



HARVEY ROBINSON

Guide Price

£475,000


The Sycamores

Bluntisham, PE28 3XW



- Detached Family Home
- Four Generous Bedrooms
- Ensuite to Master Bedroom
- Impressive Open Plan Kitchen Diner

- Utility Room and Downstairs Cloakroom
- Separate Study
- Detached Double Garage
- Field Views to The Rear

4   
2   
2 



## PROPERTY SUMMARY

\*\*\*GUIDE PRICE £475,000-£485,000\*\*\*

Harvey Robinson Estate Agents in St Ives are delighted to offer for sale this rarely available executive style family home in the ever-popular village of Bluntisham. Offering over 1700sq foot of living accommodation in addition to the garaging and surrounding by picturesque field views, this property is perfect for a family. The property in brief consists of a spacious entrance hall providing access to the study, cloakroom and lounge with feature fireplace and box bay window to the front of the house. To the rear of the ground floor, the kitchen and dining room have been incorporated into one fantastic open plan living space with a tastefully refitted kitchen. The kitchen is full of integrated appliances including a double oven, induction hob with concealed extractor fan above the island and a dishwasher as well as ample storage in the form of pan drawers and integrated bins. The ground floor is completed with the separate utility room with cloaks cupboard and space for appliances. Upstairs, the property benefits from four generous bedrooms, an ensuite to the master and a family bathroom. Bedrooms two and three enjoy unrivalled views over the fields behind which span to Ely Cathedral in the distance. The rear garden is private and well maintained with new fencing and a pleasant area of patio perfect for outdoor dining. The detached double garage can be found to the side of the property with ample off-road parking to the front as well as a pleasant front garden. Situated at the end of a quiet cul-de-sac with green spaces opposite, this family home is expected to be popular. Please do not hesitate to contact the St Ives office to organise your viewing.





### PROPERTY SUMMARY

Bluntisham is a popular village, located approximately 5 miles outside of St Ives and roughly 10 miles from Huntingdon's mainline train station which gets you in to London Kings Cross within the hour. In the other direction, Cambridge can easily be accessed via A14 or the guided busway from nearby St Ives. Bluntisham is served by the popular St. Helen's primary school which is located a short walk from the property whilst the catchment area for the secondary school is Ramsey Abbey. The village also boasts other amenities with a convenience store, petrol station, local pub, hairdresser and for those that love the outdoors, the RSPB Ouse Fen Nature Reserve is just a couple of miles from the property. Excellent walks can be accessed throughout the village and can often be found frequented by dog walkers and ramblers. The nearest town is St Ives which offers an array of shops, cafes, leisure centres and still hosts a market twice a week.









## FAQ'S

Tenure: Freehold

Property Constructed: 1994

Post Code for SatNav: PE28 3XW

What3Words Location: heartened.dreams.steeped

Council Tax Band: E

EPC: D

Current Owners Lived in the Property: 9 years

Seller's Onward Movements: Relocating out of the Area - Will be Buying an Onward Purchase

Rear Garden Boundaries: Left and Rear

School Catchment Areas: St Helens Primary and Ramsey Abbey Secondary

Water Meter: Yes

Boiler Installed: 2015

Loft: Partially Boarded with Light and Ladder



## 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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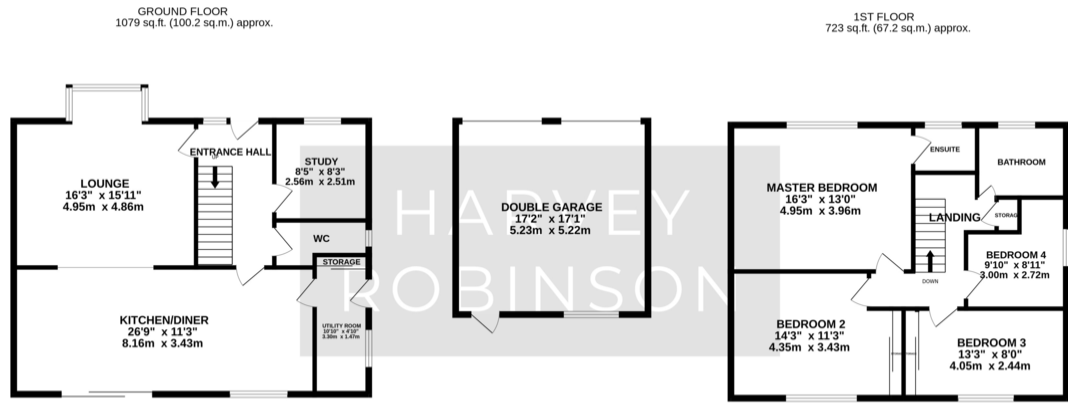
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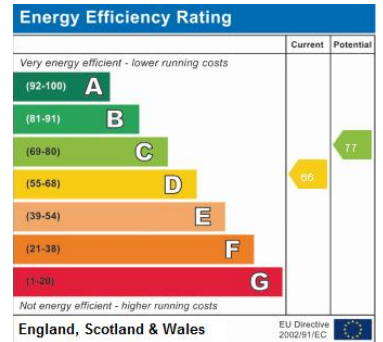








TOTAL FLOOR AREA: 1802 sq.ft. (167.4 sq.m.) approx.  
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst 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

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**OFFICE ADDRESS**  
 9 White Hart Court, St Ives,  
 Cambridgeshire, PE27 5EA

**CONTACT**  
 01480 454040  
 stives@harveyrobinson.co.uk  
 www.harveyrobinson.co.uk