



HARVEY ROBINSON

£525,000  
Pound Road  
Hemingford Grey, PE28 9WP

- Detached Family Home
- Sought After Village Location
- Three Double Bedrooms
- 20ft Kitchen Diner

- Recently Renovated Throughout
- Refitted En Suite to Master and Family Bathroom
- South Facing Rear Garden
- Off Road Parking and Single Garage

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## PROPERTY SUMMARY

Harvey Robinson Estate Agents St Ives are delighted to present for sale this stunning detached family home, in the heart of the ever-popular village of Hemingford Grey. This attractive property exudes kerb appeal from the outside, and is a real showstopper inside. The ground floor accommodation in brief comprises an entrance hallway, cloakroom, lounge, and an amazing 20ft kitchen diner with panoramic views of the wrap around garden. Upstairs there are three double bedrooms, including a master bedroom with renovated en suite, as well as a spacious renovated four-piece family bathroom. Outside, the expansive south-facing wrap-around garden provides great privacy from the neighbouring properties, perfect for enjoying the warmer evenings with friends and family. It also includes a well sized garden shed to the side of the property. To the front there is off-road parking available, as well as further front garden space. Having been fully renovated in the three years that the current owners have lived there, no expenses have been spared and it has been finished to an extremely high standard, complete with a cohesive interior colour palette throughout the property meaning this property is move in ready.



## LOCATION AND AMENITIES

Hemingford Grey is situated on the southern banks of the River Great Ouse, only a short distance away from St Ives which sits on the northern side of the water. The village is encompassed by acres of idyllic greenery and lots of natural wildlife, giving you lots of places to explore on evenings and weekends. Hemingford Grey is only 15 miles away from Cambridge, giving you the option to enjoy the best bits of city life before leaving it behind for the day to head home.

Hemingford Grey is perfectly positioned for commuters needing access to London, Huntingdon's mainline train station is a ten-minute drive from the property and provides easy access to both Kings Cross and St Pancras within an hour.

In the centre of Hemingford Grey you'll find a primary school, village shop (which also hosts the local post office) and The Cock pub. Hemingford Grey Primary School was rated as 'Good' by Ofsted during their last inspection. The Cock pub is a must visit, as in 2013 and 2019 it was named UK pub of the year by The Good Pub Guide, beating over 40,000 rivals. Not only do you get a traditional, warm country pub atmosphere, but an award-winning dining experience serving up British and European cuisine.





## FAQ'S

Tenure: Freehold  
Post Code for SatNav: PE28 9WP  
What3Words Location: tubes.hatch.replayed  
Kitchen Refitted: 2021  
Bathrooms Refitted: 2021  
Garden Landscaped: 2022  
Driveway Relaid: Autumn 2023  
Property Constructed: 1988  
Council Tax Band: D  
EPC Rating: D  
Current Onwers Lived in Property: Since January 2021  
Seller's Onward Movements: Upsizing Locally  
Rear Garden Boundaries: Left  
Rear Garden Aspect: South  
School Catchment Areas: Hemingford Grey Primary and St Ivo Secondary  
Water Meter: Yes  
Boiler: Serviced 2024  
Conservatory Converted: 2021  
Loft: Partially Boarded, No Light or Ladder



## 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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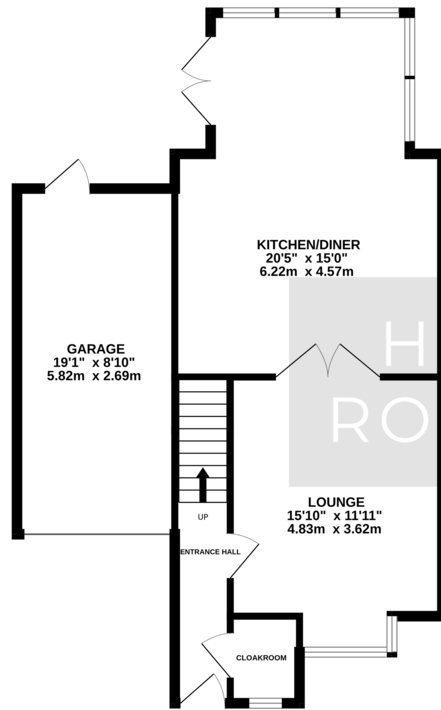
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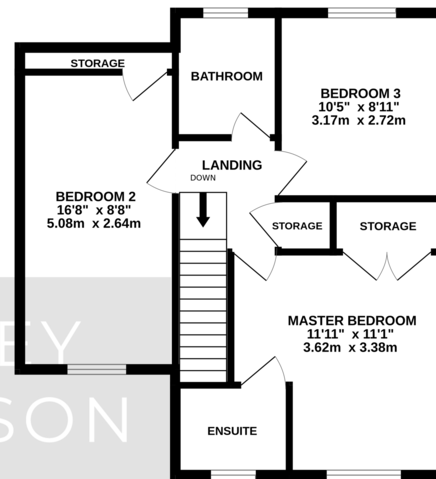




GROUND FLOOR  
692 sq.ft. (64.3 sq.m.) approx.

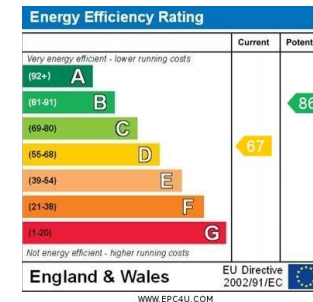


1ST FLOOR  
545 sq.ft. (50.7 sq.m.) approx.



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TOTAL FLOOR AREA: 1237 sq.ft. (115.0 sq.m.) approx.  
Made with Metropix 62024



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

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