



HARVEY ROBINSON

Offers In Excess Of
£440,000
Windsor Close
St. Ives, PE27 3DW

- Detached House
- Sought After Location
- Good Access to Transport Links and Local Amenities
- Summer House in Garden
- Extended Accommodation
- Modernised Throughout
- Single Garage
- Landscaped Rear Garden

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PROPERTY SUMMARY

Harvey Robinson Estate Agents are proud to present to the market this stunning four-bedroom detached family home which is situated in a sought-after area of St Ives. The home is situated within close proximity to the town centre, offering good access to local amenities, schools, and transport links. Immaculately presented and modernised throughout, the property offers generous living space and a landscaped rear garden perfect for entertaining. The ground floor features a welcoming hallway with a modernised downstairs WC, a spacious lounge/diner ideal for relaxing or hosting guests, and a bright kitchen/diner with contemporary fittings that opens directly onto the garden. Upstairs, the impressive main bedroom boasts a four-piece en-suite and built-in storage, accompanied by three further well-proportioned bedrooms and a family bathroom. Outside, the landscaped garden provides a beautiful space for outdoor dining, while the property benefits from driveway parking, a garage and an additional garden room to the rear. Viewing of this property is highly recommended to truly appreciate and can be arranged via the St Ives office.



LOCATION AND AMENITIES

St Ives is one of Cambridgeshire's best-loved towns. It has a huge amount to offer homebuyers, including a scenic riverside location, plenty of large family properties, and great local amenities, to name just a few. The centre of St Ives is within walking distance and is approximately 1/2 of a mile away. In 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, the A1307 is just two miles from the property and provides easy access into the centre of Cambridge in approximately 20 minutes, in addition the St. Ives Park & Ride terminal is only a five-minute drive away. 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. A popular primary school can also be found within a few minutes' walk of the property.





FAQS

Tenure: Freehold

Post Code for SatNav: PE27 3DW

What3Words Location: plan.resaping.musical

Boiler Installed: 2020

Loft: Boarded, with light and ladder

Primary School Catchment Areas: Thorndown Primary School

Secondary School Catchment Area: St Ivo Academy

EPC Rating: C

Council Tax Band: D

Rear Garden Aspect: South

Seller's Onward Movements: Downsizing

Property Built: 1983

Current Owner's Purchased Property: 10 years



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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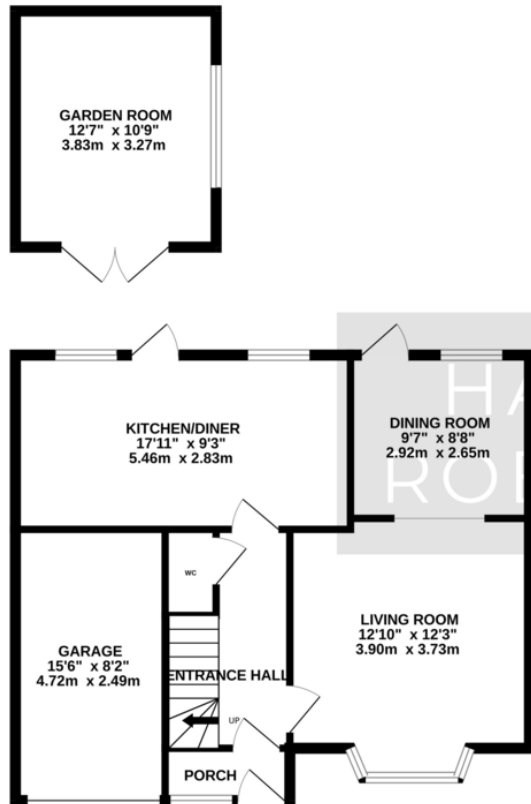
British Property Awards 2023 & 2024 – Gold Winner

4.9 Star Google Review Rating

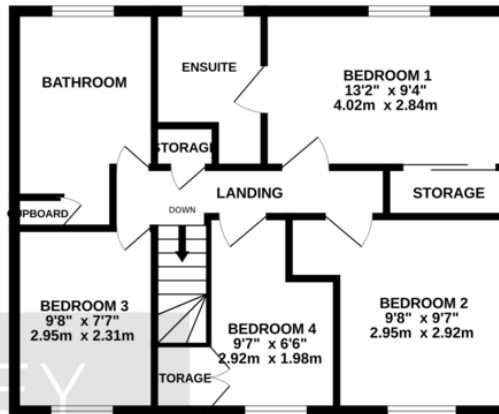




GROUND FLOOR
760 sq.ft. (70.6 sq.m.) approx.



1ST FLOOR
565 sq.ft. (52.5 sq.m.) approx.



TOTAL FLOOR AREA : 1325 sq.ft. (123.1 sq.m.) approx.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 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

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