

A photograph of a two-story semi-detached house with a light-colored, textured exterior. The house has a dark roof and a white garage door on the right side. A gravel driveway leads to the garage. The house is surrounded by a green lawn and a wooden fence. There are trees and shrubs in the background and foreground. A dark grey banner with white text is overlaid on the top right, and another dark grey banner with white text is overlaid on the bottom left.

HARVEY ROBINSON

£400,000

High Street

Fen Drayton, CB24 4SJ

- Detached Family Home
- Three Generous Bedrooms
- Two Reception Rooms
- Renovated Kitchen Diner

- West Facing Garden
- Off Road Parking
- Single Garage
- Non-Estate Location



## PROPERTY SUMMARY

Harvey Robinson Estate Agents St Ives are delighted to present for sale this detached family home, located in the ever sought-after village of Fen Drayton. Boasting three generous bedrooms, as well as spacious ground floor accommodation, this property in brief comprises a standalone study, 16ft lounge, a rear-facing renovated kitchen diner, and conservatory perfect for using as a utility room. There is also an internal door to the 18ft single garage with up-and-over garage door to the front. Upstairs, the property benefits from three generous bedrooms, two with integrated storage with sliding doors, as well as a family bathroom with separate W/C. Outside to the front there is off-road parking located in front of the single garage, and to the rear there is an enclosed west-facing garden. Viewings of this ideal family home are essential and can be arranged via our St Ives office.



### LOCATION AND AMENITIES

Located only 12 miles away from the city of Cambridge, Fen Drayton is a quiet countryside parish in Huntingdonshire with a population of under 1000 people. St Ives sits 10 minutes away to the north and Huntingdon 12 minutes to the west, 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.

Within the village, there is an active pub, The Three Tuns serving food, as well as a tearoom 'Carriages' which is very popular with local residents. Fen Drayton Primary School is found within the village itself and for secondary age children, Fen Drayton benefits greatly from being within the catchment area for the well regarded Swavesey Village College. A privately run day nursery is found in the centre of the village. There is a village hall, which hosts numerous community events, including a monthly community cafe and regular keep-fit classes. In nearby Fenstanton there is a local post office and another primary school, with The Duchess serving as the main pub in the village. The Swan pub and restaurant in Connington is another great alternative and can be found just outside Fen Drayton.

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 are numerous options for your weekly or monthly food shop, with Morrisons, Waitrose and Tesco within easy reach. and if you want to head into nearby Cambridge, Huntingdon Road/A14 will take you there in only 25 minutes or make use of the guided bus which stops in the village nature reserve.

Fen Drayton Lakes Nature Reserve 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. Numerous recreation activities such cycling, walking, and birdwatching are available.

The opening of the new A1307 link road means that you can access Huntingdon train station in approximately 10 minutes, trains from Huntingdon arrive into Kings Cross or St Pancras within an hour.





## FAQ'S

Tenure: Freehold

Post Code for SatNav: CB24 4SJ

What3Words Location: clubbing.disclose.fillings

Owned For: 35+ Years

Seller's Onward Movements: No Onward Chain

EPC Rating: D

Council Tax Band: D

Utilities: Gas Central Heating, Mains Electric, Mains Water, Mains Sewage

Rear Garden Aspect: South West

Primary School Catchment: Fen Drayton Primary School

Secondary School Catchment: Swavesey Village College

Boiler Installed: 2012

Boiler Service: Nov 2024

Conservatory installed 30 years ago.

Re Roofed- 13 years ago



## 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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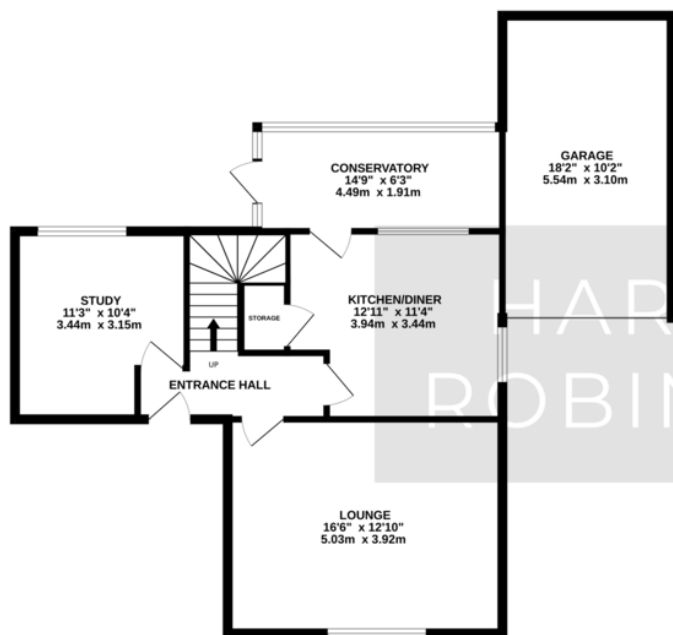
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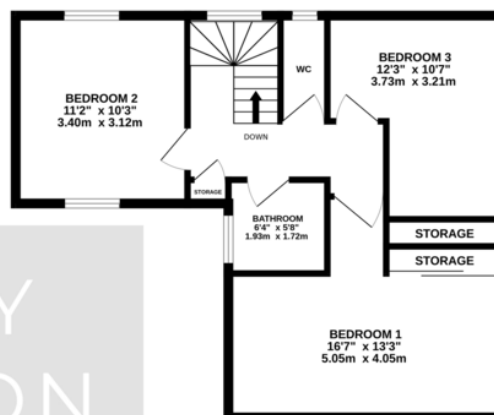




GROUND FLOOR  
820 sq.ft. (76.2 sq.m.) approx.



1ST FLOOR  
543 sq.ft. (50.4 sq.m.) approx.



TOTAL FLOOR AREA: 1363 sq.ft. (126.6 sq.m.) approx.  
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 81 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 62 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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