



HARVEY ROBINSON

Offers In Excess Of
£415,000
22 Brookside
Houghton, PE28 2BT

- Semi-Detached Family Home
- Four Generous Bedrooms
- En-suite to Master Bedroom
- Private Landscaped Rear Garden

- Open Plan Kitchen Diner
- Immaculately Presented Throughout
- Quiet Cul-De-Sac Position
- Sought After Village Location



PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are delighted to present For Sale this immaculately presented semi-detached home. Nestled on a quiet cul-de-sac in the sought after village of Houghton, this property provides the perfect family home. Overlooking a well-maintained green, this property offers privacy for the owners. This home is wonderfully presented throughout and has been finished to a very high standard. With modern finishes, and classic colour schemes, this home truly is move in ready. The property welcomes you into a spacious entrance hall, which leads to an open-planned kitchen and dining room. Thoughtfully renovated, this newly opened room provides a vast amount of reception space, hosting a large dining table as well as a nook for relaxing. The monochromatic kitchen offers wooden work surfaces, ample storage and a large window, showing a glimpse of the rear garden. There is a further bathroom fitted with a three-piece suite as well as a separate utility room. Accessible from the entrance hall, as well as this separate hallway, there is a large lounge which reaches from the front to the back of the property. With a set of French doors as well as sliding doors, this room is flooded with natural light. There is further space for a second dining table in this room, so it would be the perfect place to host family and friends. The first floor provides four double bedrooms as well as a family bathroom and an en-suite to the master bedroom which have been refitted to a beautiful standard. The landing is spacious and offers a corner which has been utilised as a workspace, which is perfect for those who work from home. The property offers a wrap-around rear garden, which provides both decking and a patio area where you can soak up the sun in the warmer months. Interest in this rarely available home is expected to be high, so to avoid disappointment we recommend you contact the St Ives office 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 stone's 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 & Lidl supermarket along with various other restaurants. One of St Ives' biggest draws is its proximity to Cambridge as the A1309 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

Postcode for SatNav: PE28 2BT

What3Words: //downcast.purse.yourself

Tenure: Freehold

Owned Since: 2020

Vendors Onward Movements: Downsizing locally

Council Tax Band: D

EPC: C

Rear Garden Aspect: North and West

Primary School Catchment: Houghton and Wyton Primary School

Secondary School Catchment: St Ivo Academy



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.

Need to sell your property? Please contact us to arrange your free, no obligation Market Appraisal.

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

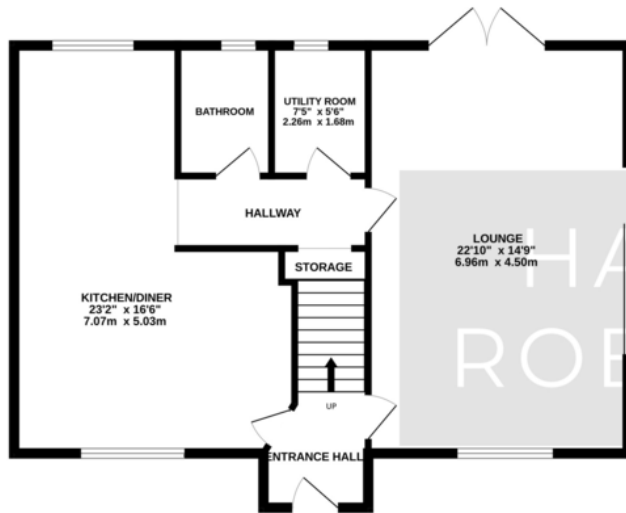
View all our properties at [harveyrobinson.co.uk](https://www.harveyrobinson.co.uk)

Rated Exceptional in Best Estate Agent Guide 2024
British Property Awards 2023 & 2024 – Gold Winner
5.0 Star Google Review Rating

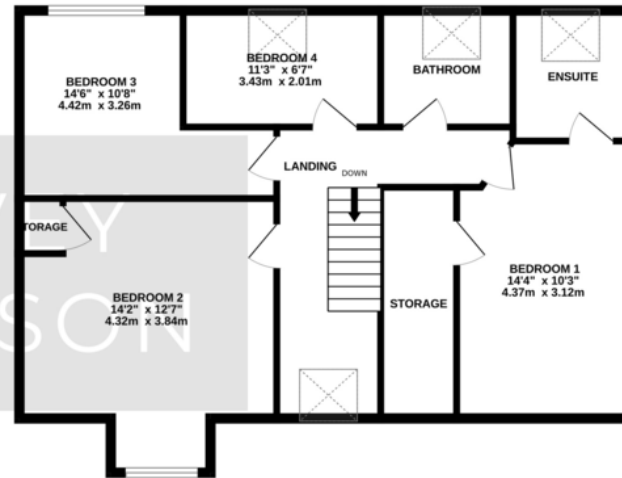




GROUND FLOOR
829 sq.ft. (77.0 sq.m.) approx.



1ST FLOOR
828 sq.ft. (76.9 sq.m.) approx.



TOTAL FLOOR AREA: 1657 sq.ft. (153.9 sq.m.) approx.
Made with MetroPix ©2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	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

OFFICE ADDRESS

9 White Hart Court, St Ives,
Cambridgeshire, PE27 5EA

CONTACT

01480 454040
stives@harveyrobinson.co.uk
www.harveyrobinson.co.uk