

KATY POORE

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Property Information Report

# The Sycamores

Bluntisham, Huntingdon, PE28

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Report compiled

20th May 2025

# Your Property

## The Sycamores

Bluntisham, Huntingdon, PE28



### Property Details

Type of Home	Detached
Tenure	Freehold
Number of Bedrooms	4 <i>Actual</i>
Title Number	CB140946
Local Authority	Huntingdonshire
Constituency	-
Ward	Holywell-cum-Needingworth
Council Tax	Band E Current Annual Charge – £2,982*

\* May vary slightly for local parish council differences

### Mobile Coverage

EE	Okay	O2	Good
Three	Good	Vodafone	Okay

### Estimated Broadband Speeds

5Mb Basic	56Mb Superfast
1800Mb Ultrafast	1800Mb Overall

### Flood Risk

**Very Low** – Each year, there is a chance of flooding of less than 1 in 1000 (0.1%)

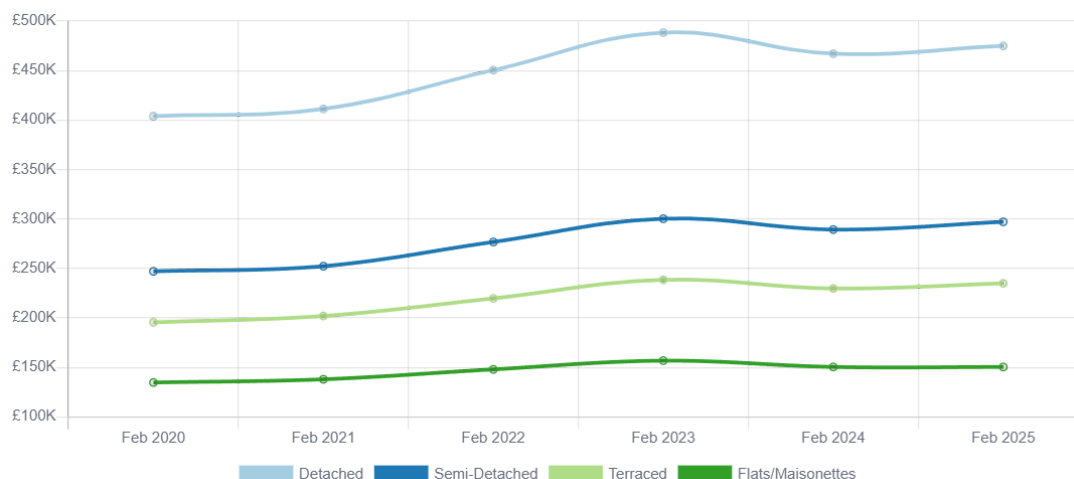
Katy Poore  
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# Your Area

