



HARVEY ROBINSON

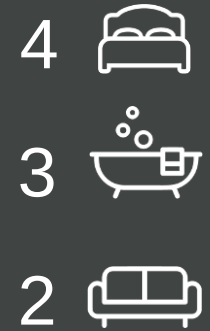
£800,000

The Range

Eynesbury Hardwicke, PE19 6XG

- Four Bedroom Detached
- Contemporary Design
- Large Kitchen/Dining/Lounge Area
- 2 En-suite and a Family Bathroom

- Garden Studio
- Plot in Excess of 1/4 Acre
- Open Field Views
- No Onward Chain



PROPERTY SUMMARY

"The Collection" by Harvey Robinson are delighted to bring to the market this beautifully designed home that is situated on a exclusive development of just 9 homes, boasting countryside views yet being less than a 10-minute drive from St Neots town centre and railway station. The property was constructed in 2021 to an incredibly high standard and offers buyers a contemporary design that would work well for both families and professionals who seek the convenience of living close to a large, well-served market town but with the countryside on your doorstep.



The property features a large welcoming entrance hall with a downstairs cloakroom and ample under stairs storage. From the entrance hall you are immediately drawn to the large open-plan kitchen, dining, and living space that is flooded with natural light from the bi-folding doors and windows across three aspects. The kitchen area has been carefully designed to include a large central island, integrated appliances including a built-in coffee machine, and has mood lighting throughout. The central island allows you to entertain guests whilst cooking, with a comfortable lounge and dining area adjacent. The room enjoys views over the landscaped garden and fields beyond from all angles. There is a convenient utility room coming off the kitchen and an additional lounge/snug area located through a set of double doors from the main living area.

To the first floor there are four double bedrooms with vaulted ceilings and floor to ceiling windows. Bedrooms one and two offer plenty of wardrobe space, bedroom one also benefits from an en-suite. Bedrooms two and three share a stylish Jack and Jill en-suite, with a further family bathroom located on the landing.

The current owners have improved the versatility of the home by building a contemporary garden studio with a green roof which would make an ideal home office, outside bar, or a gym - as it is being used currently. The gardens have also been improved by obtaining an additional strip of land that increases the plot size to in excess of a quarter of an acre (S.T.S). The garden has been thoughtfully landscaped and wherever you are within the garden you can enjoy views over the surrounding countryside.

Planning permission has been granted for a ground floor side extension – details and proposed plans can be found on the HDC planning portal under Reference: 23/01302/HHFUL

The property benefits from an air source heat pump with underfloor heating, super-inverter air conditioning, and solar panels with battery storage.



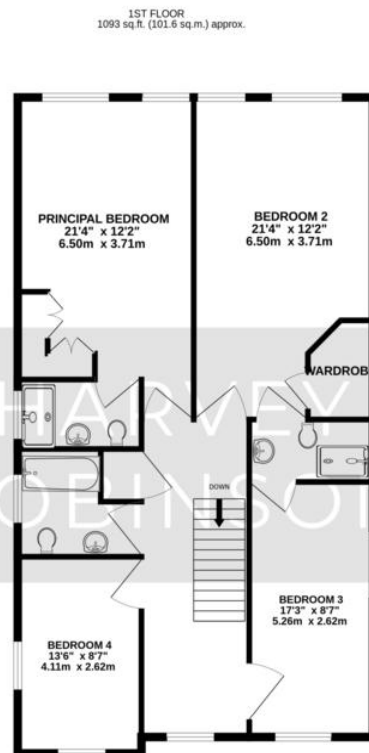
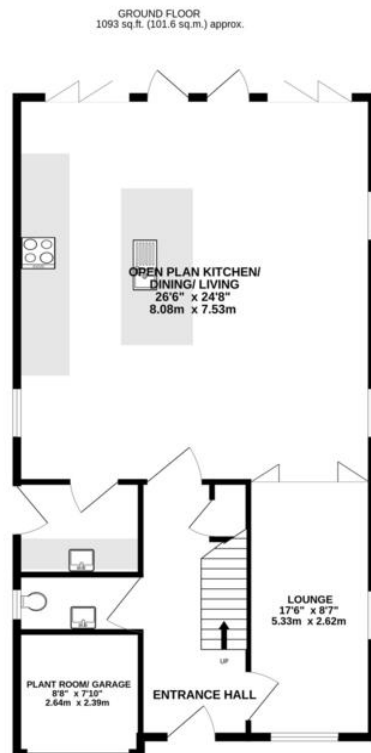


LOCATION & AMENITIES

Nestled amidst the picturesque landscape of the Cambridgeshire countryside, this modern property offers an idyllic rural lifestyle, overlooking sweeping fields with wildlife and lush greenery. Despite its tranquil setting, it is just a convenient 10-minute drive to the vibrant town of St Neots, which boasts a variety of shops, cafes, and essential amenities designed to cater to everyday needs. Perfect for commuters, the home benefits from excellent transport connections: the nearby St Neots mainline train station, only 3 miles away and reachable in around 8 minutes by car, offers regular services to London Kings Cross and St Pancras, ensuring effortless city access. The A1 motorway, just 10 minutes away, provides seamless north-south travel, connecting residents to key destinations. Within St Neots, residents have access to a Tesco superstore, reputable primary and secondary schools, and a leisure centre with a gym and swimming pool. The town centre features charming shops, lively bars, and inviting restaurants, ideal for relaxing outings. For those seeking even more cultural experiences and shopping options, Cambridge's historic city center is only 20 miles away and easily accessible by car, offering a vibrant mix of attractions. Additionally, nearby villages like Waresley and Abbotsley provide charming country pubs and a popular garden centre. This location truly combines the tranquility of countryside living with the convenience of amenities within minutes of your doorstep. To truly appreciate this exceptional setting, contact us today to arrange a viewing.







TOTAL FLOOR AREA : 2449 sq.ft. (227.5 sq.m.) approx.
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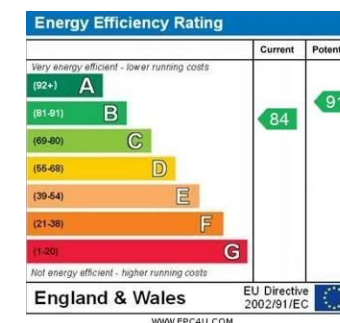
FAQs

Postcode for SatNav: PE19 6XG
 What3Words location: //gnub.headboardplausible
 Tenure: Freehold
 Council tax: E
 EPC: B
 Property built: 2021
 Construction: Structural Insulated Panel Construction
 Improvements made by the owners: Solar panels & battery fitted in 2023. Garden room installed under Permitted Development in 2024
 How long have the owners lived here: Since 2021
 Rear boundary responsibility: Left, right & rear
 Garden aspect: SouthWest
 Primary catchment: Barnabas C of E Primary School
 Secondary catchment: Longsands
 Boiler: Installed 2021, serviced in 2024
 EV charging point: Yes
 Included in the sale: Solar panels, inverter, battery storage, Air conditioning units throughout
 Warranty: Approx 5 years remaining on the new build warranty
 Estate maintenance charge: £1300 per annum, including general site maintenance, gardening lighting & emptying and maintenance of on-site waste water treatment plant.

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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For independent whole of market mortgage advice please call the team to book your appointment.



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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