



HARVEY ROBINSON

£875,000
Mill Gardens
Bluntisham, PE28 3NX

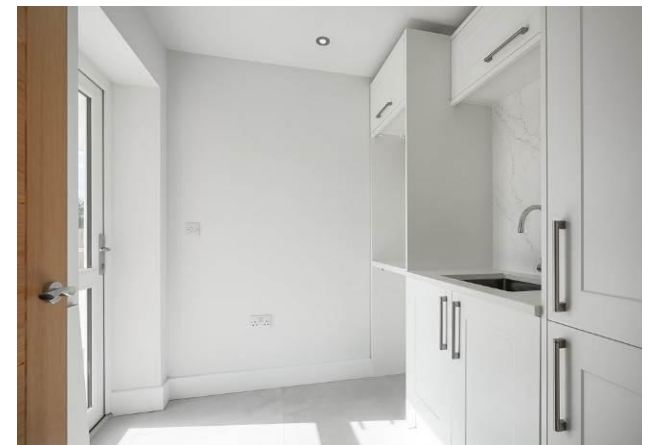
- New Build Five Bedroom Detached
- Part Exchange Welcomed
- High Specification Throughout
- Open Field Views to Rear

- Contemporary Kitchen with Central Island
- Utility Room and Cloakroom
- Three Reception Rooms
- Stunning Four Piece En-suite Bathroom



PROPERTY SUMMARY

Part Exchange Available The Collection by Harvey Robinson are delighted to be marketing this stunning five-bedroom detached home located on the edge of the popular village of Bluntisham situated on a private road of just 5 homes with wonderful views over open fields. Our client is renowned for constructing homes to exacting standards using the highest quality materials and fittings, including Porcelanosa sanitary ware & tiling throughout, AEG appliances, and oak doors and staircase. A viewing is highly recommended to appreciate the specification of this home. The accommodation offers a large entrance hall, lounge, family room/study, cloakroom, a well-equipped kitchen with a central island opening on to a dining area, and a utility room to the ground floor. To the first floor there are five bedrooms, one of which has a stunning four-piece en-suite bathroom, bedroom two offers a Jack & Jill door to the family bathroom. Outside there is off-road parking and garaging, to the rear of the property is a large porcelain patio with views on to the surrounding countryside.



LOCATION & AMENITIES

Featuring in the Domesday book, Bluntisham is a village steeped in history and importance. There are numerous older buildings within the village, most notably The Old Rectory, more commonly known as 'Bluntisham House'. The village was constructed around four arable farming fields originally and due to the nature of the soil, the land is particularly effective encouraging the growth of fruit trees and the village has strong farming links. More recently, the village has become ever popular with families and commuters. Situated just 5 miles from St Ives, the village offers excellent access to Cambridge via the guided bus or by road in under an hour. The nearest train station can be found in Huntingdon just over 10 miles away and from here, a direct train to Central London can be caught arriving in just over an hour. The village itself offers a great selection of amenities including a petrol station, a gym, a fish and chip shop, a pub and a hairdresser. There is a primary school within the village and the village is catchment area for Ramsey Village College Secondary School. Further restaurants, leisure centres and shops can be found in St Ives as well as a cinema in nearby Huntingdon.





FAQ

What3words location: ///remembers.plans.erupts

Council tax band: TBC

Garden aspect: South facing

Primary school catchment: Bluntisham

Secondary catchment: Ramsey Village College

Warranty: 10 year ICW

Heating: Under floor heating



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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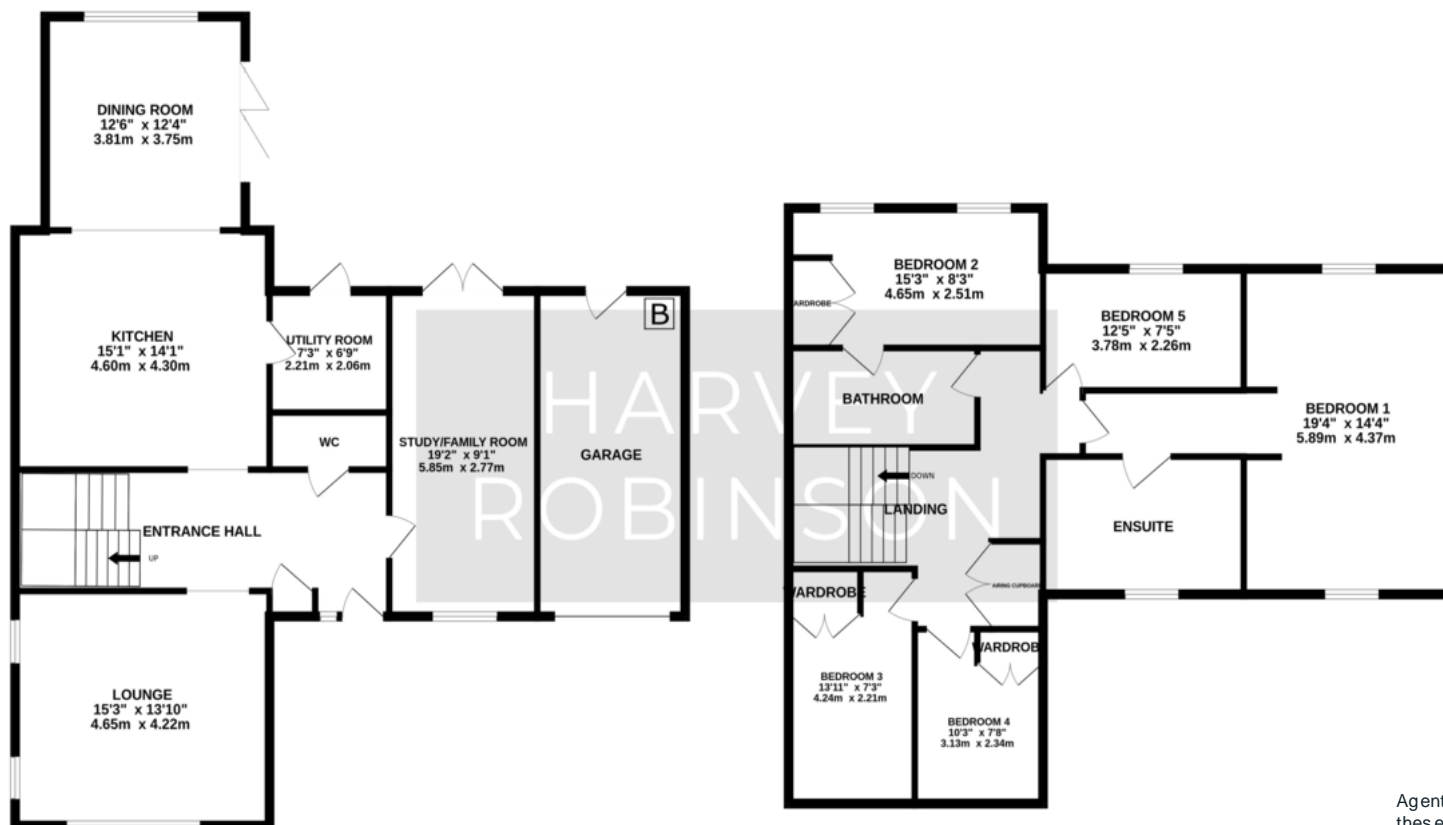
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GROUND FLOOR
1194 sq.ft. (111.0 sq.m.) approx.

1ST FLOOR
1038 sq.ft. (96.4 sq.m.) approx.



TOTAL FLOOR AREA : 2232 sq.ft. (207.4 sq.m.) approx.

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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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