## Average House Prices in the Huntingdonshire Local Authority

Since 2020



**£483,223**

Average price for a Detached property in PE28

**12,515**

Number of Detached properties in PE28

**£512,869**

Average price for a Detached property in England

**£47,050** ↑ 18%

Average Price Change since 2020

**£70,867** ↑ 18%

Detached Price Change

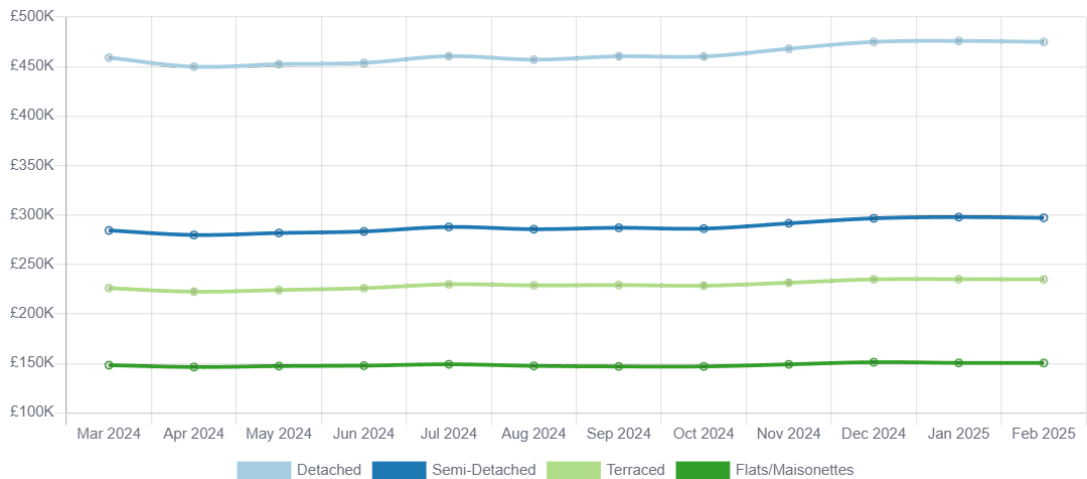
**14278**

Number of Detached Transactions

# Your Area

## Average House Prices in the Huntingdonshire Local Authority

Last 12 Months



**£385,579**

Average price for property in  
PE28

**25,091**

Number of properties in PE28

**£359,840**

Average price for a property  
in England

**£5,575** ↑ 2%

Average Price Change  
Last 12 Months

**£7,842** ↑ 2%

Detached Price Change  
Last 12 Months

**271**


Number of Detached Transactions  
Last 12 Months



# Local Sales Activity

LISTED 4 MONTHS AGO

SOLD STC



THOMAS MORRIS

The Sycamores

£425,000  
Offers over

45 metres

5 Detached

LISTED 10 MONTHS AGO

SOLD STC



GIGGS & McGRATH

The Sycamores

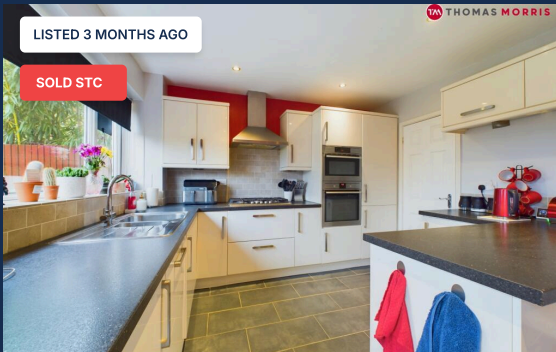
£375,000  
Offers over

70 metres

4 Detached

LISTED 3 MONTHS AGO

SOLD STC



THOMAS MORRIS

Wheatley Crescent

£290,000  
Offers over

0.12 km

3 Detached

ON MARKET 1 MONTH



Wood End

£400,000  
Offers over

0.20 km

3 Detached

ON MARKET 4 WEEKS



Bluntisham


£400,000  
Offers over

0.20 km

3 Detached

