



HARVEY ROBINSON

Guide Price

£425,000 to £450,000

Hill Estate

Houghton, PE28 2BX



- Detached Family Home
- Four Generous Bedrooms
- En-Suite to Master Bedroom
- Sought After Village Location

- Ground Floor Study
- Open Plan Kitchen Diner
- Private Driveway
- Private Rear Garden

4   
2   
2 



## PROPERTY SUMMARY

\*\*\*GUIDE PRICE £425,000 TO £45,000\*\*\*Harvey Robinson Estate Agents in St Ives are delighted to present For Sale this four bedroom executive detached property. Located in Houghton, one of the most sought after villages locally, this property provides the perfect family home. Spread across two floors, this property offers an abundance of accommodation and boasts a private driveway and enclosed rear garden. The ground floor welcomes you in to a spacious entrance hall, leading to the ground floor study which is perfect for those who work from home. There is a spacious cloakroom, a large lounge with bifold doors leading to the rear garden. There is an electric fire and this room has been tastefully decorated in an art-deco style. There is an open-plan kitchen dining room which has been fitted with contemporary taupe gloss cabinets and wooden worktops. There are integrated ovens, induction hob and a built in fridge-freezer as well as a further utility room which creates the ideal space to do daily chores. The first floor provides a spacious landing and four generous bedrooms with the master benefitting from an en-suite. There is a family bathroom fitted with a white three piece suite and a further airing cupboard. The private rear garden has been mainly laid to lawn, with a patio area which is host to outdoor furniture, showing this in a great space to enjoy al-fresco dining in the warmer months. There is a single garage which is currently used as an at-home gym and provides ample storage. Interest in this stunning home is expected to be high, so to avoid disappointment contact the St Ives office today to arrange a viewing.





## LOCATION AND AMENITIES

The National Trust - Houghton Mill and Waterclose Meadows is a short stroll from the property, as is the river Ouse. In the other direction is the cricket pitch, tennis club and Thicket Lane providing excellent picturesque walks which are perfect for dog walkers or ramblers. The pubs are also highly rated by residents, with both the Three Horseshoes and the popular Three Jolly Butchers pub/restaurant within a stones throw of this property, as well as the Ofsted rated "Good" Houghton and Wyton primary school. In nearby St Ives you will find plenty of shops along with some great independent stores and cafes, as well as the river Great Ouse. The pubs are also highly rated by residents, and you'll find plenty of great restaurants in the area. Within half a mile in the opposite direction of town you will find a Morrisons & Aldi supermarket along with various other restaurants. One of St Ives' biggest draws is its proximity to Cambridge as the A1307 provides easy access into the centre of Cambridge in approximately 20 minutes, in addition to the St. Ives Park & Ride terminal providing access via the guided bus. The nearest station is at Huntingdon, which is just a ten minute drive away. From here, you can catch a train to London Kings Cross, which takes just over an hour.







## FAQ'S

Tenure: Freehold

Post Code for SatNav: PE28 2BX

What3Words Location: ///indicated.count.left

Property Built: 2017

Owned Since: 2017

Seller's Onward Movements: Relocating

EPC Rating: B

Council Tax Band: E

Heating Type: Gas Central Heating

Utilities: Mains Electric, Mains Water, Mains Sewage

Broadband: Fibre to Premises

Rear Garden Aspect: East

Rear Garden Boundary: Right

Primary School Catchment: Houghton & Wyton Primary School

Secondary School Catchment: St Ivo Secondary School

Conservation Area: No

Loft: Part-boarded with light

Water Meter: Yes, located on front pavement

Boiler Installed: 2017, serviced annually

UPVC Windows: 2017



## 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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4.9 Star Google Review Rating

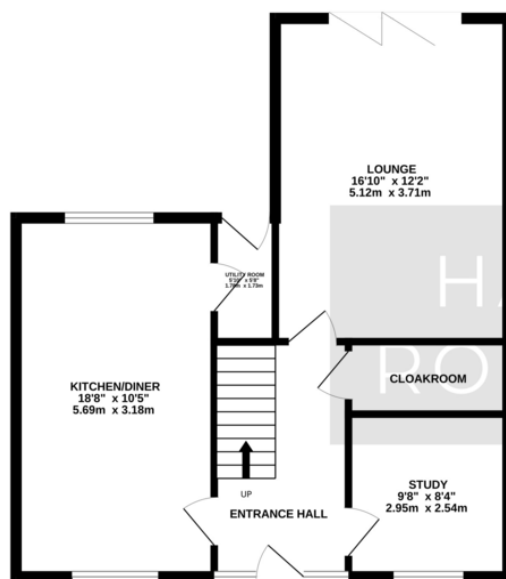




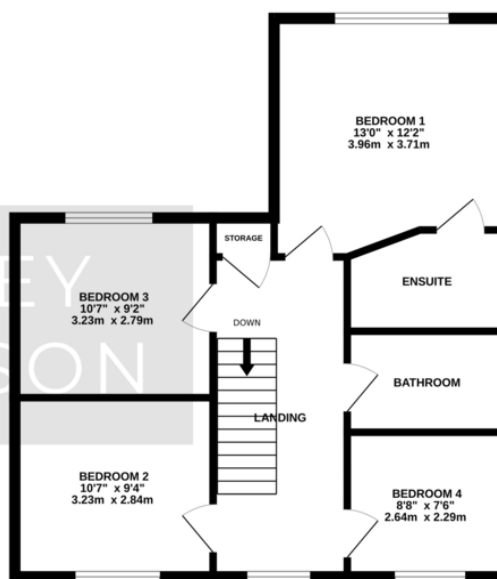




GROUND FLOOR  
607 sq.ft. (56.4 sq.m.) approx.



1ST FLOOR  
607 sq.ft. (56.4 sq.m.) approx.



TOTAL FLOOR AREA : 1213 sq.ft. (112.7 sq.m.) approx.  
Made with Metroplex ©2025

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	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

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