



HARVEY ROBINSON

Offers In Excess Of
£550,000
Crest Drive
Fenstanton, PE28 9BR

- Detached Family Home
- Four Generous Bedrooms
- En Suite to Main Bedroom
- Three Reception Rooms

- Utility Room and Downstairs Cloakroom
- 27ft Rear Facing Kitchen Diner
- Ample Off-Road Parking
- Double Garage



PROPERTY SUMMARY

Harvey Robinson Estate Agents are delighted to present for sale this stunning family home, located at the end of a cul-de-sac on the popular new Crest Drive development in Fenstanton. Boasting four spacious bedrooms, this property is ideal for families and offers the perfect mix of village life with the convenience of fantastic transport links to the A14, A1, and nearby M11. The accommodation in brief comprises an open and airy entrance hall leading to a separate study, a stunning 17ft x 13ft (approx.) lounge with feature fireplace and wood panelling, a downstairs cloakroom and utility room, and the beautiful 27ft (approx.) kitchen diner across the back of the property. This room features a complementary blue and white kitchen with copper hardware, with matching white worktops, as well as a wood-effect backsplash across the entire kitchen. With views across the rear garden, this space is ideal for hosting and entertaining, and offers ample dining space here too. On the first floor there are four bedrooms, with the main bedroom benefitting from a spacious en suite. The second and third bedrooms offer ample space for a double bed, whilst the fourth bedroom is a comfortable single room. Finishing the first floor is a three-piece family bathroom. Externally, the property offers private rear garden space with ample room for outdoor storage, whilst to the front there is off-road parking for multiple vehicles and a double garage currently used as a home gym. Viewings of this immaculately presented property are essential to truly appreciate the accommodation on offer and can be arranged via the St Ives office.



LOCATION AND AMENITIES

Located only 12 miles away from the city of Cambridge, Fenstanton is a quiet countryside parish in Huntingdonshire with a population of 3,000 to 4,000 people. St Ives sits 10 minutes away to the north, making it easy for local residents to commute to and from work, while providing the perfect escape away from the busier confines of nearby towns and cities.

The relatively small population of Fenstanton are served by a variety of amenities including a convenience store, café, hairdressers, butchers, chemist, dentist, post office and primary school, with The Duchess serving as the main pub in the village. The White Swan pub in Connington and The Three Tuns at Fen Drayton are also great alternatives and can be found just outside Fenstanton.

St Ives offers a little more nearby, with good quality Italian, Indian, Mediterranean and Chinese restaurants to choose from. It's also where you'll find the One Leisure Indoor Centre, that offers everything from swimming facilities to numerous keep-fit classes. There's a large Morrisons, Aldi and Waitrose in St Ives where you can do your weekly or monthly shopping and if you want to head into nearby Cambridge, Huntingdon Road/A1307 will take you there in only 25 minutes. There is also access to the guided bus which provides a regular direct service to central Cambridge and the Cambridge Science Park.

The opening of the new A1307 link road means that you can access Huntingdon train station in approximately 10 minutes and trains from Huntingdon arrive into Kings Cross or St Pancras within an hour.

Fen Drayton Lakes Nature Reserve is only a couple of miles away and attracts a delightful variety of wildlife throughout the year, including ducks, geese, otters and swans, and the wetlands run for 25 miles (40km) along the floodplains of the Great Ouse.





FAQ'S

Tenure: Freehold

Management Company: Crown Place Management Company Ltd

Post Code for SatNav: PE28 9BR

What3Words Location: banquets.language.silent

Property Built: 2020

Owned Since: 2020

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

Primary School Catchment: Fenstanton and Hilton Primary School

Secondary School Catchment: Swavesey Village College

Conservation Area: No

Rear Garden Aspect: North East

Rear Garden Boundary: Unknown

Water Meter: Yes

Boiler Installed: 2020

UPVC Windows: 2020

Loft: Unknown

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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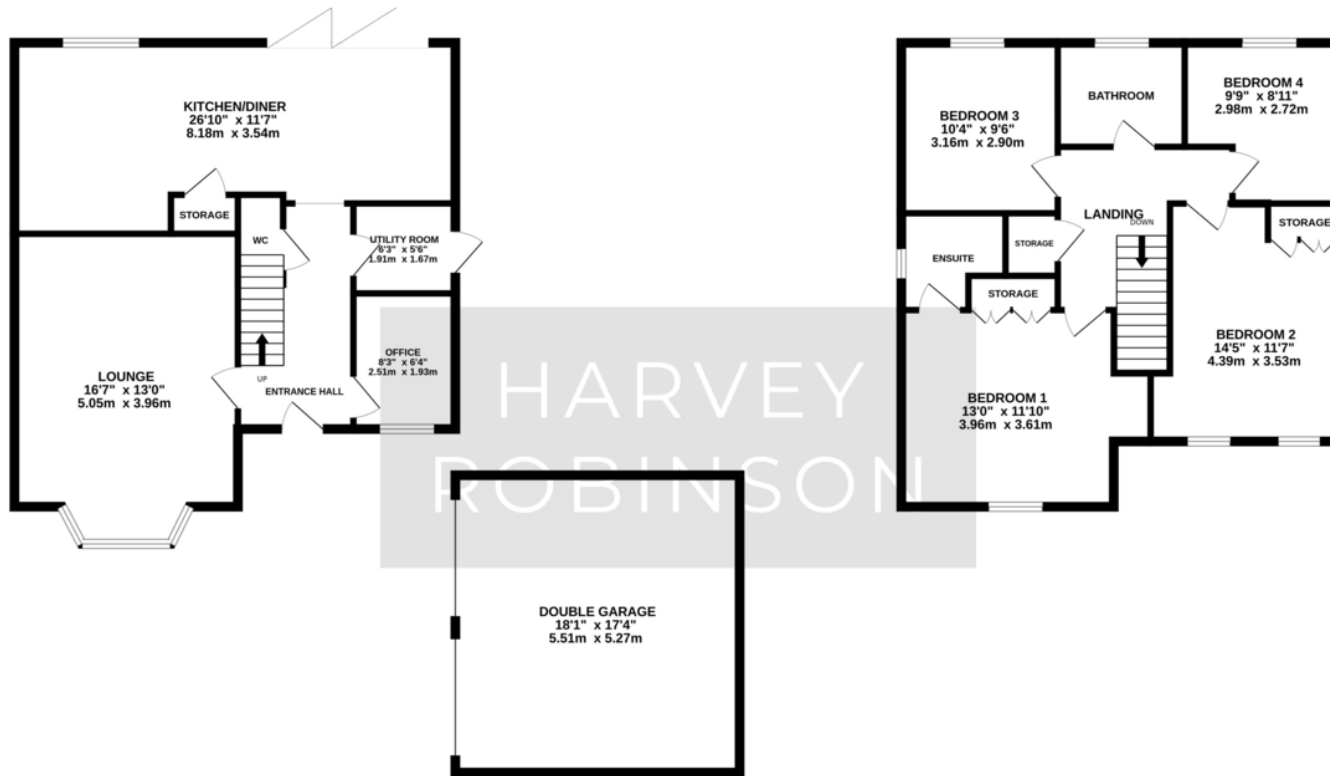
4.9 Star Google Review Rating





GROUND FLOOR
1021 sq.ft. (94.9 sq.m.) approx.

1ST FLOOR
701 sq.ft. (65.1 sq.m.) approx.



TOTAL FLOOR AREA : 1723 sq.ft. (160.0 sq.m.) approx.
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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

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