



HARVEY ROBINSON

£475,000

Priory Road

Needingworth, PE27 4SD

- Detached Family Home
- Four Generous Bedrooms
- Ensuite to Master Bedroom
- Open Plan Kitchen Diner

- Dual Aspect 20' Lounge
- Downstairs Cloakroom
- Extended Conservatory
- Tandem Length Garage

4 
2 
2 



PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are delighted to offer For Sale this well-presented family home in the sought after village of Needingworth. Retained by the same family since its construction in the early 1980's this detached home is rarely available in the current market and interest levels are expected to be high. The property is arranged over two floors, and in brief comprises a lounge, kitchen / diner, WC and conservatory to the ground floor. The dual aspect lounge can be found to the front of the property measuring over 20' in length and benefitting from a box bay window which floods this room with light. The kitchen diner can be found to the rear and has been opened to create a real hub of this family home. Refitted in a contemporary gloss unit with laminate worksurfaces over, the room is also light and airy due to the triple aspect windows. The ground floor has been thoughtfully extended with a conservatory spanning the rear of the property creating a much-needed versatile space that could be used as an additional seating area, a playroom or a home office. Upstairs, there are four generous bedrooms each with built-in storage, an en-suite shower room to the master and a family bathroom which is fitted in a white three-piece suite. The rear garden is larger than average and is mature with a large area of lawn with stocked beds and borders as well as a separate allotment space to the rear. The tandem garage can be found to the side of the property and measures almost 30' in length. There is also a driveway for two vehicles as well as a pleasant front garden which is mainly laid to lawn. Offered with vacant possession and no forward chain, this property must be viewed to be appreciated. Please contact our St Ives to arrange your 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 that is served by a village shop, a village hall with many activity groups, and a post office, as well as three local pubs: 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 4SD

What3Words Location: prelude.symphonic.hacking

Council Tax Band: E

EPC Rating: D

Heating Type: Gas Central Heating

Utilities: Mains Water, Mains Electricity, Mains Sewage,

Conservation Area: No

Current Owners Purchased Property: Since New

Property Constructed: Circa 1983

Seller's Onward Movements: No Forward Chain

Rear Garden Aspect: South

Primary School Catchment: Needingworth and Holywell Primary

Secondary School Catchment Area: St Ivo Academy

Water Meter: Yes in Pavement

UPVC Windows Replaced: Circa 2010

Conservatory Added: Circa 1995, Roof Replaced in 2021

Loft: Part Boarded



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

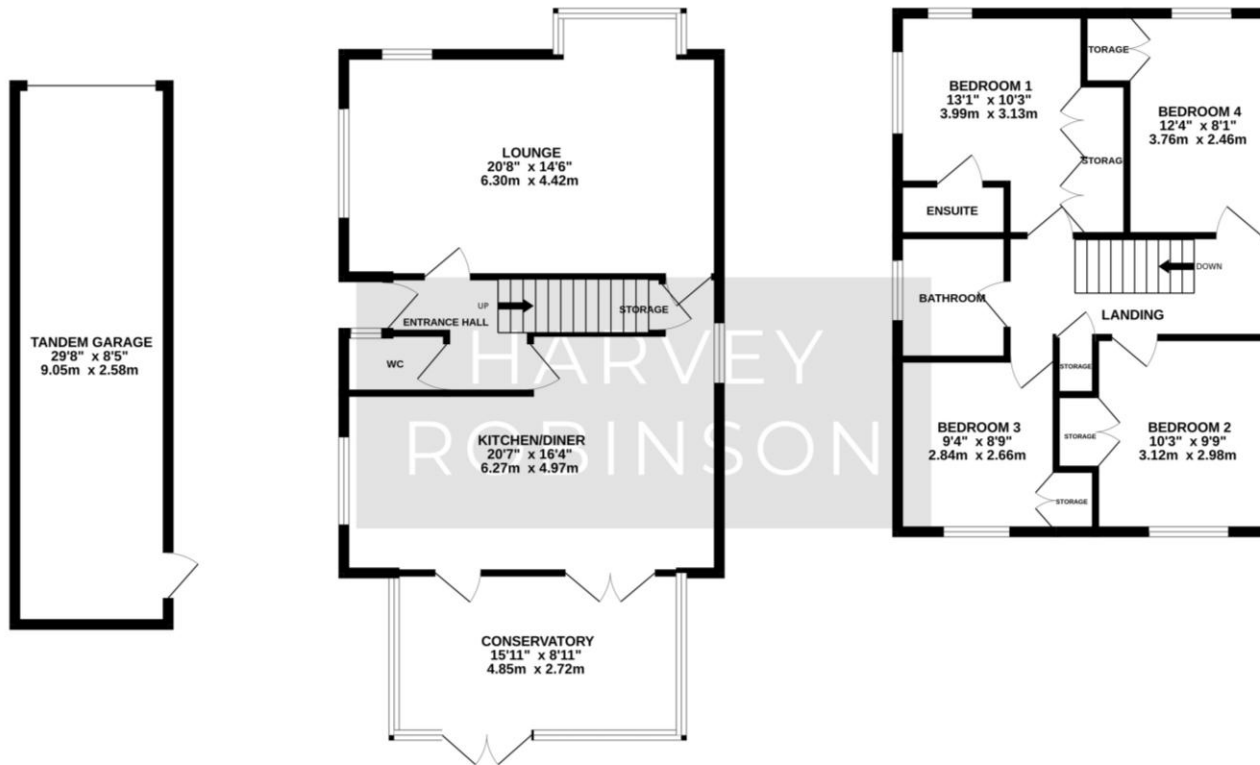
4.9 Star Google Review Rating





GROUND FLOOR
991 sq.ft. (92.0 sq.m.) approx.

1ST FLOOR
591 sq.ft. (54.9 sq.m.) approx.



TOTAL FLOOR AREA : 1582 sq.ft. (146.9 sq.m.) approx.
Made with Metropix ©2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	61 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