcode for SatNav: PE19 6RH

What3Words Location:

///ribcage.fidgeted.perky

Thatch Age: 2025

EPC: Exempt

Listing: Grade II

Conservation area: Yes

Property built: 1703

Council tax: C

How long has the owner lived here: Since 2008

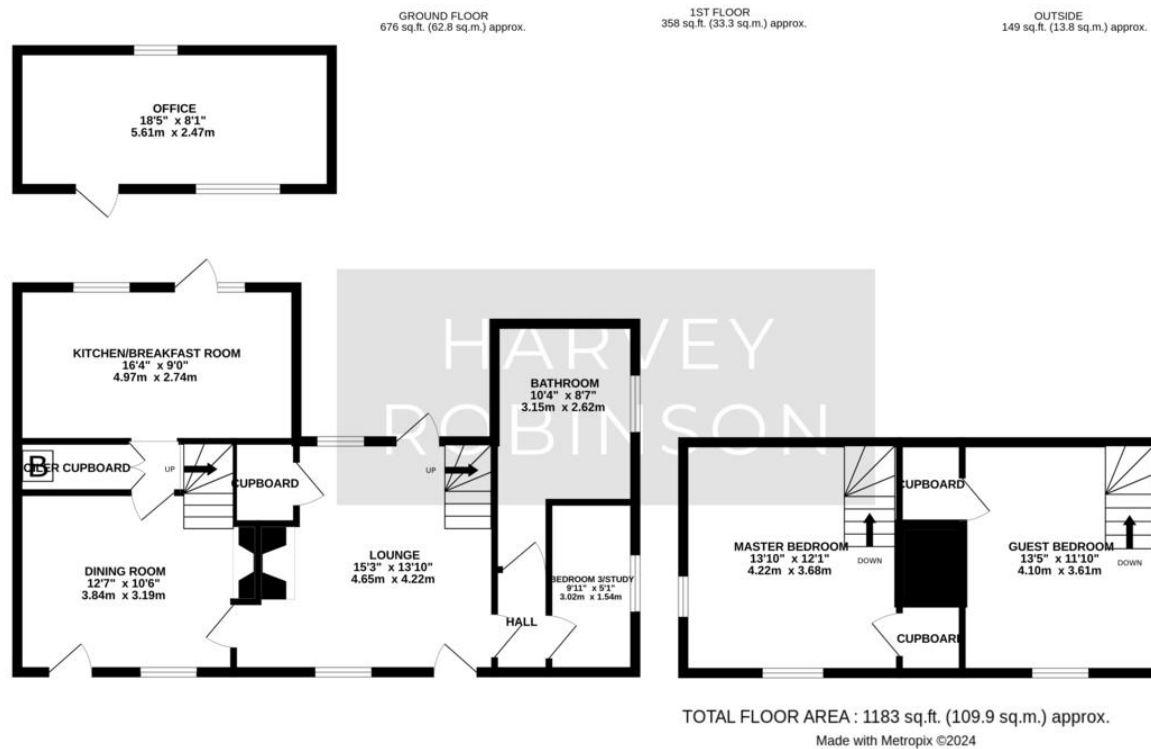
Reason for move: Downsizing

Primary catchment: Great Paxton

Secondary Catchment: Longsands

Water meter: Yes

Boiler installed: 2021



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

22 Market Square, St Neots,  
Cambridgeshire, PE19 2AF

### CONTACT

01480 454040  
stneots@harveyrobinson.co.uk  
www.harveyrobinson.co.uk