



HARVEY ROBINSON

Offers In Excess Of  
£850,000

St Georges Close  
Brampton, PE28 4US



- Five Double Bedroom Detached
- Two Ensuites
- Four Reception Rooms
- Large Kitchen and Utility

- Lake/Woodland Views to Rear
- Double Garage and Parking
- Close to Amenities
- Ideal for Commuters

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The Collection by Harvey Robinson are delighted to offer for sale this spacious Five Bedroom Executive Detached Family Home set in one of the most sought after developments in the popular village of Brampton. Situated near the end of the cul-de-sac, the property benefits from lake and woodland views. The property must be viewed to appreciate the generous living accommodation on offer, benefitting from 4 large reception rooms with a large brick feature fireplace to the living room, 19ft kitchen/diner, utility room and cloakroom. Upstairs there are 2 ensuite bedrooms, 3 further double bedrooms and family bathroom. Outside there are private landscaped gardens and a double garage with ample parking in front.





## LOCATION

Located on the edges of Huntingdon, Brampton is a popular village that has a lot to offer people of all ages. Whether you work in and around London or Cambridge and want an escape from the bustle of city life or would prefer to live in a village that has all of the day-to-day amenities you will ever need, Brampton would be the perfect place to move to.

There are some lovely scenic locations to explore in and around Brampton including Brampton Wood Nature Reserve which is the second largest nature reserve in Cambridgeshire covering 132 hectares and providing ample walking and cycle routes with lots of habitat for a variety of wildlife.

Hinchingbrooke Country Park which covers 150 acres of open grasslands, mature woodland and lakes is located at the other end of the Village. It is a great place to visit for families, nature spotters, dog walkers and those who wish to enjoy the great outdoors. There is a mix of play areas, a cafe, hard-surfaced and muddy paths, secluded woodlands and wildflower meadows.

Brampton has a well-regarded primary school and is within catchment for Hinchingbrooke Secondary School located in Huntingdon. This property is just a short walk from the centre of the village which has excellent local amenities, these include a GP surgery, Veterinary Practice, Dental Practice, two CO-OP stores, golf course, garden centre, two popular pubs (both serving food), tea rooms and local shops including a post office, butchers and chemist as well as many more shops, restaurants and pubs .

Brampton also benefits from fantastic transport links via the A14 and A1 as well as being close to the Huntingdon Train Station which has a direct line straight to London Kings Cross & St Pancras, there are also regular Buses into Huntingdon with the bus stop being within a few minutes' walk of the property.







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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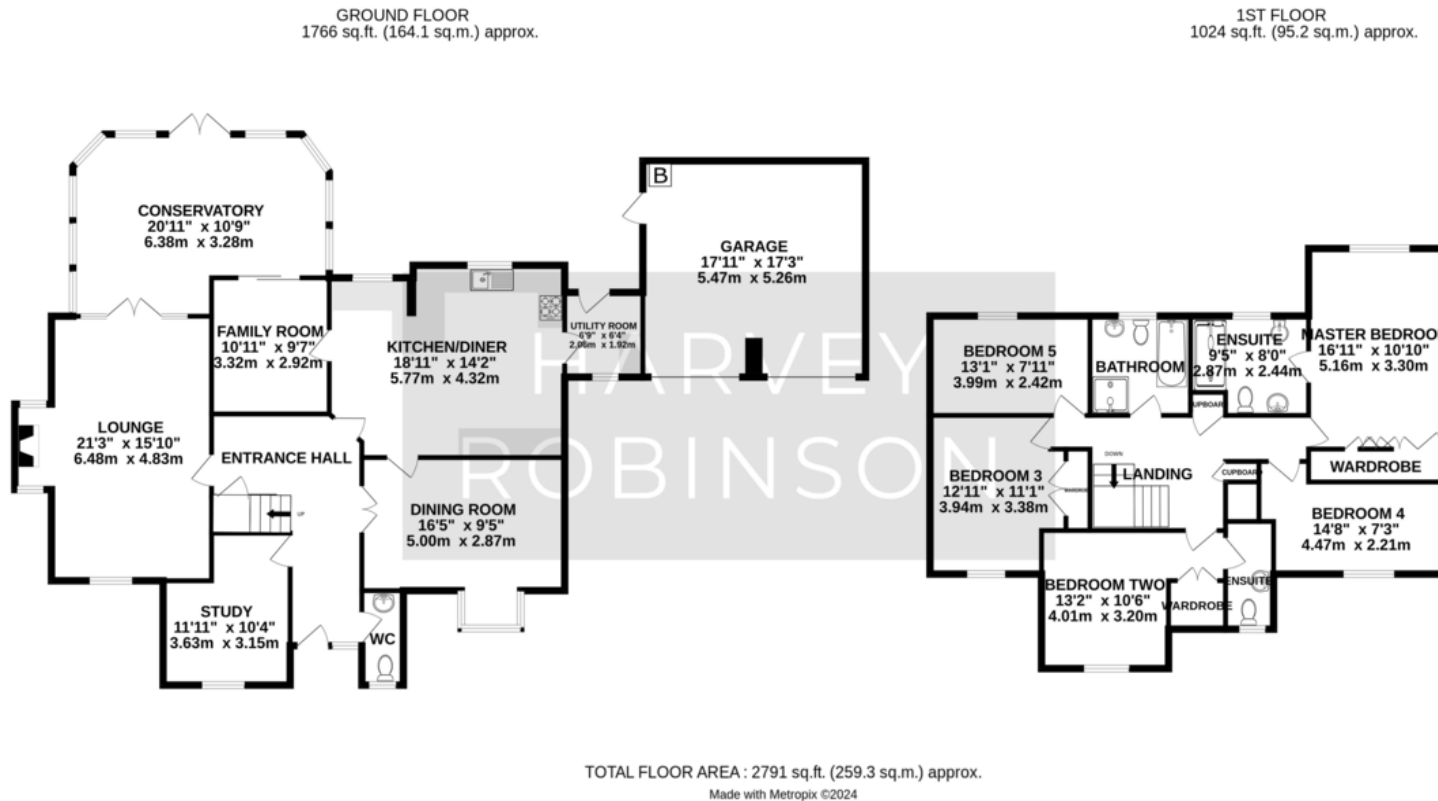






## FAQs

Tenure: Freehold  
 Property Built: 2000  
 Onward Movements: Downsizing/Relocating  
 Rear Garden: East south east facing  
 Primary School: Brampton  
 Secondary School: Hinchingsbrooke  
 Boiler: Fitted 2022 / 10yr Guarantee  
 Fireplace: Open - Coal/Wood  
 Council Tax: Band G  
 Loft: Fitted Ladder and light, partly boarded  
 Water Meter: No



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 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

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### OFFICE ADDRESS

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