



HARVEY ROBINSON

Offers In Excess Of
£350,000
Chapel Road
Earith, PE28 3PU

- New Build Contemporary Home
- Sought After Village Location
- 3 Double Bedrooms
- Open Plan Living Accommodation

- En Suite To Master Bedroom
- Car Port And Ample Off Road Parking
- South Facing Private Garden
- Air Source Heat Pump Fitted



PROPERTY SUMMARY

Harvey Robinson Estate Agents St Ives are delighted to offer for sale this bespoke individual new build property, situated in the centre of the sought after village of Earith. Set back from the road and accessed via a private gravel drive, you can find this newly constructed home in a niche development of just two properties. These properties have been thoughtfully designed, and have been constructed to a high standard with many additional features and the buildings performance in mind. The ground floor offers open plan living with a separate cloakroom and lobby entrance. The modern handle-less kitchen incorporates an island, perfect for use as a breakfast bar, and features integrated appliances throughout. French doors open onto the south facing rear garden below a projecting roof canopy, designed to offer partial shading and prevent overheating in the ground floor living area in the height of summer. A bespoke fitted turned staircase leads to the first floor accommodation, with high vaulted ceiling detail throughout. The first floor offers three double bedrooms, with integrated wardrobes in each room. Two of the bedrooms benefit from stunning Juliette balconies, whilst the master bedroom benefits from a spacious, modern en suite. A four piece family bathroom can also be found on the first floor, with fully tiled walls and floor.

Outside, the integrated car port is large enough for an SUV or transporter, or can offer the potential to convert to additional ground floor living space (STPP). Additionally, there is also allocated off road parking to the front of the property.

With its feature gable and original roof design, this property offers exclusivity with its design approach, incorporating all the usual aspects of a modern new build home, but full of extra details and features normally found on larger properties. Early reservation of this rarely available property is advised. Viewings can be organised by contacting our St Ives office.



LOCATION AND AMENITIES

Earith, a historical village mostly in part due to its proximity to the river Great Ouse, can be found just five miles from St. Ives town centre and therefore offers quiet family living just a stones' throw from a town offering shops and amenities. The village itself offers a post office, a barber, a takeaway, and the riverside Crown pub, which is often frequented by those in the village. There is also a preschool and a primary school in the village, with the nearest secondary school being located in Ramsey or Swavesey. There are excellent countryside walks within the village, making the location perfect for dog walkers, young families, or ramblers, while the RSPB wetland nature reserve - one of the largest in the UK - offers stunning countryside walks. For those that prefer life near the water, Hermitage Marina is just a short distance away from the property and is home to many leisure boats, and the river offers additional amenities via motor boating, a rowing club, kayaking, or paddleboarding, just to name a few.

Earith offers great access to the guided bus in St Ives or Longstanton, which offers a direct route to Cambridge in just over half an hour, and train stations offering fast rail connections can be found in both Ely and Huntingdon, with Kings Cross just 50 minutes away by train. By car, Cambridge can also be accessed in just over half an hour, while the historic city of Ely is just 11 miles away and can be accessed in around 20 minutes. Nearby St. Ives has a huge amount to offer homebuyers and great local amenities. In St. Ives, you will find plenty of shops and great restaurants in the area, as well as some local supermarkets.





FAQ'S

Tenure: Freehold

Post Code for SatNav: PE28 3PU

What3Words Location: clockwork.jaws.fumes

School Catchment Areas: Earith Primary School and Ramsey Abbey / Swavesey Village College

Central Heating: Air Source Heat Pump

Sellers Onward Movements: No Forward Chain

Anticipated Completion: April 2024



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.

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

Rated Exceptional in Best Estate Agent Guide 2024

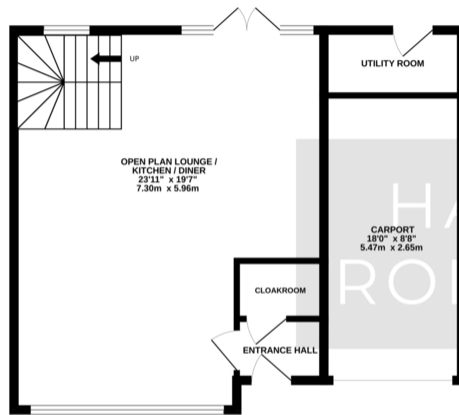
British Property Awards 2024 – Gold Winner

4.9 Star Google Review Rating

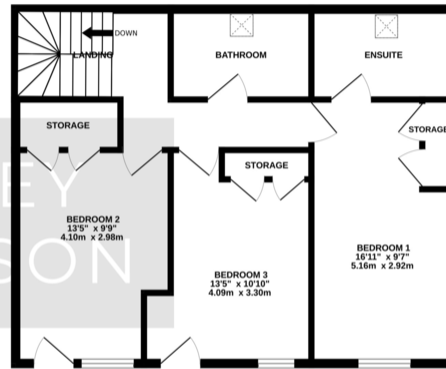




GROUND FLOOR
650 sq.ft. (60.4 sq.m.) approx.



1ST FLOOR
619 sq.ft. (57.5 sq.m.) approx.



TOTAL FLOOR AREA: 1269 sq.ft. (117.9 sq.m.) approx.
Made with Metropix ©2024

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