



HARVEY ROBINSON

£750,000  
The Rosary  
Fen Drayton, CB24 4SQ

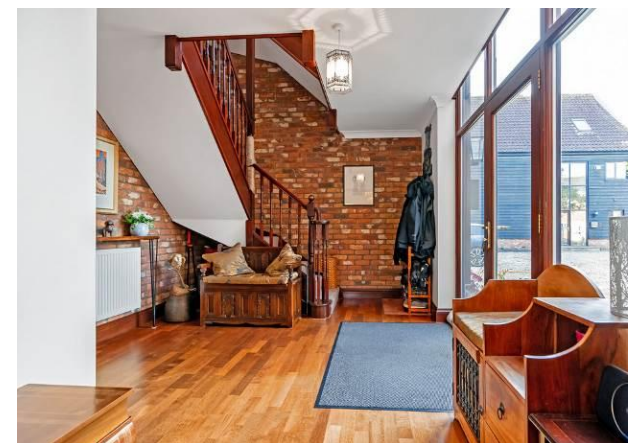
- Executive Barn Style Home
- Five Double Bedrooms
- Two Ensuite Bathrooms
- Double Garage

- Formal Landscaped Gardens
- Additional 1/2 Acre (STS) Plot
- Open Plan Living Accommodation
- Impressive Top Floor Master Suite

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## PROPERTY SUMMARY

'The Collection' by Harvey Robinson Estate Agents are delighted to offer for sale this impressive, 'barn-style' family home situated within a sought-after, small development of executive homes in the heart of Fen Drayton village. Located at the end of a quiet and secluded cul-de-sac, this property was constructed in 2005 and has remained within the same ownership since this time. The property is arranged over three floors and offers versatile, family sized accommodation throughout. The first impression of this home is both impressive and inviting as the entrance hall is flooded with light from the floor to ceiling windows in this galleried space. The spacious lounge can be accessed from the hall and benefits from characterful exposed brickwork, bifold doors leading to the rear garden and an inset multi-fuel burner making this room enjoyable all year round. To the rear of the ground floor, a spacious, open-plan kitchen diner can be found that spans the breadth of the property and measures 34' in length. The kitchen has been fitted in solid oak cabinetry and granite worktops and incorporates a range cooker, Belfast sink as well as a further set of bifold doors to the south elevation. Completing the ground floor space is a downstairs cloakroom and a double garage which is currently utilised as a utility room as well as a storage space and offers potential for conversion (STPP) to create an additional ground floor room. The first floor provides four, spacious guest bedrooms with bedroom two benefitting from further exposed brickwork and an ensuite shower room, as well as the family bathroom. One of these bedrooms is currently utilised as a home office with incredible field views to the rear. The second floor has been converted by the current owners into an impressive master suite. This space incorporates a generous dressing room with ample, in-built storage, a generous double room with impressive field views and a four piece ensuite bathroom. The current owners have ensured that the property has been maintained to an excellent standard with UPVC windows fitted in 2017 and composite cladding replaced on the exterior of the building in 2022. The property benefits from off road parking to the front of the double garage which is accessed via the private, gravelled driveway.



### PROPERTY SUMMARY CONTINUED

To the rear, the south-east facing garden has been professionally landscaped and features a large section of brushed concrete paving with fixed awning over which provides the perfect outdoor dining space, mature beds and borders as well as artificial grass. This property is also offered with an additional 1/2 acre plot (STS) to the side and rear of the property which has its own gated access. This additional plot was purchased by the current owners to protect the impressive field views to the rear of the property which can be enjoyed from all of the bedrooms to the rear of the property. Viewing of this immaculate and well-maintained family home is essential and can be organised by contacting our St Ives office.

### LOCATION AND AMENITIES

Located only 12 miles away from the city of Cambridge, Fen Drayton is a quiet countryside parish in Huntingdonshire with a population of under 1000 people. St Ives sits 10 minutes away to the north and Huntingdon 12 minutes to the west, making it easy for local residents to commute to and from work, while providing the perfect escape away from the busier confines of nearby towns and cities.

Within the village, there is an active pub, The Three Tuns serving food, as well as a tearoom 'Carriages' which is very popular with local residents. Fen Drayton Primary School is found within the village itself and for secondary age children, Fen Drayton benefits greatly from being within the catchment area for the well regarded Swavesey Village College. A privately run day nursery is found in the centre of the village. In nearby Fenstanton there is a local post office and another primary school, with The Duchess serving as the main pub in the village. The Swan pub and restaurant in Connington is another great alternative and can be found just outside Fen Drayton.

