



HARVEY ROBINSON

£550,000

Dendys

Hemingford Grey, PE28 9EU

- Detached Family Home
- Four Generous Bedrooms
- Three Reception Rooms
- Dedicated Ground Floor Study

- Extensive Rear Garden
- Driveway and Carport
- Single Garage
- Beloved Village Location

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PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are thrilled to present For Sale this detached family home located on the edge of the beloved village of Hemingford Grey. Situated on a generous plot in a desirable cul-de-sac position, this property boasts four double bedrooms, three reception rooms and plenty more. The ground floor welcomes you into a spacious entrance hall, leading to a study which provides the perfect space for those who work from home. There is a 17ft lounge, with double doors opening into the dining room. This is an open space connecting to a further family room with sliding doors to the stunning rear garden. The large kitchen leads to a further utility room which offers an extensive amount of further storage. The cloakroom finishes the ground floor accommodation, as well as further storage. The first floor provides four double bedrooms, two with built-in storage and a family bathroom complete with a white three-piece suite. This property offers a substantial front and rear garden. The rear garden offers a space to relax in private and soak up the sun in warmer months. There is a private driveway, with a car port and a single garage. This wonderful home has been well cared for, and truly is a blank canvas, ready for its next family to move in and make new memories. Interest in this stunning home is expected to be high, so to avoid missing out contact the St Ives office today to arrange a viewing.



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 9EU

What3Words Location: ///universes.resists.jumped

Property Built: 1970s

Council Tax Band: E

EPC Rating: D

Heating Type: Gas central heating

Utilities: Mains Water, Mains Electricity, Mains Sewage

Property Owned Since: 1990

Seller's Onward Movements: Downsizing locally

Rear Garden Boundary: Right

Rear Garden Aspect: North east

Primary School Catchment: Hemingford Grey Primary School

Secondary School Catchment: St Ivo

Water Meter: No

Loft: Light available



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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British Property Awards 2023 & 2024 – Gold Winner

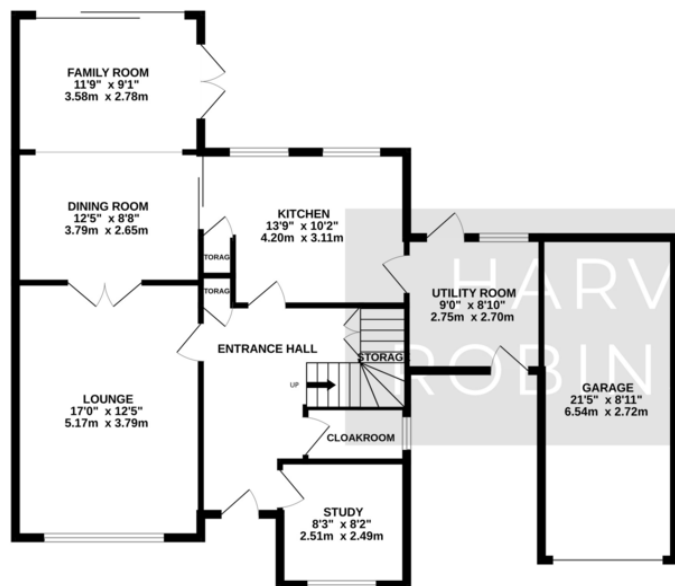
British Property Awards 2024- Silver Winner for the East of England

4.9 Star Google Review Rating

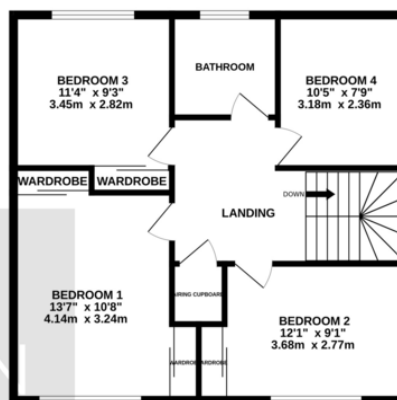




GROUND FLOOR
1075 sq.ft. (99.9 sq.m.) approx.



1ST FLOOR
672 sq.ft. (62.5 sq.m.) approx.



TOTAL FLOOR AREA : 1748 sq.ft. (162.4 sq.m.) approx.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	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

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