



HARVEY ROBINSON

£560,000  
Ware Lane  
Wyton, PE28 2AJ

- Detached Family Home
- Three Double Bedrooms
- Two Reception Rooms
- 21ft Dual Aspect Lounge

- Kitchen Dining Room
- Downstairs Cloakroom and Utility Room
- En Suite to Bedroom One
- Large Private Rear Garden

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## PROPERTY SUMMARY

Harvey Robinson Estate Agents are delighted to offer For Sale this immaculately presented three double bedroom family home in the highly sought after village of Wyton. Thoughtfully extended and improved by the current owners, the property boasts a large entrance hallway leading to the dual aspect 21ft lounge leading into a conservatory offering ample space for family living. Next door you will find the kitchen dining room providing plenty of storage and appliances. A further reception room currently utilised as an office can be found to the front of the property as well as a hallway leading to a utility room, cloakroom and access into the integral single garage. Upstairs the property boasts three double bedrooms, bedroom one spanning above the garage and utility room and offers a fantastic refitted en-suite shower room. A bright and airy family bathroom and further storage can also be found off the landing as well as loft access. To the front of the property you will find ample off road parking and mature shrubs and hedging providing a great degree of privacy. The rear garden is approximately 100ft long, mainly laid to lawn with well stocked borders adding to the privacy. This property truly must be viewed to appreciate and viewings can be arranged via our St Ives office.



### LOCATION AND AMENITIES

The property is a short walk from the clock tower in the village square, which is surrounded by a local shop, village pub, tearoom, antiques shop and an art gallery. The National Trust - Houghton Mill and Waterclose Meadows is a short stroll from the property, as is the river Ouse. In the other direction is the cricket pitch, tennis club and Thicket Lane providing excellent picturesque walks which are perfect for dog walkers or ramblers. The pubs are also highly rated by residents, with both the Three Horseshoes and the popular Three Jolly Butchers pub/restaurant within a stones throw of this property. The Ofsted rated "Good" Houghton and Wyton primary school and the popular Three Jolly Butchers pub/restaurant can be found within stones throw of this property. In nearby St Ives you will find plenty of shops along with some great independent stores and cafes, as well as the river Great Ouse. The pubs are also highly rated by residents, and you'll find plenty of great restaurants in the area. Within half a mile in the opposite direction of town you will find a Morrisons & Lidl supermarket along with various other restaurants. One of St Ives' biggest draws is its proximity to Cambridge as the A1309 provides easy access into the centre of Cambridge in approximately 20 minutes, in addition to the St. Ives Park & Ride terminal providing access via the guided bus. The nearest station is at Huntingdon, which is just a ten minute drive away. From here, you can catch a train to London Kings Cross, which takes just over an hour.





## FAQ

Postcode for SatNav: PE28 2AJ

What3Words: tonsils.strongman.dockers

Tenure: Freehold

Conservation Area: Yes

Rear Garden Aspect: East

Boundary Fence: Right and Back

Council Tax Band: D

EPC Rating: To Follow

Boiler Installed: 2021

Loft: Boarded with light

Current Owners Lived in the Property: Since 2005

Seller's Onward Movements: Relocating

School Catchment Areas: Houghton and Wyton Primary and St. Peters Secondary

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

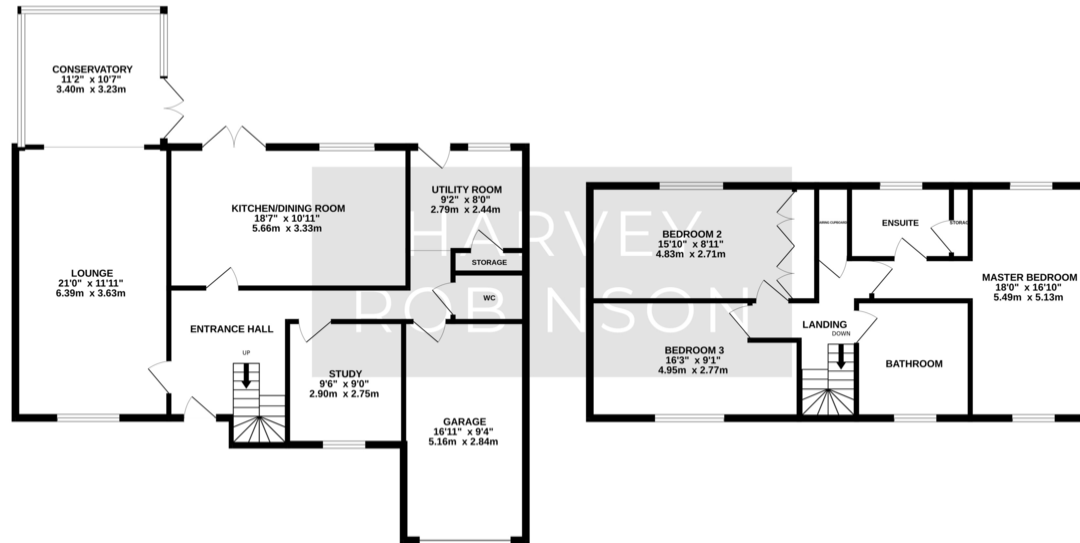
View all our properties at [harveyrobinson.co.uk](http://harveyrobinson.co.uk)



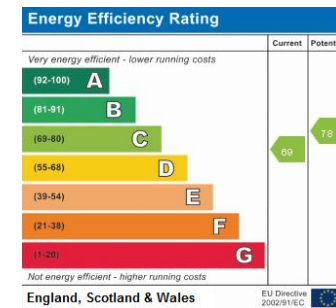


GROUND FLOOR  
1067 sq.ft. (99.1 sq.m.) approx.

1ST FLOOR  
697 sq.ft. (64.7 sq.m.) approx.



TOTAL FLOOR AREA: 1763 sq.ft. (163.8 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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