



HARVEY ROBINSON

£550,000  
Turnpike Close  
Needingworth, PE27 4AG

- Detached Family Home
- Four Generous Bedrooms
- En-suite to Master Bedroom
- Ground Floor Study

- Open Plan Kitchen Diner
- Sought After Village Location
- Landscaped Rear Garden
- Single Garage and Driveway

4   
2   
2 





## PROPERTY SUMMARY

Harvey Robinson Estate Agents are delighted to present For Sale this truly stunning property located on the sought after development built by David Wilson in Neeingworth. Constructed in 2022, this detached family home provides four generous bedrooms and ample living space. Situated on a private drive of just three houses, this property provides privacy as well as a single garage and driveway. The ground floor welcomes you in to a spacious entrance hall, which leads to a large study which is perfect for those who work from home. There is a front-facing lounge that provides a spacious yet cosy space to relax in the evenings. There is an open-plan kitchen dining room which has been finished with light grey shaker-style cabinets and marble effect worktops. This kitchen boasts integrated appliances including a dishwasher, fridge freezer, a double oven and a gas hob. The dining room opens out to the rear garden which has been tastefully landscaped to provide a tranquil oasis. There is a further utility room and a cloakroom that provides a spacious under-stairs cupboard. The first floor provides four bedrooms, all generous in size, a family bathroom which has been fitted in a four-piece suite as well as an en-suite to the master bedroom fitted with a large walk-in shower. This property is immaculately presented throughout, and truly is 'move in ready'. Interest in this wonderful home is expected to be high, so to avoid disappointment, contact the St Ives office today to arrange a viewing.



## LOCATION AND AMENITIES

Needingworth which is twinned with nearby Holywell can be found just two miles east of the popular market town of St Ives. The village itself is a quiet, well established community which is well served by a village shop, village hall with many activity groups, and a post office as well as three local pubs in the Pike and Eel, the Queen's Head and the Old Ferry Boat Inn. There is a Church of England primary school within Needingworth, whilst the village falls within the catchment area for St Ivo secondary school. There is also an active bowls club and tennis club within the village as well as rural countryside walks perfect for dog walking. Just a short car journey away is St Ives which offers immediate access to the guided bus which will take you to Cambridge in just over 30 minutes. St Ives offers a wealth of shops, restaurants, and leisure centres as well as a twice weekly market. The nearest station is Huntingdon which offers a mainline direct route to central London in approximately an hour and can be found just 20 minutes from the property.







## FAQ'S

Tenure: Freehold

Post Code for SatNav: PE27 4AG

What3Words Location: ///proofs.polishing.canoe

Property Built: 2022

Current Owners Purchased Property: From new

Seller's Onward Movements: Downsizing locally

EPC Rating: B

Council Tax Band: F

Heating Type: Gas Central Heating

Utilities: Mains Electric, Mains Water, Mains Sewage

Broadband: Fibre to Cabinet

Estate Maintenance Charge: £180 p/a

Primary School Catchment: Holywell Primary

Secondary School Catchment: St Ivo Secondary School

Conservation Area: No

Rear Garden Aspect: North

Rear Garden Boundary: Right

Water Meter: Yes, located in the front garden

Boiler Installed: 2022, Serviced in 2024

UPVC Windows: 2022



## 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.

Need to sell your property? Please contact us to arrange your free, no obligation Market Appraisal.

For independent whole of market mortgage advice please call the team to book your appointment.

