



HARVEY ROBINSON

Offers In Excess Of  
**£575,000**

Townsend Close  
Wyton, PE28 2AR



- Detached Family Home
- Four Bedrooms
- Ensuite to Master Bedroom
- Two Reception Spaces

- Double Garage
- Potential to Improve Throughout
- Utility Room and Cloakroom
- Private Rear Garden

4 

2 

3 



## PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are delighted to offer, for sale, this detached family home in the ever-popular village of Wyton. Situated within an exclusive and rarely-available cul-de-sac, the property offers great potential to improve throughout and is available with no forward chain. In brief, the accommodation consists of an open airy entrance hall, a lounge with bay window to the front, opening to a dining room to the rear of the property. The ground floor is completed by a spacious kitchen breakfast room, a utility room and a cloakroom. Upstairs, the property offers four generous bedrooms, a family bathroom and an ensuite to the master. Situated towards the end of the cul-de-sac, the property benefits from a private rear garden which is mainly laid to lawn and fully enclosed. There is a door accessing the rear of the attached double garage whilst a driveway suitable for two vehicles can be found to the front of the property. Viewing of this property is highly recommended and can be organised by contacting 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'S

Postcode for SatNav: PE28 2AR

What3Words: grocers.meatball.joked

Tenure: Freehold

Rear Garden Aspect: East

Council Tax Band: E

EPC Rating: C

Current Owners Lived in the Property: Since New

Seller's Onward Movements: No Forward Chain

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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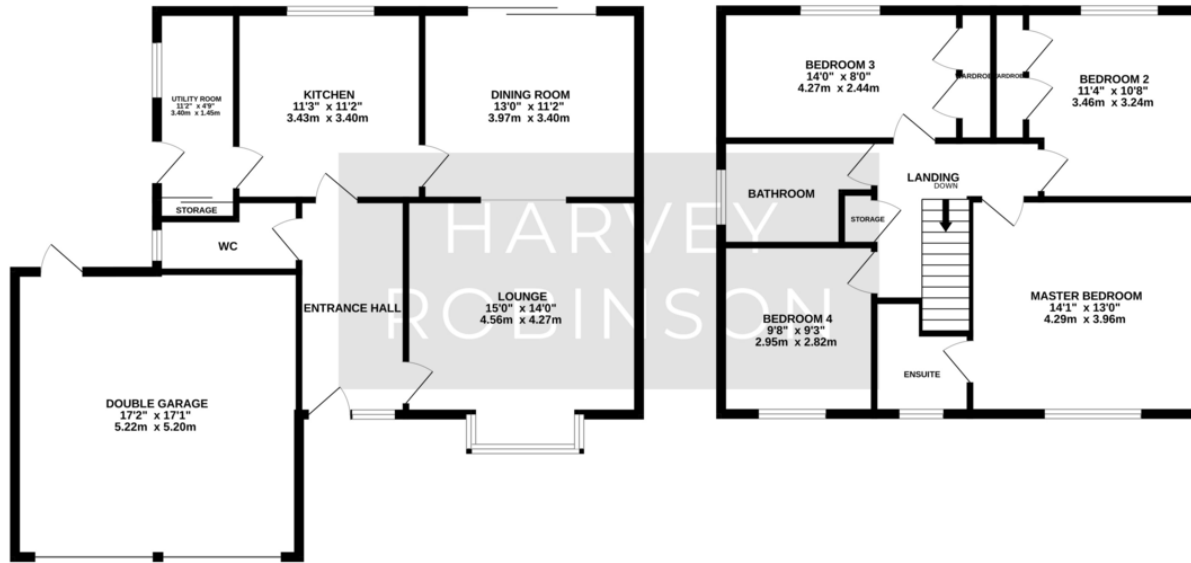




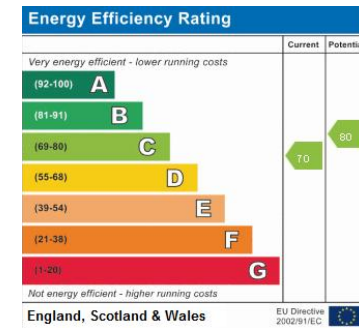


GROUND FLOOR  
934 sq.ft. (86.7 sq.m.) approx.

1ST FLOOR  
701 sq.ft. (65.2 sq.m.) approx.



TOTAL FLOOR AREA : 1635 sq.ft. (151.9 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

**OFFICE ADDRESS**

9 White Hart Court, St Ives,  
Cambridgeshire, PE27 5EA

**CONTACT**

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