



HARVEY ROBINSON

£575,000

Turnpike Close

Needingworth, PE27 4AF

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

- Downstairs Cloakroom and Utility Room
- South Facing Garden
- Ample Off-Road Parking
- Double Garage



PROPERTY SUMMARY

Harvey Robinson Estate Agents are delighted to present for sale this stunning four bed detached family home, nestled on the edge of the popular new Needingworth Park development in Needingworth. Immaculately constructed by David Wilson Homes in 2022, this home offers fantastic living and sleeping accommodation throughout, and in brief comprises a grand entrance hallway finished with a patterned tile, leading to a snug, a separate study, a rear facing lounge adjoining the stunning 20ft kitchen diner across the back of the house, and a downstairs cloakroom. The kitchen is finished in a sleek navy-blue shaker-style unit, with complimentary quartz-style worktops and backsplash. Upstairs, the property offers four generous double bedrooms, as well as a four-piece family bathroom finished in a white marbled tile, and an en suite to the main bedroom finished in the same white marbled tile. Externally, the property offers a double garage to the side of the property, as well as ample off-road parking. The rear garden offers a good degree of privacy, and benefits from field views to the rear. Viewings of this ideal family home are essential to truly appreciate the space, so to arrange a viewing contact the St Ives office.



LOCATION AND AMENITIES

Needingworth which is twinned with nearby Holywell can be found just two miles east of the popular market town of St Ives. The village itself is a quiet, well-established community which is well served by a village shop, village hall with many activity groups, and a post office as well as three local pubs in the Pike and Eel, the Queen's Head and the Old Ferry Boat Inn. There is a Church of England primary school within Needingworth, whilst the village falls within the catchment area for St Ivo secondary school. There is also an active bowls club and tennis club within the village as well as rural countryside walks perfect for dog walking. Just a short car journey away is St Ives which offers immediate access to the guided bus which will take you to Cambridge in just over 30 minutes. St Ives offers a wealth of shops, restaurants, and leisure centres as well as a twice weekly market. The nearest station is Huntingdon which offers a mainline direct route to central London in approximately an hour and can be found just 20 minutes from the property.





FAQ'S

Tenure: Freehold

Estate Management Charge: TBC

Post Code for SatNav: PE27 4AF

What3Words Location: civil.crossword.renews

Council Tax Band: F

EPC Rating: B

Property Constructed: c.2022

Services: Mains Gas, Mains Water, Mains Electric, Solar Panels, Mains Sewerage

Seller's Onward Movements: No Onward Chain

School Catchment Areas: Holywell C of E Primary School, St Ivo Secondary School

Boiler Age: c. 2022

UPVC Windows Installed: c. 2022



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

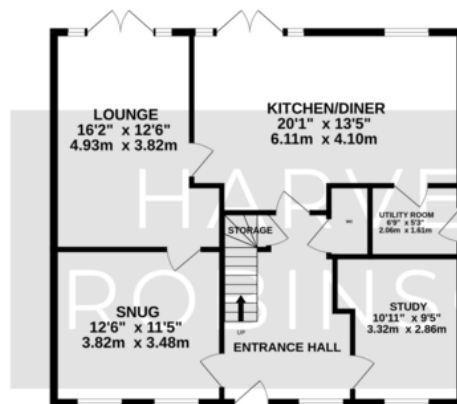
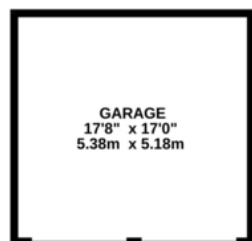
British Property Awards 2024- Silver Winner for the East of England

4.9 Star Google Review Rating

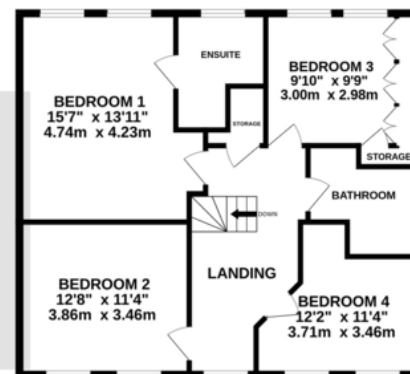




GROUND FLOOR
1137 sq.ft. (105.6 sq.m.) approx.



1ST FLOOR
803 sq.ft. (74.6 sq.m.) approx.



TOTAL FLOOR AREA : 1940 sq.ft. (180.2 sq.m.) approx.
 Made with Metropix ©2025

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	86 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

HARVEY ROBINSON

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