



HARVEY ROBINSON

Offers In Excess Of
£315,000
School Road
Earith, PE28 3QB

- Detached Family Home
- Three Bedrooms
- Open Plan Kitchen Diner
- Generous Garden

- White Three-Piece Bathroom Suite
- Well Presented Throughout
- Village Location
- Single Garage



PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are pleased to bring to the market this immaculately presented property in the ever-popular village of Earith. Located just a stone's throw from the Ofsted rated excellent school, this property would make a fantastic family home and must be viewed to be appreciated. The ground floor in brief comprises a light and airy entrance hall leading to a lounge to the front and an open plan kitchen dining room to the rear. The kitchen is fitted in a contemporary wood effect unit with complimentary worksurfaces and houses an electric oven, induction hob and further appliance space. The dining space further benefits from sliding doors providing direct access to the rear garden. To the first floor, there are three generous bedrooms which have been recarpeted and a white three-piece bathroom suite. The property has recently been redecorated throughout and has UPVC windows and doors. The rear garden is larger than average and enjoys a good degree of privacy. There is a single garage to the side which can be accessed via a front up and over door or a pedestrian door to the rear. There is also ample off-road parking on the driveway. Offered with no forward chain, this property must be viewed to be appreciated. Do not hesitate to contact our St Ives office to arrange your viewing.



LOCATION AND AMENITIES

Earith, a historic village due to its proximity to the river Great Ouse, can be found just five miles from St. Ives town centre and therefore offers quiet family living just a stones' throw from a town offering shops and amenities. The village itself offers a post office/shop, a takeaway, a popular Crossfit gym, allotments, and a Taproom hosted by Papworth Brewery which serves woodfired pizza and regularly hosts events. There is also the riverside Crown pub, which is often frequented by those in the village. There is also a preschool and a primary school in the village, and the nearest secondary schools are located in Ramsey or Swavesey. There are excellent countryside walks within the village, making the location perfect for dog walkers, young families, or ramblers, while the RSPB wetland nature reserve - one of the largest in the UK - offers stunning countryside walks. For those that prefer life near the water, Hermitage Marina is just a short distance away from the property and is home to many leisure boats, and the river offers additional amenities via motor boating, a rowing club, kayaking, or paddleboarding, just to name a few.

Earith offers great access to the guided bus in St Ives or Longstanton, which offers a direct route to Cambridge in just over half an hour, and train stations offering fast rail connections can be found in both Ely and Huntingdon, with Kings Cross just 50 minutes away by train. By car, Cambridge can also be accessed in just over half an hour, while the historic city of Ely is just 11 miles away and can be accessed in around 20 minutes. Nearby St. Ives has a huge amount to offer homebuyers and great local amenities. In St. Ives, you will find plenty of shops and great restaurants in the area, as well as some local supermarkets.





FAQ'S

Tenure: Freehold

Post Code for SatNav: PE28 3QB

What3Words Location: guesswork.stags.odds

Current Owners Purchased Property: 8 years

Seller's Onward Movements: No Forward Chain

EPC Rating: D

Council Tax Band: C

Heating Type: Gas Central Heating

Utilities: Mains Electric, Mains Water, Mains Sewage

Primary School Catchment: Earith Primary

Secondary School Catchment: Ramsey Abbey College

Rear Garden Aspect: North



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

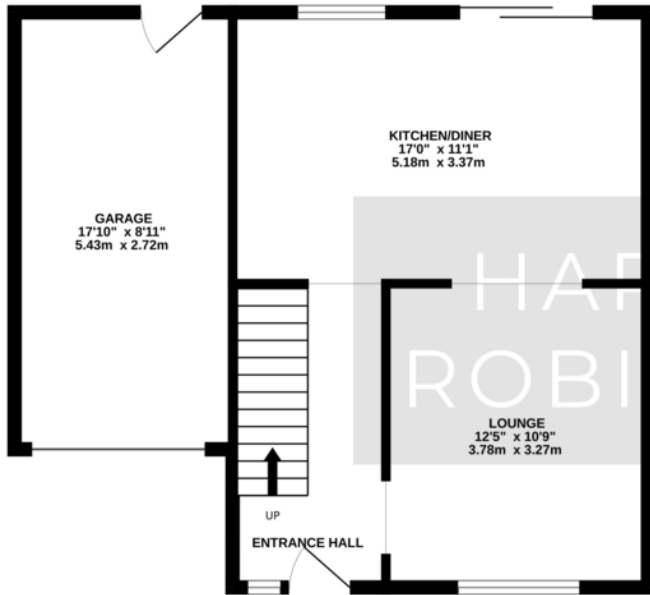
British Property Awards 2024- Silver Winner for the East of England

4.9 Star Google Review Rating

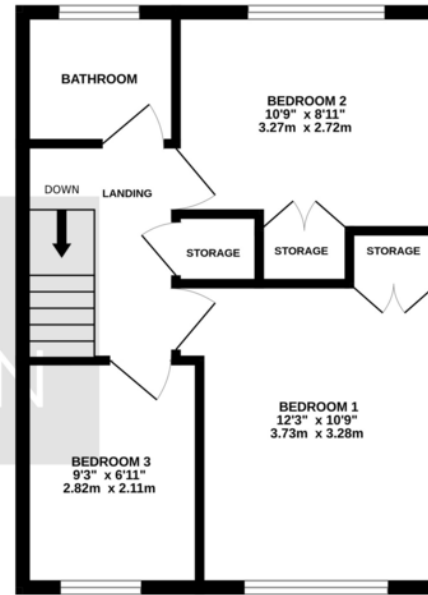




GROUND FLOOR
558 sq.ft. (51.8 sq.m.) approx.



1ST FLOOR
399 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 956 sq.ft. (88.8 sq.m.) approx.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	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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