



HARVEY ROBINSON

£400,000  
Vermuyden Way  
Fen Drayton, CB24 4TA

- Detached Family Home
- Four Bedrooms
- Refitted Family Bathroom and Cloakroom
- Impressive Rear Garden

- Single Garage and Parking
- Open Plan Living Accommodation
- Three Reception Spaces
- Sought After Village Location

4 

1 

3 



## PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are delighted to offer For Sale this immaculately presented, detached family home in the ever-popular village of Fen Drayton. Situated at the end of a quiet cul-de-sac, the property sits centrally on a larger than average plot and offers impressive space throughout. In brief, the accommodation comprises an entrance porch leading to a light and airy hallway with amply fitted storage for shoes and coats. There is a recently refitted cloakroom and a light and airy kitchen to the rear of the home which is fitted in a cream shaker style unit with wooden worktops over. There is also a spacious lounge to the front of the property which is open plan to the dining room which benefits from French doors to the rear garden. Completing the ground floor space is an additional reception room which offers the versatility of a playroom, study or additional storage space. Upstairs, there are four generous bedrooms, each flooded with light from the refitted UPVC windows, a refitted family bathroom and a walk in wardrobe which was formerly the ensuite to the master bedroom. Outside, the property benefits from a large wrap around garden. The rear garden is mainly laid to lawn and is mature and well-established. There is a section of patio directly accessed from the kitchen and dining rooms respectively which is perfect for outdoor dining and is perfectly framed by the awning above. To the front, there is a single garage with up and over door and a driveway in front.



## LOCATION AND AMENITIES

Located only 12 miles away from the city of Cambridge, Fen Drayton is a quiet countryside parish in Huntingdonshire with a population of under 1000 people. St Ives sits 10 minutes away to the north and Huntingdon 12 minutes to the west, 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.

Within the village, there is an active pub, The Three Tuns serving food, as well as a tearoom 'Carriages' which is very popular with local residents. Fen Drayton Primary School is found within the village itself and for secondary age children, Fen Drayton benefits greatly from being within the catchment area for the well regarded Swavesey Village College. A privately run day nursery is found in the centre of the village. In nearby Fenstanton there is a local post office and another primary school, with The Duchess serving as the main pub in the village. The Swan pub and restaurant in Connington is another great alternative and can be found just outside Fen Drayton.

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 are numerous options for your weekly or monthly food shop, with Morrisons, Waitrose and Tesco within easy reach. and if you want to head into nearby Cambridge, Huntingdon Road/A14 will take you there in only 25 minutes or make use of the guided bus which stops in the village nature reserve.

Fen Drayton Lakes Nature Reserve 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. Numerous recreation activities such as cycling, walking, and birdwatching are available.

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





## FAQ'S

Tenure: Freehold  
Post Code for SatNav: CB24 4TA  
What3Words Location: ///whoever.permit.club  
Council Tax Band: D  
Current Owners Lived in Property: 3 years  
Seller's Onward Movements: Upsizing - have found a property  
Rear Garden Aspect: South - West  
Rear Garden Boundaries: Left and Rear  
School Catchment Areas: Fen Drayton Primary and Swavesey Village College  
EPC Rating: C  
Cloakroom Replaced: 2024  
Cavity Wall Insulated: Yes  
Property Constructed: 1989  
Water Meter: No  
Boiler Installed: 2009 and serviced annually  
Loft: Partly Boarded with Light. No Ladder. The Loft of the Garage is also Boarded with Light and Ladder

Agents Note: There is currently planning permission pending for a loft conversion creating a master suite to the top floor.



## 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.

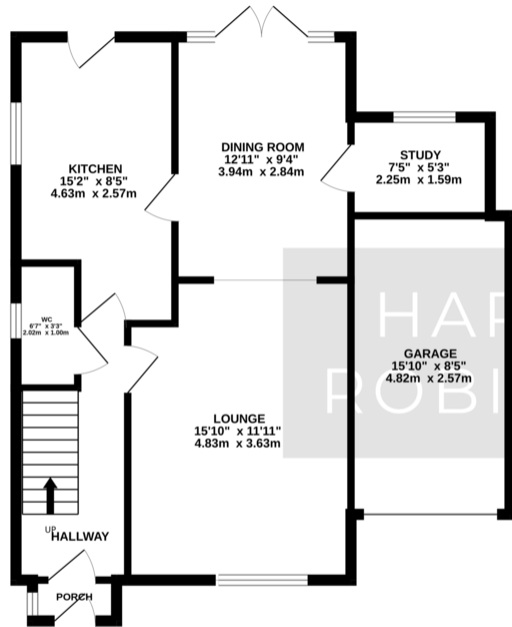
View all our properties at [harveyrobinson.co.uk](https://www.harveyrobinson.co.uk)

Rated Exceptional in Best Estate Agent Guide 2024  
British Property Awards 2024 – Gold Winner  
4.9 Star Google Review Rating

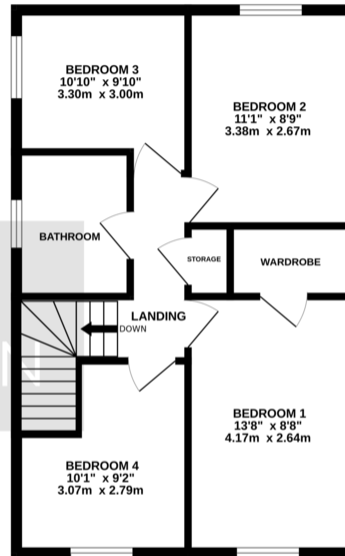




GROUND FLOOR  
692 sq.ft. (64.3 sq.m.) approx.



1ST FLOOR  
511 sq.ft. (47.4 sq.m.) approx.



HARVEY ROBINSON

TOTAL FLOOR AREA: 1202 sq.ft. (111.7 sq.m.) approx.  
Made with Metropix ©2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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