



HARVEY ROBINSON

Guide Price

£375,000-£400,000

Chapmans

Hemingford Abbots, PE28 9AU

- Mid Terraced Family Home
- Two/Three Double Bedrooms
- Well Presented Throughout
- Two Generous Reception Rooms

- Spacious Front and Rear Garden
- Sought After Village Location
- Off Road Parking
- Short Walk to the River Great Ouse

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PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are delighted to present For Sale this two / three-bedroom terraced property in the ever-charming village of Hemingford Abbots. Located on a generous plot with a beautifully presented front and rear garden, this property offers a great amount of outdoor space. This home welcomes you into a spacious entrance hall, which leads to a generous dining room which could double as a ground floor bedroom. There is a kitchen which has been fitted with shaker style cabinets and provides integrated appliances. There is a further cloakroom, and an incredible 21ft lounge which stretches from the front to the back of the property, with a feature fireplace and French doors leading to the garden. There is a spacious landing to the first floor, as well as two double bedrooms and a large family bathroom which has been fitted with a four-piece suite. The private rear garden is separated by a large patio area, small lawn section and a further gravelled space, and features a blossom tree and a truly beautiful bed of flowers. This property is just a short walk from the River Great Ouse, and it is perfectly positioned to be close to local walks which can take you to both Hemingford Grey and Houghton Mill. Interest in this beautiful home is expected to be high so to avoid missing out, reach out to the St Ives office today to book a viewing.



LOCATION AND AMENITIES

Hemingford Abbots is situated on the banks of the River Great Ouse, only a short distance from St Ives. This picturesque village is encompassed by acres of idyllic greenery and natural wildlife, providing endless places to explore on evenings and weekends. The village also boasts a Grade I listed church, the Axe and Compass, a dog-friendly 15th century pub offering fresh food and fine wines, a popular children's playing field, an annual regatta, and a biennial Flower Festival.

Well-served by transport links, Hemingford Abbots is just 15 miles from the beautiful city of Cambridge and a ten-minute drive from Huntingdon's mainline train station, providing easy commuting access to London's Kings Cross. The village also shares facilities with Hemingford Grey, including a primary school rated 'Good' by Ofsted, a village shop, post office, sports pitches, and the award-winning "Cock" pub.





FAQ'S

Tenure: Freehold

Post Code for SatNav: PE28 9AU

What3Words Location: ///bluffing.freezers.bookshop

Owned For: 14 years

Seller's Onward Movements: Relocating

EPC Rating: D

Council Tax Band: C

Utilities: Gas Central Heating, Mains Electric, Mains Water, Mains Sewage

Broadband: Fibre to Cabinet

Rear Garden Boundary: Rear and Right

Rear Garden Aspect: East

Primary School Catchment: Hemingford Grey

Secondary School Catchment: St Ivo Academy

Water Meter: Yes

Boiler Installed: 2008, serviced April 2025

Loft: Part boarded



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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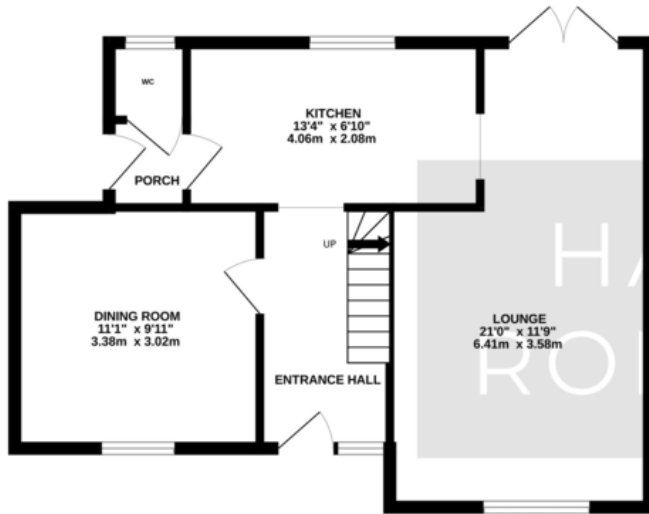
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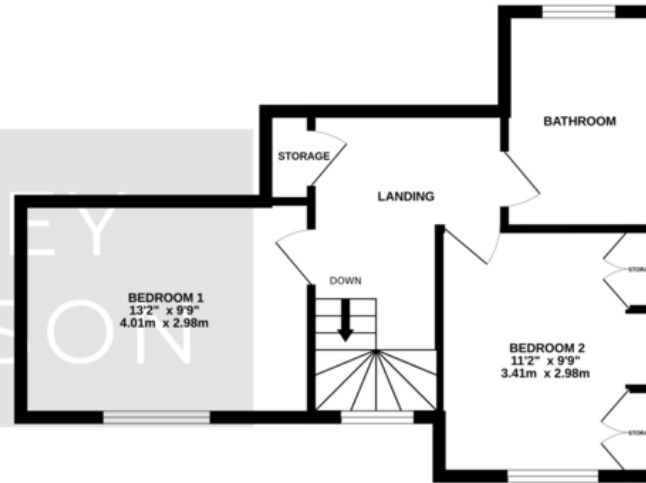




GROUND FLOOR
526 sq.ft. (48.9 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 935 sq.ft. (86.9 sq.m.) approx.
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Score	Energy rating	Current	Potential
92+	A		107 A
81-91	B		
69-80	C		
55-68	D	63 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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