LISTED 7 MONTHS AGO

SOLD STC



Frogs Hall

£375,000  
Offers over

0.62 km

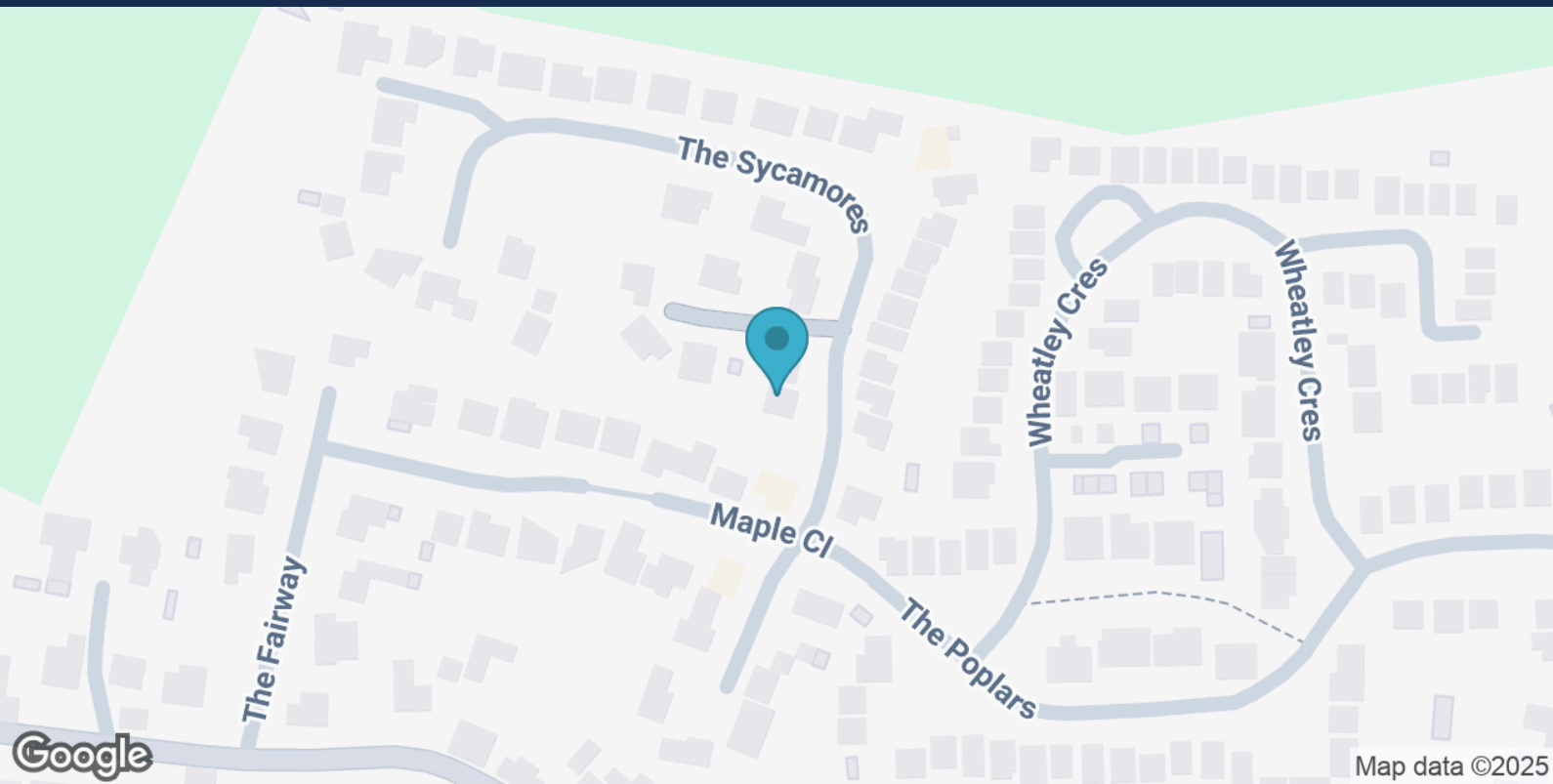
4 Detached

# Nearby Schools



NAME	POSTCODE	EDUCATION LEVEL	DISTANCE	RATING
<b>A</b> St Helen's Primary School	PE28 3NY	Primary	0.37 km	Good
<b>B</b> Earith Primary School	PE28 3QB	Primary	1.98 km	Good
<b>C</b> Whitehall School	PE28 3EH	Independent, Nursery, Primary	2.90 km	Not rated
<b>D</b> Somersham Primary School	PE28 3EU	Primary	3.04 km	Outstanding
<b>E</b> Holywell CofE Primary School	PE27 4TF	Primary	4.40 km	Outstanding

# Transport Links



## Nearest Motorway Junction \*

NAME	DISTANCE
J14 of M11	14.40 km

## Nearby Airports \*

NAME	DISTANCE
Cambridge Airport	20.03 km

\*Details provided by Department for Transport

# Your Agent

**Katy Poore**

Owner

**Email Address**

katy.poore@exp.uk.com

**Mobile Number**

07930019620

**Office**

99 Needingworth Road

St. Ives  
PE27 5JZ

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## About Katy Poore

I've been in estate agency for nearly 20 years in the lovely town of St Ives and local villages.

With a humble approach and a focus on integrity, I've built a reputation for delivering great results for my clients.

Feel free to reach out anytime – I'm just a phone call (text or whatsapp whatever you prefer) away and always happy to help!

**KATY POORE**



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