

HARVEY  
ROBINSON

*The Collection*

Offers In Excess Of  
£800,000

Bluntisham Road  
Colne, PE28 3LY



- Situated on a Generous Plot
- Four Bedroom Executive Detached Home
- Two Bedrooms With En Suite
- Five Reception Rooms

- Approx. 30ft Kitchen Diner
- 3000sqft Total Floor Area
- Private South Facing Garden
- Detached Double Garage With Playroom



## PROPERTY SUMMARY

The Collection by Harvey Robinson are thrilled to present for sale this impressive, four-bedroom detached family home, located in the heart of the ever-popular village of Colne in Cambridgeshire. Individually designed and constructed in 1984 by a local builder and having just two owners since new, Woodstock offers over 3000sqft of spacious living and sleeping accommodation spread over two floors, perfect for a long-term home for a growing family.

Stepping inside the property, you are greeted by the entrance hall, which leads to an impressive 25ftx13ft (approx.) dual-aspect lounge complete with a living flame gas fire, a bay window to the front, and double patio doors out to the garden. From the entrance hall, you can also access the 13ftx14ft (approx.) family dining room, which leads into a stunning 30ft long kitchen breakfast room fitted with neutral grey wall and floor units, and a cohesive wood countertop to match the flooring.





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Upstairs, Woodstock boasts a generous four double bedrooms, two of which have adjoining en suites. From the bright and airy galleried landing you can access the principal bedroom, which includes integrated wardrobes and overhead storage, as well as a four-piece en suite bathroom. The second bedroom also benefits from an en suite, this time a three-piece suite with walk-in shower, as well as eaves storage and a built-in wardrobe. Bedrooms three and four are also generous double rooms both with built-in wardrobes. Completing the first floor, there is also a spacious three-piece family bathroom.

Outside, the property sits on approximately one third of an acre, with ample off-road parking to the front as well as a lawned section setting the property back from the road. A detached double garage also sits on the plot, with ample storage space or space for two vehicles, as well as power and lighting. Upstairs there is further storage room which is currently set up as a playroom but would be perfect as a home office space.

To the rear there is a south-east facing garden with a great degree of privacy, perfect for making the most of the extensive solar panels that are in situ on the roof and would be inherited by the new owner, as well as a patio area with space for a garden furniture set. To truly appreciate the vast amount of accommodation on offer, contact the St Ives office to arrange a viewing.









## LOCATION AND AMENITIES

Colne is a popular village located approximately 5 miles outside of St Ives and roughly 10 miles from Huntingdon's mainline train station which gets you in to London Kings Cross within the hour. In the other direction, Cambridge can easily be accessed via A14 or the guided busway from nearby St Ives. Steeped in history, Colne is notable for the number of character properties that it has to offer as well as the remnants of a medieval moat, pond and pottery that have been recovered in archaeological digs of the area. The village also offers a local pub and village hall as well as an active church which was constructed in 1900 but retains many features from a much earlier church that was constructed on the site between the 13th and 15th century. Within approximately a mile, there are other amenities such as a convenience store, petrol station, hairdresser and for those that love the outdoors the RSPB Ouse Fen Nature Reserve is just a couple of miles from the property. Excellent walks can be accessed throughout the village and can often be found frequented by dog walkers and ramblers. The property is within St Helen's Primary School catchment area and admission to either St Ivo or Swavesey Village College is possible from Colne. The nearest town is St Ives in which you will find plenty of shops including Waitrose, Morrisons and Aldi along with some great independent stores and cafes, as well as the river Great Ouse. The pubs are also highly rated by residents, and you'll find plenty of great restaurants in the area. The property is perfectly situated for a young family offering an excellent mix of amenities and rural village living.

## FAQ'S

Tenure: Freehold

Post Code for SatNav: PE28 3LY

What3Words Location: proper.formless.perfected

Property Built: 1984

Council Tax Band: G

EPC Rating: C

Conservation Area: No

Heating Type: Gas Central Heating

Utilities: Mains Water and Private Well, Mains Electricity and Solar Panels, Mains Sewage

Property Owned Since: 1994

Seller's Onward Movements: No Chain

Rear Garden Boundary: All Boundaries

Rear Garden Aspect: South East

Garage: Detached, next to property

Primary School Catchment: St Helens Primary School

Secondary School Catchment: St Ivo Secondary School, Swavesey Village College

Water Meter: Yes, in front garden

Boiler Installed: 2009, with certificates

Boiler Service: 2025, with record.

Loft: Part-boarded with light and ladder

Rear extension added 2006, with certificates.

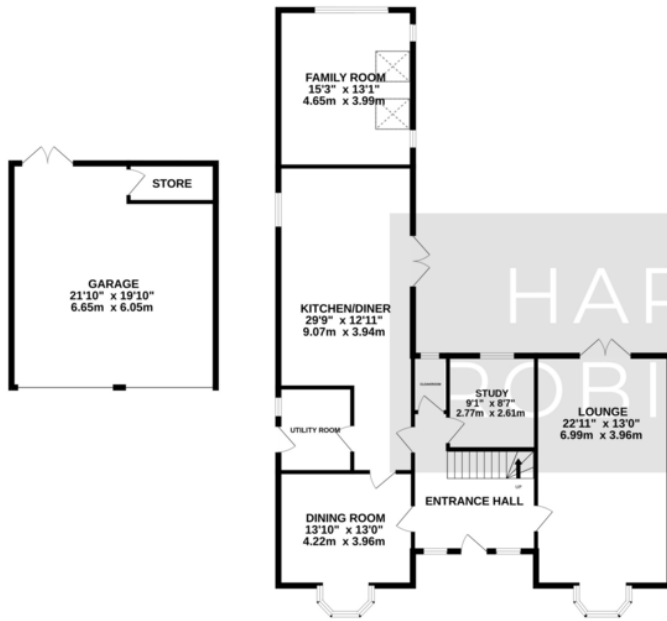








GROUND FLOOR  
1711 sq.ft. (159.0 sq.m.) approx.



1ST FLOOR  
1309 sq.ft. (121.6 sq.m.) approx.



TOTAL FLOOR AREA: 3020 sq.ft. (280.5 sq.m.) approx.  
Made with Metropix ©2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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## OFFICE ADDRESS

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## CONTACT

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