



HARVEY ROBINSON

Offers In Excess Of  
**£650,000**  
Park Close  
Fenstanton, PE28 9PH

- Executive Detached Family Home
- Five Double Bedrooms
- Two Ensuite Bathrooms
- Three Reception Rooms

- Open Plan Kitchen Dining Room
- Double Garage
- Overlooking a Pleasant Green
- Excellent Commuter Links

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## PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are delighted to offer for sale this immaculately presented, executive-style family home in the ever-popular village of Fenstanton. Located on the south side of the village on the Tilia estate, this detached home was constructed in 2020 and offers spacious accommodation with excellent transport links to both Cambridge and London respectively. Arranged over two floors, the property is centred around an impressive galleried hallway which offers an impressive entrance to the home. Accessed via double doors, there is a triple aspect lounge that spans the breadth of the house and has double doors accessing the rear garden. Additional reception spaces can be found in a dining room which is currently utilised as a playroom and a home office which has excellent views over the communal green area to the front of the property. Completing the ground floor is an impressive 23ft kitchen / dining room, a utility room, and a cloakroom. The kitchen breakfast room forms the heart of this impressive home and offers integrated appliances including a gas hob, electric oven, dishwasher, and fridge freezer as well as patio doors to the garden. To the first floor, the impressive scale of this property only continues. To the rear of the property, the master suite can be found. This is a generous master bedroom with Juliet balcony, an ensuite bathroom and dressing room with built-in wardrobes. There are a further four bedrooms, the second bedroom benefitting from an additional ensuite and a family bathroom all on this floor. Outside, the property has a private enclosed rear garden which is mainly laid to lawn. There is a double garage with up and over door and ample off-road parking. Viewing of this rarely available property is highly recommended and can be organised by contacting our St Ives office.



## LOCATION AND AMENITIES

Located only 12 miles away from the city of Cambridge, Fenstanton is a quiet countryside parish in Huntingdonshire with a population of 3,000 to 4,000 people. St Ives sits 10 minutes away to the north, 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.

The relatively small population of Fenstanton are served by a variety of amenities including a convenience store, café, hairdressers, butchers, chemist, post office and primary school, with The Duchess serving as the main pub in the village. The White Swan pub in Connington and The Three Tuns at Fen Drayton are also great alternatives and can be found just outside Fenstanton.

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's a large Morrisons, Aldi and Waitrose in St Ives where you can do your weekly or monthly shopping and if you want to head into nearby Cambridge, Huntingdon Road/A1307 will take you there in only 25 minutes. There is also access to the guided bus which provides a regular direct service to central Cambridge and the Cambridge Science Park.

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

Fen Drayton Lakes Nature Reserve is only a couple of miles away and 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.





## FAQ'S

Tenure: Freehold

Post Code for SatNav: PE28 9PH

What3Words Location: overgrown.sailors.healthier

Property Constructed: 2020

Maintenance Company: RMG Living

Maintenance Charge: Approx. £300 p.a

Vendors Owned Property: Since New

Vendors Onward Movements: Downsizing Locally

Garden Aspect: South East

Rear Garden Boundaries: Left

Council Tax Band: G

EPC Rating: B

Boiler Installed: 2020

Primary School Catchment: Fenstanton Primary

Secondary School Catchment: Swavesey Village College

Loft: Partially boarded with light, no ladder

All integrated appliances to stay



## 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.

Need to sell your property? Please contact us to arrange your free, no obligation Market Appraisal.

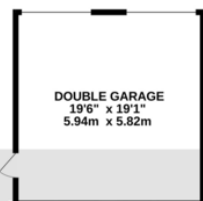
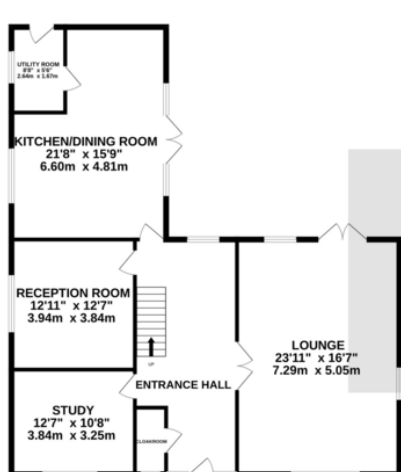
For independent whole of market mortgage advice please call the team to book your appointment.

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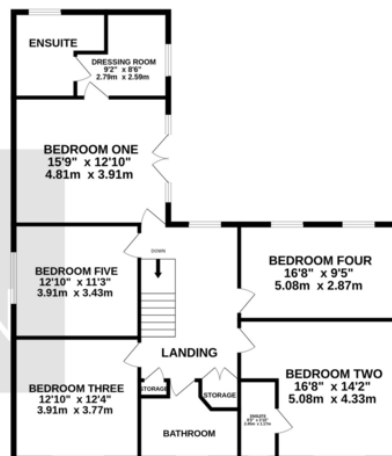




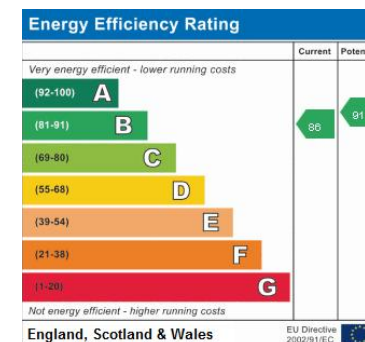
GROUND FLOOR  
1661 sq.ft. (154.3 sq.m.) approx.



1ST FLOOR  
1288 sq.ft. (119.7 sq.m.) approx.



TOTAL FLOOR AREA : 2949 sq.ft. (274.0 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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