



HARVEY ROBINSON

Offers In Excess Of  
£450,000

Vermuyden Way  
Fen Drayton, CB24 4TA

- Detached Family Home
- Well Presented Throughout
- Four Generous Bedrooms
- Large Rear Garden

- Thoughtfully Modernised
- Spacious Driveway
- Sought After Village Location
- Ground Floor Cloakroom



## PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are delighted to present For Sale this immaculately presented family home located in the sought after village of Fen Drayton. Situated at the start of a quiet cul-de-sac, this property provides a perfect base for a family or established couple with four generous bedrooms and ample garden space. In brief this property comprises a light and airy entrance hall which leads into the spacious lounge. There are double doors opening into the conservatory, which overlooks the rear garden, providing a perfect space to relax and spend time. There is a ground floor cloakroom, and a large open-plan kitchen dining room which has been recently renovated to a high standard. The kitchen has been finished with cream shaker-style cupboards, and high-quality wooden work tops. There is a separate dining area, lending this room to be the heart of the home. Upstairs, you can find four generous bedrooms, each of which can fit a double bed. Three are being used as bedrooms, whilst one is being used as a home office which is perfect for those who work from home. This property boasts a generous rear garden, which is larger than most on the cul-de-sac. The garden has been mainly laid to lawn, with a main patio area. There is a section of the garden that wraps around the house and provides a separate nook which is home to a summer house and more outdoor seating. To the front, there is ample off-road parking on a spacious driveway, and a single garage which is ideal for storage. Interest in this stunning home is expected to be high, so to avoid disappointment contact the St Ives office to arrange a viewing.



## 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. 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

Postcode for SatNav: CB24 4TA

What3Words Location: ///nerves.trimmer.shackles

Council Tax: D

Property Constructed: 1980's

Current Owner Owned: For 6 years

Tenure: Freehold

EPC Rating: D

Sellers Onward Movements: Moving Locally

Primary School Catchment: Fen Drayton Primary

Secondary School Catchment: Swavesey Village College

Garden Aspect: South East

Boiler Installed: 2020, serviced in 2025

UPVC Windows: Installed in 2022

Rear Boundary Responsibility: Rear

Loft: Part Boarded, with light and Ladder



### 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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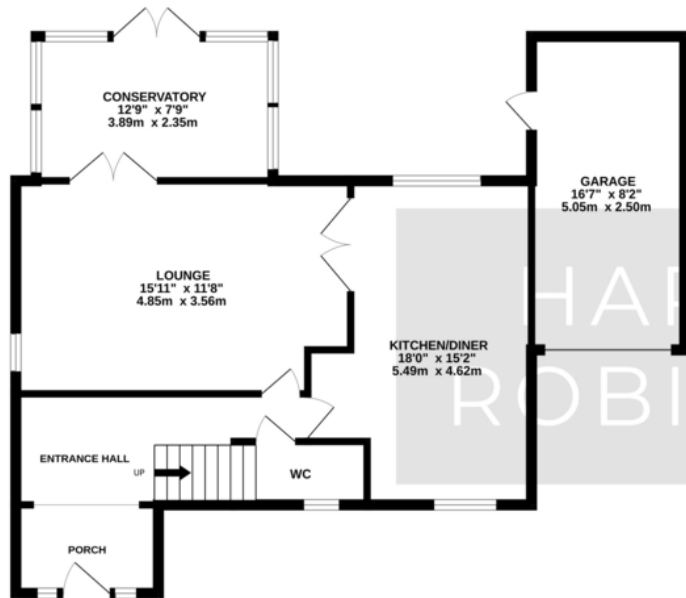
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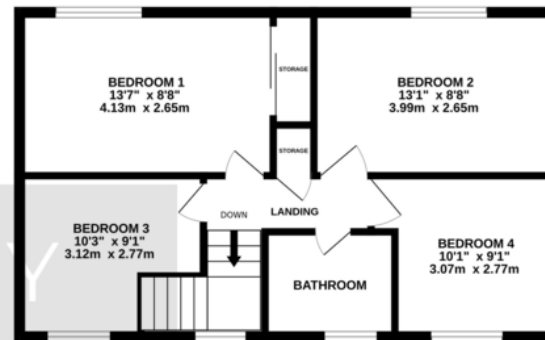




GROUND FLOOR



1ST FLOOR



Made with Metropix ©2025

Score	Energy rating	Current	Potential
92+	A		104 A
81-91	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

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