



HARVEY ROBINSON

Offers In Excess Of
£450,000
Loxley Green
Wyton, PE28 2JN

- Rarely Available Town House
- Three Bedrooms (Formerly Four)
- Refitted Family Bathroom
- Utility Room and Downstairs Cloakroom

- Open Plan Kitchen Diner
- Refitted Kitchen With Integrated Appliances
- Impressive Views Over the Green
- Generous Rear Garden



PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are delighted to present For Sale this rarely available three-bedroom townhouse located in the ever popular village of Wyton. Positioned in a sought after position, enjoying picturesque views over the green, this property provides the perfect family home. This property boasts flexible living accommodation and is spread across three floors. Previously configured as four bedrooms, the property now boasts three generous double bedrooms, with the option to reconfigure if desired. The ground floor features a welcoming entrance hall, convenient cloakroom, utility room, and a versatile double bedroom – ideal for guests, a home office, or additional family space. The first floor offers a spacious lounge with stunning views over the green with dual windows, and a modern kitchen/diner overlooking the rear garden, perfect for entertaining or hosting family meals. Upstairs, the second floor comprises two further double bedrooms and a well-appointed family bathroom which is immaculately presented. Externally, the property benefits from a private rear garden providing two sections which creates sun traps at different points throughout the day. This space is ideal for relaxing and entertaining. Additional features include an integral garage and off-road parking. Interest in this home is expected to be high, and it must be seen to be fully appreciated. Contact the St Ives office today to arrange a viewing.



LOCATION AND AMENITIES

The property is a short walk from the clock tower in the village square, which is surrounded by a local shop, village pub, tearoom, antiques shop and an art gallery. 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. The Ofsted rated "Good" Houghton and Wyton primary school is within stones throw of this property. 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 2JN

What3Words Location: //richer.daydreams.engulfing

Current Owners Purchased Property: 19 years ago

Seller's Onward Movements: Downsizing

EPC Rating: C

Council Tax Band: D

Heating Type: Gas Central Heating

Utilities: Mains Electric, Mains Water, Mains Sewage

Broadband: Fixed Wireless

Primary School Catchment: Houghton and Wyton

Secondary School Catchment: St Ivo Academy

Loft: Part-boarded with light

Conservation Area: Yes

Rear Garden Aspect: South

Rear Garden Boundary: Left, Rear

Water Meter: Yes, located on the front footpath

Boiler Installed: 2023, Serviced May 2025



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

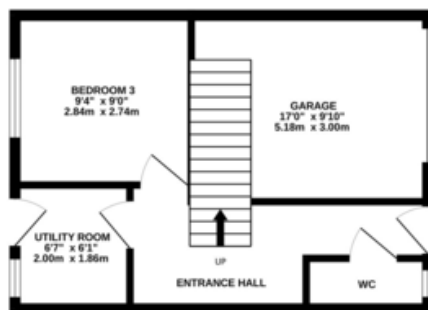
British Property Awards 2024- Silver Winner for the East of England

4.9 Star Google Review Rating

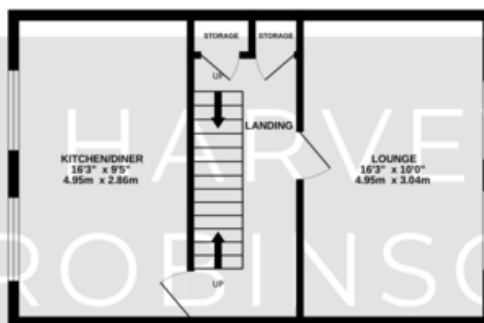




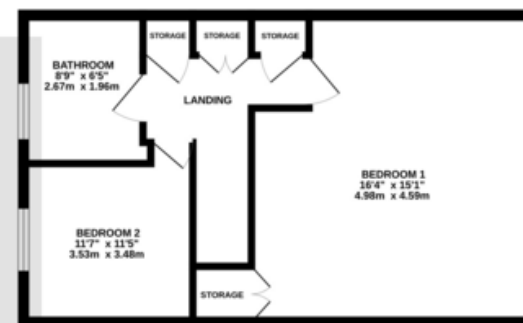
GROUND FLOOR
340 sq.ft. (31.5 sq.m.) approx.



1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



2ND FLOOR
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 1188 sq.ft. (110.4 sq.m.) approx.
Made with Metropix ©2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 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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