



The Waterhaven, Earith, PE28 3RH

**CHEFFINS**

# The Waterhaven

Earith,  
PE28 3RH

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Guide Price £775,000

- Offered With No Upward Chain
- Independent Annexe/Studio
- Magnificent Landscapes Gardens
- 28ft Private Mooring on Wadsby's Folly off the River Great Ouse
- Envious Position Within Sought After Village
- Ample Driveway Parking Leading to the Garage

A truly stunning detached residence occupying a remarkable position within the popular village of Earith, boasting impressive views over the River Great Ouse. The high specification accommodation offers versatile living extending to approximately 2470 sq. ft. arranged over two floors with the added benefit of an independent annexe. The residence and annexe seamlessly link with the south facing rear garden that has been thoughtfully landscaped to create a wonderful sense of tranquillity and seclusion, featuring a range of entertaining areas leading to a private mooring area.





## LOCATION

Earith is a charming village located approximately 10 miles east of Huntingdon and about 6 miles northeast of St Ives. The village boasts a variety of amenities including a post office, a primary school, a village green, playing fields, a children's play area, and the popular pub, The Original Crown, which overlooks the river. Nearby, you'll find a marina, the RSPB Ouse Fen Reserve, and a fishery. The Ouse Valley Way footpath connects Earith with Strettham and St Ives, offering scenic routes for long country walks. Huntingdon train station, roughly 10 miles away, offers fast services to London King's Cross in about 50 minutes and connections to the north via Peterborough. Regular bus services link Earith to Somersham and St Ives, where the Cambridgeshire Guided Busway provides routes into Cambridge City Centre. Earith is also about 8 miles from the A14, granting quick road access to Cambridge and connections to the A14, M11, A1, and the broader national road network. Earith has its own primary school and several other primary schools within a three-mile radius, including St Helen's Primary, Somersham Primary, Over Primary, and Willingham Primary. Nearby secondary schools are Swavesey Village College, Northstowe Secondary College, and St Ivo Academy. For independent education, Whitehall School in Somersham caters to children up to age 11, and the renowned King's Ely School, for children aged 2 to 18, is about a 20-minute drive away.

## GROUND FLOOR

### ENTRANCE HALLWAY

With entrance door, engineered oak flooring, under stairs storage cupboard, stairs to the first floor, doors to

### LOUNGE

With windows to the rear aspect, doors to conservatory, engineered oak flooring, fireplace with gas living flame and stone hearth and surround

### KITCHEN / BREAKFAST ROOM

With windows to the front and rear aspect, range of bespoke fitted eye and base level units, worktop with inset sink and drainer with chrome mixer tap over, freestanding oven with chimney style extractor over, integrated appliances include under counter fridge and dishwasher, tiled floors, part tiled walls, island with breakfast bar, door to garden, door to

### UTILITY ROOM

With range of eye and base level units, preparation counter with inset sink and drainer, space and plumbing for washing machine and dryer, space for fridge freezer, integrated fridge freezer, door to garage with light, power and rafter storage

### DINING ROOM

With window to the rear aspect, engineered oak flooring

### GUEST CLOAKROOM

With window to the front aspect, low level wc with eco flush button and hidden cistern, corner basin with chrome mixer tap over, tiled walls, tiled floor

### FIRST FLOOR

#### LANDING

With window to the front aspect, airing cupboard, loft access via hatch, doors to

### PRINCIPAL BEDROOM

With window to the rear aspect, door to

### EN-SUITE SHOWER ROOM

With window to the front aspect, contemporary suite comprising; low level wc with hidden cistern and eco flush button, vanity unit with basin over, large shower enclosure with glass and chrome sliding doors, tiled floor with underfloor heating, tiled walls

### BEDROOM TWO

With window to the rear aspect, fitted wardrobes and cupboard, door to

### EN-SUITE SHOWER ROOM

With window to the front aspect, contemporary suite

comprising; low level wc with hidden cistern and eco flush button, vanity unit with inset basin, large shower enclosure with glass and chrome sliding doors, tiled walls, tiled floor, chrome heated towel rail

### BEDROOM THREE

With window to the aspect, fitted wardrobe and cupboard

### BEDROOM FOUR

With window to the rear aspect

### BEDROOM FIVE / DRESSING ROOM

With window to the rear aspect, fitted wardrobes

### SHOWER / BATH ROOM

With window to the rear aspect, contemporary suite comprising; low level wc with eco flush button, washstand with basin over, multi jet shower cubicle, tiled floor, part tiled walls, electric underfloor heating

### ANNEXE / STUDIO

### LIVING AREA

With window to the front and side aspect, loft access via hatch, open to

### KITCHEN

With range of matching eye and base level units, worktop with inset sink and drainer, inset

electric four ring hob, integrated fridge freezer, integrated chest level double oven, tiled floor, part tiled walls

### SHOWER ROOM

With suite comprising; low level wc with eco flush button, pedestal wash basin with chrome mixer tap over, corner shower cubicle, park tiled walls, tiled floor

### OUTSIDE

The fully enclosed south facing rear garden has been extensively landscaped featuring a large patio area, external lights, outside taps and power points, well stocked feature flower beds, a well maintained lawn area, storage sheds, a greenhouse, a selection of mature shrubs and trees, a large timber decked area with a heated pool, a historic kiln, formerly used for smelting lime, a summer house opening to a further timber decked area overlooking the River Great Ouse and access to the private 28 ft mooring.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>68</b>	<b>79</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Guide Price £775,000  
 Tenure - Freehold  
 Council Tax Band - G  
 Local Authority - Huntingdon







Approximate Gross Internal Area 2470 sq ft – 229 sq m  
 Ground Floor Area 1196 sq ft – 111 sq m  
 First Floor Area 971 sq ft – 90 sq m  
 Garage Area 157 sq ft – 15 sq m  
 Outbuilding Area 303 sq ft – 28 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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