





HARVEY ROBINSON

Offers In Excess Of
£800,000
1 Ream Close
Godmanchester, PE29 2PL

- Five Bedroom Executive Detached Home
- Lounge, Family Room & Home Office
- Spacious Kitchen/Diner/Family Room
- Utility Room & Cloakroom

- Two Ensuite's
- Double Garage & Off Road Parking
- Rear & Side Gardens
- Immaculate Condition Throughout

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'The Collection' by Harvey Robinson is thrilled to present this exceptional five-bedroom executive detached home in the highly coveted Ream Close, Godmanchester. Boasting over 2,600 sq. ft. of beautifully designed living space, this stunning property offers a perfect blend of luxury, comfort, and versatility—a true must-see to fully appreciate.



INTRODUCTION

Stepping inside, you are greeted by a welcoming entrance hall, setting the tone for the elegance within. The ground floor features a convenient cloakroom, a versatile home office, and a separate family/play room. The spacious 16ft lounge offers a warm and inviting atmosphere, complete with a cosy wood burner and French doors leading to the beautifully landscaped garden. At the heart of the home, the open-plan kitchen/diner/family room is a true showstopper-fully fitted with high-end appliances, designed for both everyday living and impressive entertaining. A separate utility room provides additional convenience.

Upstairs, five generously sized double bedrooms provide ample space for the whole family. The master suite boasts a dressing area and a private ensuite bathroom, while the second bedroom also benefits from its own ensuite. The remaining bedrooms are served by a stylish family bathroom, ensuring comfort and functionality.

Externally, the home features a beautifully enclosed front and side garden, a double garage, and off-road parking, offering both privacy and practicality.

This remarkable property is a rare opportunity in one of Godmanchester's most desirable locations. Contact Harvey Robinson Estate Agents today to arrange your viewing!

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 access to London is located within cycling distance of Godmanchester as are main road links such as the A1 and A14.

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 which is characterised by the impressive Chinese bridge landmark that was originally built in 1827.

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.

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 three primary schools situated in the town, with Hinchbrook 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

AGENT NOTE

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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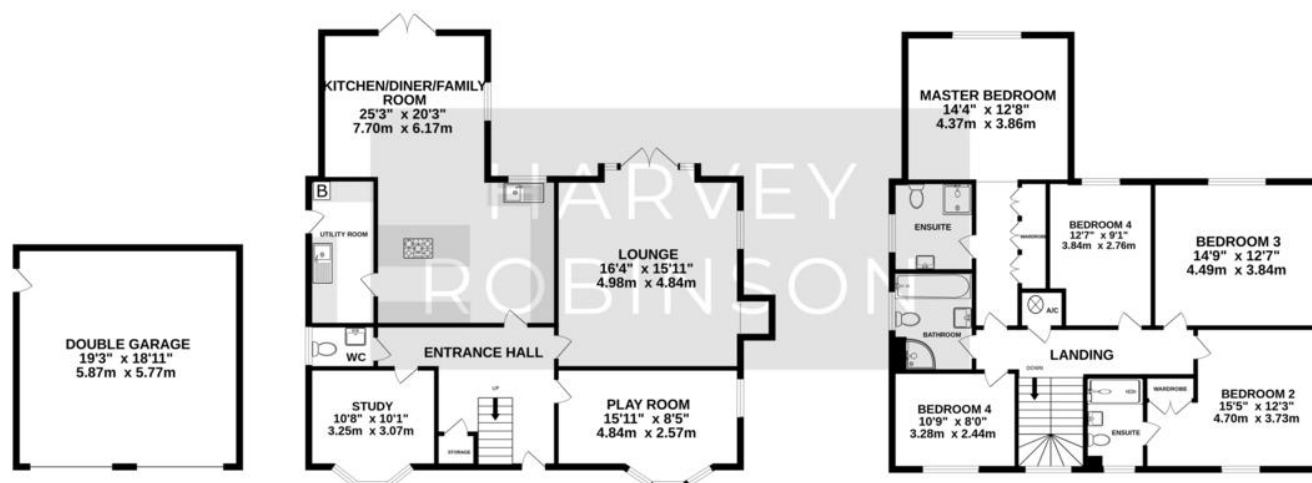
Rated Exceptional in Best Estate Agent Guide 2024 & 2025
British Property Awards 2023 & 2024 – Gold Winner
5.0 Star Google Review Rating





GROUND FLOOR
1505 sq.ft. (139.8 sq.m.) approx.

1ST FLOOR
1102 sq.ft. (102.4 sq.m.) approx.



FAQs

Tenure: Freehold

Estate Management Fees: £60 per month

Age of Property: 2020

Council Tax Band: G

Vendors Onward Movements: Buying Onwards

Boundary: Left & back

Water Meter: Yes

Loft: Not boarded, with light

Primary School Catchment: Godmanchester

Community Academy, Godmanchester Bridge

Academy, St Anne's CofE Primary School

Secondary School Catchment: Hinchbrook

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	91 B
69-80	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

HARVEY ROBINSON

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