



HARVEY ROBINSON

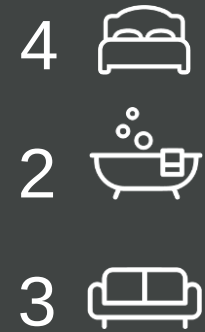
£490,000

Fullards Close

Woodhurst, PE28 3BA

- Barn Style Residence
- Four Generous Bedrooms
- Ensuite to Master
- 27' Open Plan Kitchen Diner

- Single Garage
- Ample Off Road Parking
- 20' Lounge with Bifold Doors
- Private Rear Garden



PROPERTY SUMMARY

Harvey Robinson Estate Agents are delighted to offer For Sale this rarely available barn style residence in the quiet and scenic village of Woodhurst. Constructed in 2004 and arranged over two floors, this spacious property offers family sized accommodation with ample outside space to match. Upon entering, you are greeted with a light and airy hallway with access to a downstairs W/C. The home is centred around a 27' kitchen diner which spans the width of the home. This has been tastefully fitted in a light coloured kitchen with granite worksurfaces over and offers a generous amount of storage making this space the heart of the home. Accessed from the kitchen diner is a 20' (approx) lounge with bi-folding doors accessing the garden, a utility room and a separate study space. Upstairs, there are four generous bedrooms, a family bathroom and a spacious ensuite shower room. There is an integral garage to the front of the home with ample off road parking for a number of cars. The rear garden is enclosed and offers a good degree of privacy with a large area of lawn and a patio perfect for outdoor dining. Viewing of this truly unique family home is essential and can be organised by contacting our St Ives office.



LOCATION AND AMENITIES

Situated just four miles from St Ives and six miles from Huntingdon, Woodhurst perfectly blends rural living with great access to amenities. Woodhurst is one of a few remaining examples of an Anglo-Saxon ring village connecting St Ives to nearby Oldhurst and Woodhurst. The small population of approximately 500 people is served by a church dating back to the 12th century, as well as an active village hall that hosts a selection of events including quizzes, bingo, race nights and regularly scheduled clubs that can be joined. The Raptor Foundation can also be found just outside the village providing an educational day out for the family. The village is within the catchment area for nearly Warboys Primary School whilst the secondary school can be found at Ramsey Abbey College. Further information about the village can be found on their website: www.Woodhurst-cambs.com. Within the next village of Oldhurst, you can find Johnson's Farm shop providing fresh home grown produce as well as more exotic foods such as crocodile and buffalo which are reared on the farm. With its proximity to St Ives, Woodhurst has great access to amenities with good quality Italian, Indian, Mediterranean and Chinese restaurants to choose from. St Ives is 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.





FAQ'S

Tenure: Freehold

Post Code for SatNav: PE28 3BA

What3Words Location: twisting.purchaser.charities

Council Tax Band: E

Property Built: July 2004

Driveway: Private with any maintenance costs split proportionally between the homeowners of the road.

Sellers Onward Movements: No Forward Chain

Current Owners Purchased Property: 2018

Central Heating: Oil

School Catchment Areas: Somersham and Ramsey Abbey

Water Meter: Yes, in front garden

Boiler: Installed July 2004, serviced July 2024

Loft: Part Boarded with Loft Ladder

Windows and Doors: Bi-folds installed in 2018, Patio Door and front door replaced in 2024

EPC Rating: D

Conservation Area: No

Utilities: Mains Water, Mains Electricity, Mains Sewage, Fibre to Cabinet

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

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British Property Awards 2024- Silver Winner for the East of England

4.9 Star Google Review Rating

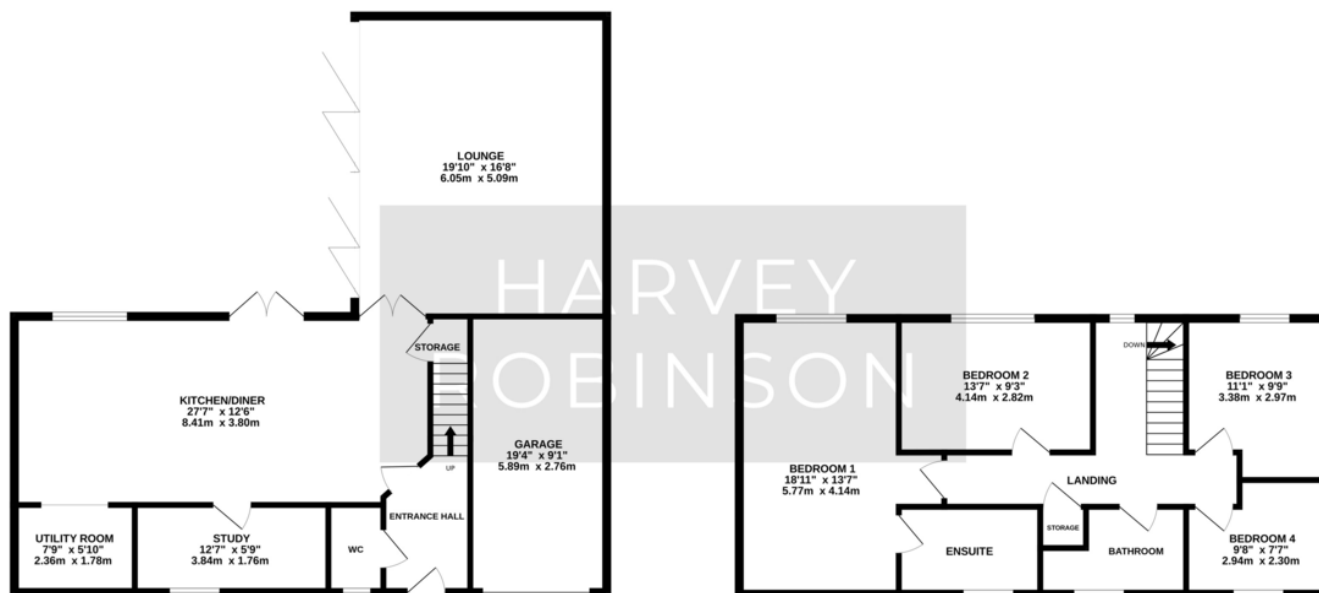
Agents Note- Please be advised we have used some photographs that have been provided to us which include virtual staging.





GROUND FLOOR
1048 sq.ft. (97.3 sq.m.) approx.

1ST FLOOR
716 sq.ft. (66.6 sq.m.) approx.



TOTAL FLOOR AREA: 1764 sq.ft. (163.9 sq.m.) approx.
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FAQs

Type here

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	65 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

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