St Ives offers a little more nearby, with good quality Italian, Indian, Mediterranean and Chinese restaurants to choose from. It's also where you'll find the One Leisure Indoor Centre, that offers everything from swimming facilities to numerous keep-fit classes. There are numerous options for your weekly or monthly food shop, with Morrisons, Waitrose and Tesco within easy reach. and if you want to head into nearby Cambridge, Huntingdon Road/A14 will take you there in only 25 minutes or make use of the guided bus which stops in the village nature reserve.

Fen Drayton Lakes Nature Reserve attracts a delightful variety of wildlife throughout the year, including ducks, geese, otters and swans, and the wetlands run for 25 miles (40km) along the floodplains of the Great Ouse. Numerous recreation activities such as cycling, walking, and birdwatching are available.

The opening of the new A1307 link road means that you can access Huntingdon train station in approximately 10 minutes, trains from Huntingdon arrive into Kings Cross or St Pancras within an hour.





## FAQ'S

Tenure: Freehold  
Post Code for SatNav: CB24 4SQ  
What3Words Location: invents.directors.coats  
Property Constructed: 2005  
Composite Cladding Replaced: 2022  
Council Tax Band: TBC  
Current Owners Lived in Property: Since New  
Seller's Onward Movements: Relocating Out of the Area  
Rear Garden Boundaries: Left and Rear  
Rear Garden Aspect: South and East  
School Catchment Areas: Fen Drayton Primary and Swavesey Village College  
Water Meter: Yes  
UPVC Replaced: 2017  
Loft: Boarded with Light and Ladder  
EPC Rating: C



## 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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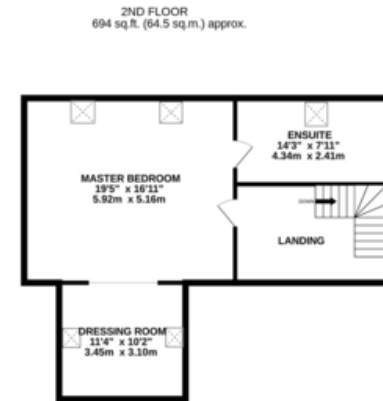
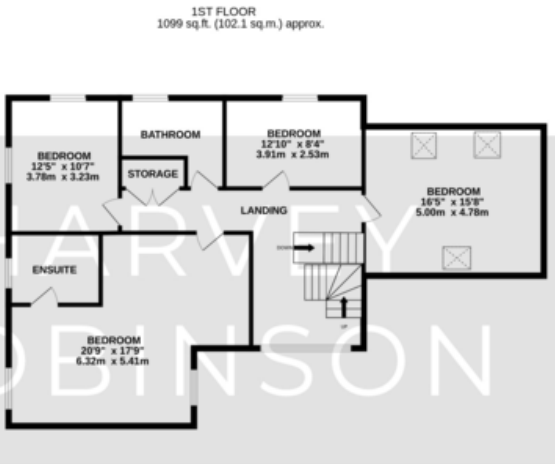
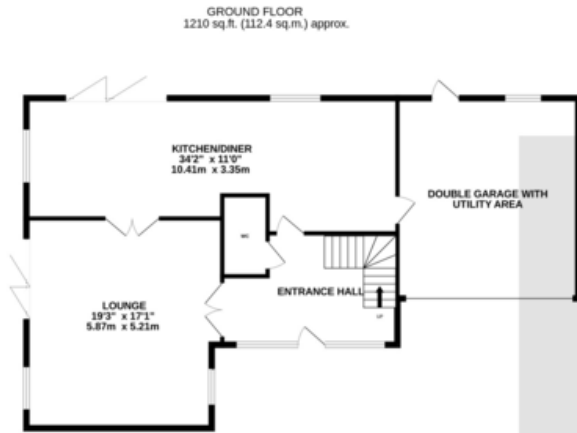
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Rated Exceptional in Best Estate Agent Guide 2024  
British Property Awards 2024 – Gold Winner  
4.9 Star Google Review Rating







TOTAL FLOOR AREA : 3003 sq.ft. (279.0 sq.m.) approx.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	77	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & 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

**OFFICE ADDRESS**

91 High Street, Huntingdon,  
Cambridgeshire, PE29 3DP

**CONTACT**

01767 660770  
thecollection@harveyrobinson.co.uk  
www.harveyrobinson.co.uk