

HARVEY
ROBINSON

The Collection

Offers In Excess Of
£950,000
Woodlands
St Neots, PE19 1UE

- Five Bedroom Detached
- Extended and Improved
- Approx 0.25 Acre Plot
- Three Reception Rooms

- Large Kitchen/Diner & Separate Utility
- Double Garage and Parking
- Large Timber Outbuilding
- Two En-suite & Bathroom



PROPERTY SUMMARY

The Collection by Harvey Robinson are delighted to bring to the market this stunning extended 5-bedroom detached home in the desirable Woodlands area of St Neots, beautifully set on a generous quarter-acre plot that backs onto the picturesque Priory Park.



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This spacious family residence boasts an impressive entrance hall, three inviting reception rooms, ideal for both entertaining guests and enjoying cozy evenings at home. The heart of the property features an expansive kitchen/diner, perfect for family meals, complemented by a separate utility room for added convenience, and a conservatory over-looking the beautifully maintained gardens. The ground floor also includes a cloakroom for visitors.

Upstairs, you'll find a luxurious master suite with vaulted ceilings, air conditioning and a large en-suite bathroom. There are four further bedrooms, an additional en-suite and a family bathroom.

Outside features a large wooden cabin that serves as the perfect home office or a games room for teenagers. At the rear of the garden, a delightful, covered seating area awaits, complete with a built-in pizza oven, ideal for hosting gatherings or enjoying al fresco dining.

Further benefits to the property include a double garage, plenty of off-road parking, and solar panels with battery storage. Early viewings are advised to appreciate this rarely available family-home in arguably one of St Neots most well regarded streets.





LOCATION & AMENITIES

The desirable market town of St Neots proves ever-popular for its scenic riverside walks, whilst boasting a high street with a variety of shops, bars, pubs and restaurants. The town hosts a Waitrose, Lidl, Marks and Spencer, Aldi, B&M and a Tesco. There is also a Cineworld multiplex.

Alongside the many amenities within the town, St Neots also benefits from Priory Park, which holds Green Flag Award status and offers eighty acres of extensive woodland and parkland to venture into. If you are a golfer, St Neots Golf Club is close to the town centre, and comes with a great reputation.

Transport links are a popular attraction for the town, with the a1 and a428 being within direct access, and the high speed trainline providing direct access to London in under an hour.

St Neots provides the perfect opportunity for anyone looking for a blend of a peaceful and scenic lifestyle, whilst also having amenities and commuter links on your doorstep.

FAQ

Postcode for SatNav: PE19 1UE

What3Words location: ///adjusted.presides.jokers

Council tax: G

How long have the owners lived here: Since 2002

Rear garden boundary responsibility: Left

Garden aspect: South/East

When was the boiler installed: 2023 (last serviced in 2025)

Water meter: Yes

When was the property extended: Circa 2004

Primary catchment: Priory

Secondary catchment: Longsands

Loft: Part boarded with ladder

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.

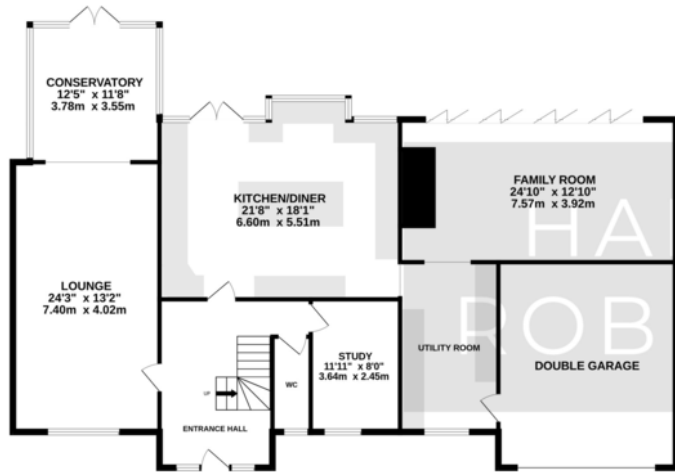
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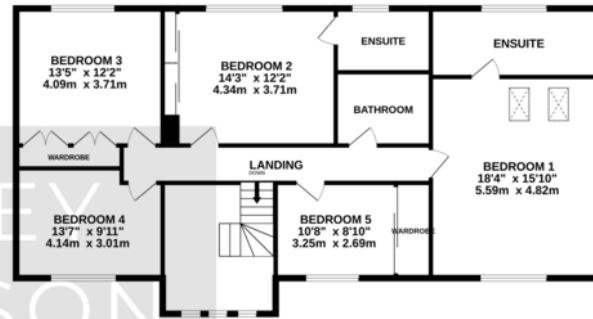




GROUND FLOOR
1851 sq.ft. (172.0 sq.m.) approx.



1ST FLOOR
1320 sq.ft. (122.7 sq.m.) approx.



TOTAL FLOOR AREA : 3171 sq.ft. (294.6 sq.m.) approx.
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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

91 High Street, Huntingdon,
Cambridgeshire, PE29 3DP

CONTACT

01767 660770
thecollection@harveyrobinson.co.uk
www.harveyrobinson.co.uk