



HARVEY ROBINSON

£1,350,000

3 Longstaff Way

Hartford, PE29 1XT



- Five Bedroom Detached
- Approx 3800 Square Foot
- Versatile Accommodation
- Three En-suite Bedrooms

- Large Open Plan Lounge/Dining/Kitchen Area
- 1/2 Acre Plot (S.T.S)
- Meticulously Rebuilt in 2017
- Potential Building Plot (Subject to Planning)

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Originally constructed in 1936, this charming executive home was thoughtfully transformed by its new owners in 2017 into a versatile family residence. The accommodation consists of five double bedrooms, three en-suite, two cloakrooms, and a family bathroom. The living accommodation boasts a large open plan lounge/kitchen/dining room, a convenient study space, a home gym, and a utility room. The property boasts a beautifully landscaped private rear garden that extends down to Church Lane in Hartford, offering easy access to All Saints Church and the picturesque River Great Ouse. The garden's unique access point to Church Lane presents exciting potential, subject to planning permission, for the development of an additional dwelling. The overall plot is believed to be approximately half an acre.





The property is approached via electric double gates that open onto a spacious, block-paved driveway, offering secure and ample off-road parking for multiple vehicles. Complementing this impressive entrance are a detached double garage and an adjoining workshop, providing versatile storage solutions and convenient space for hobbies or additional storage needs. Upon entering the property, you are immediately struck by the abundance of natural light flooding the hallway through stunning floor-to-ceiling windows, creating a bright and inviting atmosphere. You will find a versatile office space, a convenient downstairs cloakroom, and a spacious guest bedroom with its own en-suite facilities.

At the far end of the hallway, you enter a dedicated home gym, which features its own cloakroom; this versatile space could easily be converted into a self-contained annexe with living and kitchen facilities, ideal for multigenerational living or guest accommodation. Through the doorway at the rear of the gym, you find the stunning ground-floor master suite, offering a spacious dressing room, a beautifully appointed en-suite bathroom, and a generous bedroom area that comfortably accommodates a private seating area, all overlooking the beautifully maintained rear gardens and patio, creating a tranquil retreat within the home.

The remaining ground-floor accommodation comprises a stunning open-plan lounge, dining area, and kitchen, seamlessly integrated to create a spacious and inviting living space. Bi-fold doors open directly onto the gardens, enhancing indoor-outdoor flow, while roof lanterns flood the area with natural light. The kitchen is exceptionally well-equipped with a wealth of appliances and ample storage cupboards, complemented by a central island-perfect for entertaining. Additional charming features include exposed brickwork and a central fireplace, adding character and warmth to the space. Adjacent to the kitchen, a convenient utility room provides practical storage and laundry facilities, completing this impressive living area.

The first-floor features three additional double bedrooms, each generously proportioned and well-appointed, alongside a beautifully fitted family bathroom offering modern fixtures and elegant design. The highlight of the upstairs rooms is the stunning first-floor bedroom suite, which includes a large walk-in wardrobe and a spacious his-and-hers en-suite, providing a luxurious space within the home.

The beautifully maintained rear gardens extend gracefully down towards the River Great Ouse, offering a tranquil and picturesque setting. A raised patio creates an ideal space for seamless indoor-outdoor living during the summer months, perfect for entertaining and relaxing. The gardens are beautifully landscaped with mature trees, plants, and shrubs, providing privacy and natural beauty. For family fun, there is a dedicated children's play area at the rear, while adults can enjoy a stylish outdoor bar area, perfect for social gatherings. Additionally, gated access at the









bottom of the garden leads directly onto Church Lane, enhancing convenience and potential development opportunities.

## LOCATION & AMENITIES

Situated in the highly sought-after Hartford area on the edge of central Huntingdon, this stunning residence offers a perfect blend of convenience, and scenic beauty. Just footsteps from your front door, a well-connected bus stop provides effortless travel to Huntingdon's charming town centre and the historic city of Cambridge. A leisurely two-minute walk along picturesque Main Street reveals a selection of shops, including a friendly newsagent and a hairdresser, alongside two popular pubs and restaurants renowned for their delicious cuisine.

The lush banks of the Great Ouse River lie at the rear of the property, inviting peaceful riverside strolls through well-maintained pathways that lead to Riverside Park and The Old Bridge Hotel in approximately 20 minutes.