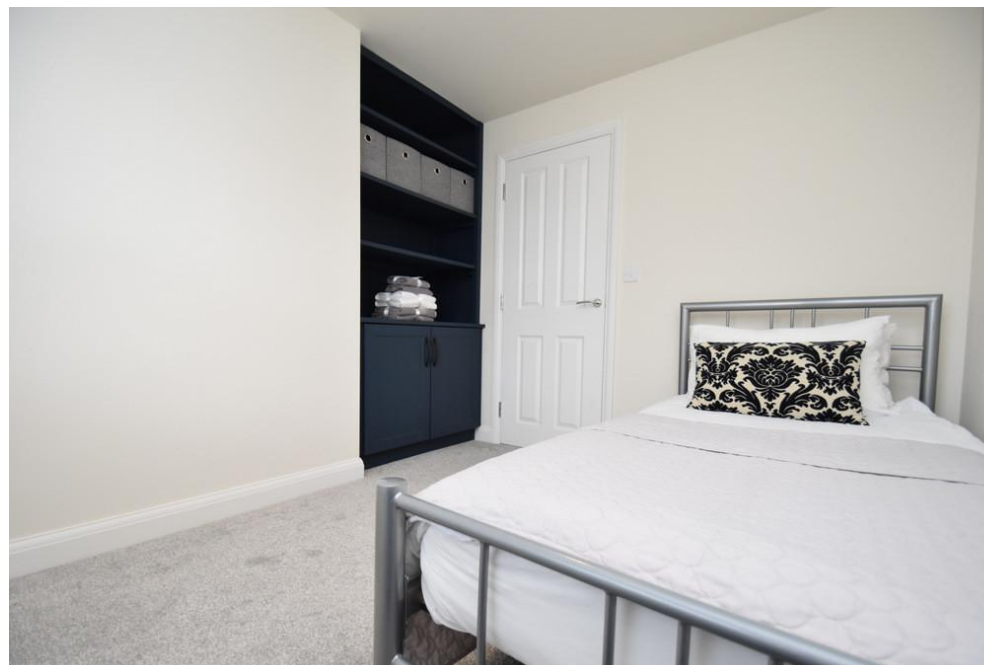
View all our properties at [harveyrobinson.co.uk](https://www.harveyrobinson.co.uk)

Rated Exceptional in Best Estate Agent Guide 2023 & 2024

British Property Awards 2023 & 2024 – Gold Winner

British Property Awards 2024- Silver Winner for the East of England

4.9 Star Google Review Rating

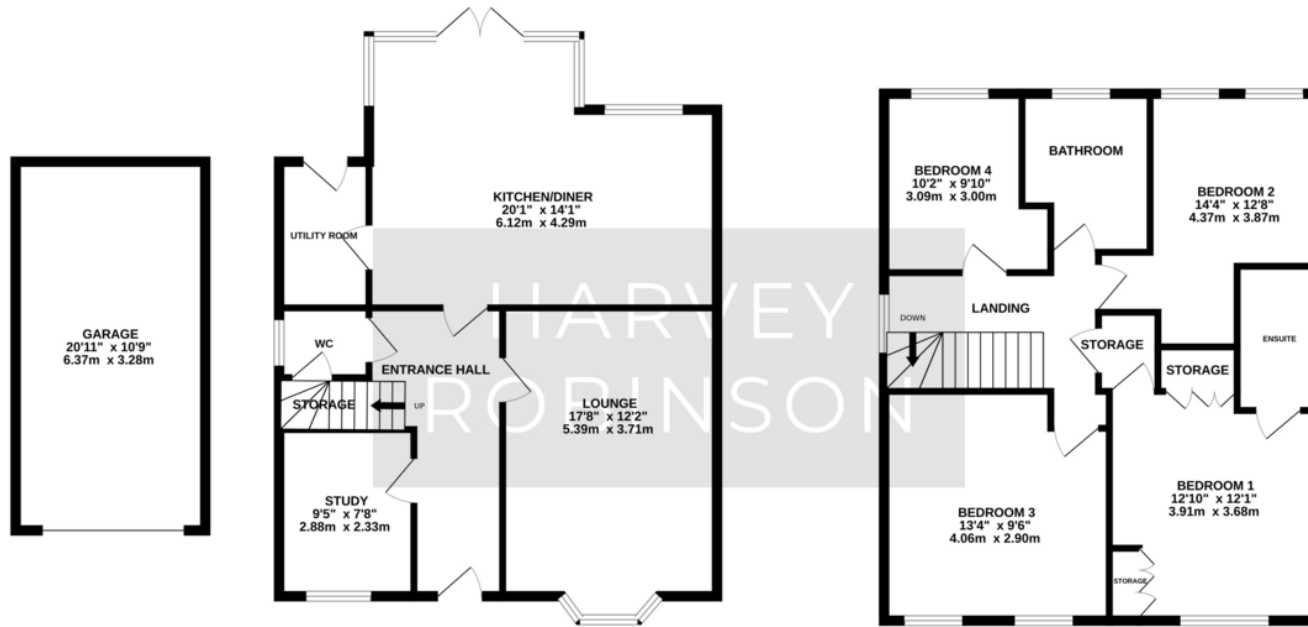






GROUND FLOOR  
951 sq.ft. (88.4 sq.m.) approx.

1ST FLOOR  
742 sq.ft. (69.0 sq.m.) approx.



TOTAL FLOOR AREA: 1694 sq.ft. (157.3 sq.m.) approx.  
Made with Metropix ©2025

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 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

### OFFICE ADDRESS

9 White Hart Court, St Ives,  
Cambridgeshire, PE27 5EA

### CONTACT

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