



HARVEY ROBINSON

Offers In Excess Of
£450,000

14 Mahaddie Way
Warboys, PE28 2WE

- Modern Detached Family Home
- Four Double Bedrooms
- Immaculate Presentation
- 20ft Kitchen/Dining Room

- Landscaped Gardens
- Ensuite to Master
- Two Reception Rooms
- Garage and Private Driveway

4 

3 

2 



PROPERTY SUMMARY

Immaculately presented four double bedroom detached home in a modern, sought-after Warboys development. Highlights include a 20ft kitchen/family/dining room with utility, 17ft bay-fronted lounge, separate study/family room, en-suite to principal bedroom and spacious family bathroom. The standout landscaped rear garden with porcelain terrace and manicured lawn is perfect for entertaining, with driveway and garage to the front. Close to village amenities, schools and excellent transport links to Huntingdon, Cambridge, Peterborough and London. A turnkey family home ready to move straight into. Contact Harvey Robinson Huntingdon to arrange a viewing.



INTRODUCTION

Harvey Robinson, Huntingdon, are delighted to present this immaculately presented four double bedroom detached family home.

Located in the well-served village of Warboys within a desirable modern development, the property offers stylish, well-planned living space together with a thoughtfully landscaped rear garden - the perfect blend of comfort, practicality and modern design which has been lovingly improved and stylishly decorated by the present owners.

The ground floor features a superb 20ft kitchen/family/dining room with French doors opening to the garden, a separate utility room, WC, 17ft bay-fronted lounge and a versatile family room/study. Upstairs, four generous double bedrooms include a principal bedroom with modern en-suite, along with a spacious family bathroom offering both bath and separate walk-in shower.

Outside, the true highlight is the rear garden which has been enhanced with a porcelain-paved terrace and manicured lawn, creating an elegant yet low-maintenance space for entertaining and relaxation. To the front, a private driveway and garage provide off-road parking.

This outstanding family home is ready to move into, offering modern convenience, village charm and beautifully finished living spaces inside and out.

ESTATE CHARGE

Estate Management: Yes

Management Co. : Great Pastures ManCo Ltd.

Management Fee: £153.97 per annum

Management fee covers: Upkeep of roads, public areas, playpark etc

Secondary School: Abbey College Ramsey

Council Tax: Band E

Loft: Fitted Ladder, Partly Boarded

Water Meter: Yes (Front Garden)

What3Words: ///rags.decking.jaunts

Estimated Rental Income: £1600 - £1750pcm





LOCATION

Warboys is a thriving and well-connected Cambridgeshire village, offering a wonderful balance of community spirit, countryside surroundings and excellent access to nearby towns and cities. The village provides a full range of day-to-day amenities including a convenience store, bakery, butcher, GP surgery, pharmacy, post office, library and several pubs and eateries. A number of community groups and sports clubs also run throughout the year, making it a welcoming and active place to live.

For families, Warboys Community Primary School is well-regarded and rated Good by Ofsted, while Abbey College in nearby Ramsey provides secondary education, also rated Good. Independent schooling can be found within easy reach in Huntingdon, Kimbolton and Cambridge.

The village is ideally located for commuters and those looking for strong transport links. Huntingdon is just 15 minutes away by car, offering a wide choice of shops, leisure facilities and a mainline station with direct trains to London King's Cross in under an hour. Cambridge and Peterborough are both within a 40-minute drive, while the A141, A14 and A1(M) provide excellent road connections to surrounding towns and further afield.

Warboys combines the charm of village living with the convenience of modern amenities and superb travel links - making it an excellent choice for families seeking space, community and accessibility.

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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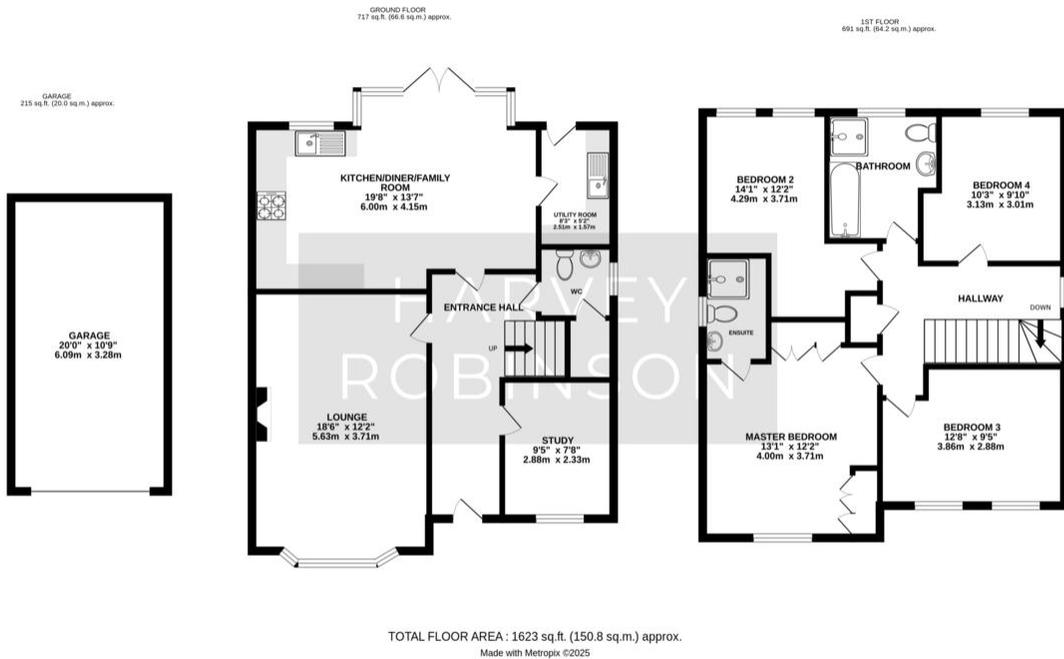
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British Property Awards 2023, 2024 & 2025 – Gold Winner
4.9 Star Google Review Rating







FAQs

Tenure: Freehold

EPC: B - 85/93

Property Built: 2017

Onward Movements: upsizing Locally

Broadband: Fibre to Premises

Boiler Installed: 2017 (From New)

Boiler Service: Yes (Last June 2025)

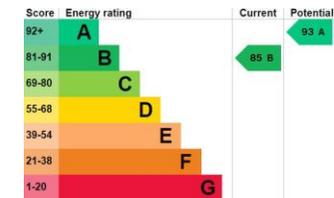
Windows Installed: 2017 (From New)

Rear Garden: North/North-East Facing

Garden Features: Built-in lights controlled via a phone app with Two double outside electric sockets

Boundaries Owned: Right hand side

Primary School: Warboys Primary Academy



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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