Huntingdon itself, celebrated as Oliver Cromwell's birthplace, boasts historic architecture, including charming period buildings and landmarks that add character to the town. The vibrant High Street features familiar retailers such as M&S and Sainsbury's, complemented by a diverse selection of pubs, cafes, and dining establishments, making it a lively hub for residents and visitors alike. Towerfields offers excellent leisure facilities, including a gym, a cinema and additional dining options, just 1.5 miles away. Commuters will appreciate the proximity to Huntingdon's mainline train station, providing swift, direct services to London King's Cross in under an hour, while major road links via the A1 and A14 are easily accessible for travel across the region.

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.

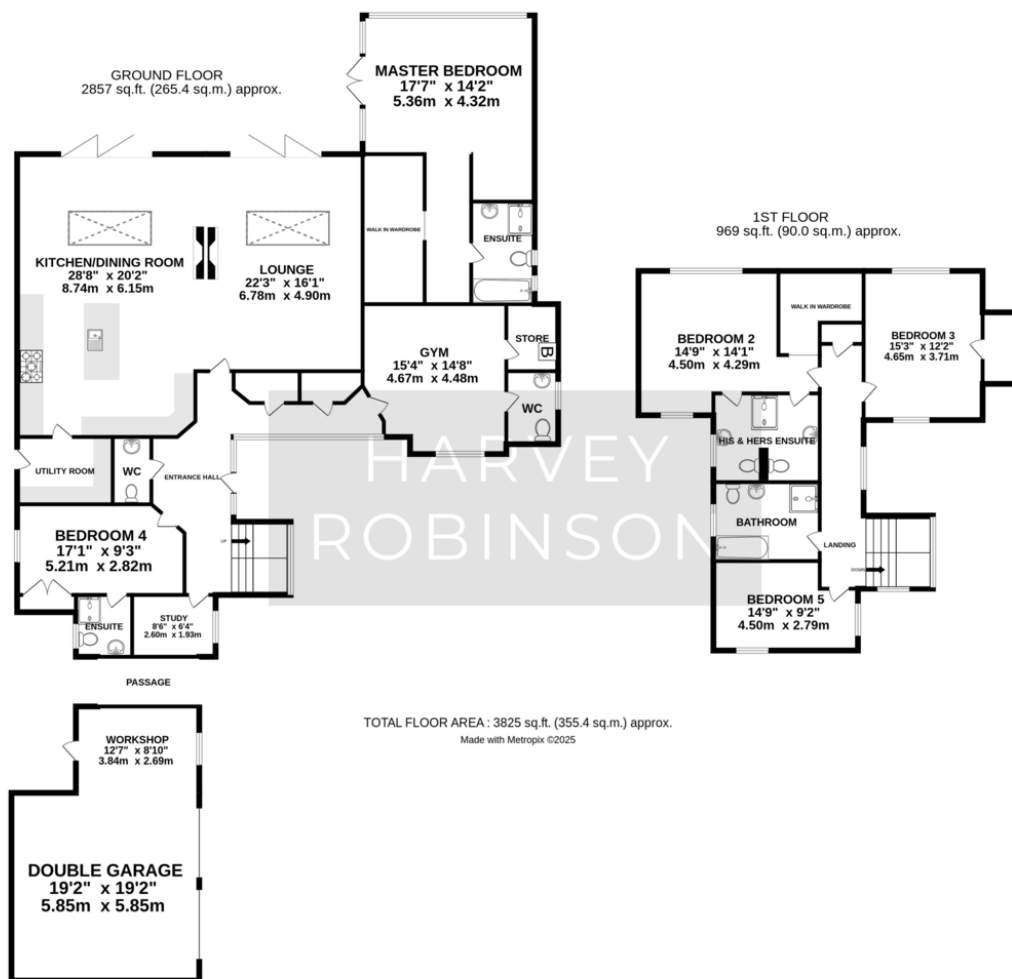
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## FAQs

Postcode for SatNav: PE29 1XT

What3Words Location: ///dw arf.endlessly.yell

Age of property: Originally built in 1936, re-built in 2017

Council tax: G

Vendors onward movements: Downsizing

Conservation area: Yes

What year did the owners purchase the property: 2014

Boundary fence responsibility: All boundaries

Garden aspect: South

Primary school catchment: Hartford

Secondary school catchment: St Peters

Water meter: Yes

Boiler installed: 2016

Boiler serviced: 2024

Age of windows: 2016

Loft: Part boarded, light and ladder fitted

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 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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