

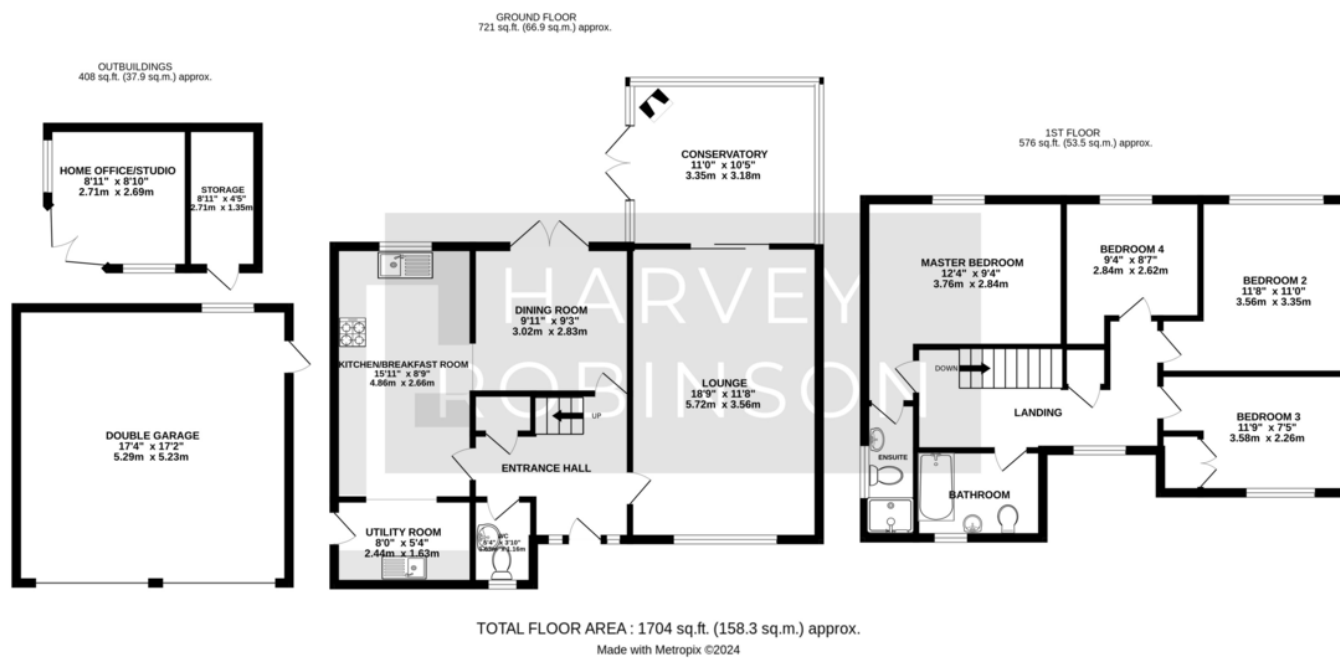


HARVEY ROBINSON

£425,000
16 Pasture Close
Warboys, PE28 2RB

Harvey Robinson Estate Agents are thrilled to present this spacious four-bedroom detached family home, located in the highly sought-after village of Warboys. This inviting property features an entrance hall, cloakroom, a 15ft kitchen/breakfast room with an opening to a separate utility room and dining room, a large 18ft lounge, and a conservatory with a wood-burning stove on the ground floor. Upstairs, there are three well-appointed double bedrooms, a generous single bedroom, a family bathroom, and an ensuite to the master bedroom. The exterior boasts an enclosed private rear garden complete with a pond and pergola, ample off-road parking at the front, and a large double garage with power and lighting. Additionally, there is an outdoor studio/home office with an adjoining storage facility.

The village of Warboys is a large parish and on what was the Eastern side of Huntingdonshire bordering on Cambridgeshire. Three time winner of the 'Cambridge Village of the Year' awards. Located approximately 7 miles from the historic market town's of Huntingdon and St Ives and 5 miles from the town of Ramsey. Warboys is a 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 raise a family surrounded by the beautiful English countryside, Warboys could be the perfect fit for you. The schools in Warboys are well-regarded with Warboys primary school and Bury church of England primary, and is in the catchment for Abbey College Secondary School located in Ramsey. There are fantastic transport links via A1, A14 and Train direct to London from Huntingdon's Train station, As well as the guided bus to Cambridge from St Ives. The village benefits from many local amenities such as a local pub, café, restaurants and shops. As well as a convenient doctors surgery & pharmacy, library and post office.



FAQs

- Tenure: Freehold
- Council Tax Band: D
- Age of Property: 1989
- Vendors Onward Movements: No chain
- Water Meter: No
- Primary School Catchment: Warboys
- Secondary School Catchment: Abbey College, Ramsey
- Loft: Insulated, boarded with light & ladder
- Garage: Eaves storage, power & light connected
- Summer House: Light, heating & power connected
- Woodburning Stove: Fitted 2019, last chimney sweep Oct 2023
- What3Words Location: ///frog.templates.influencing

Agent Note: Please seek agents regarding free electricity available at this property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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