



The Brambles Church Street, Fen Drayton
Cambridge

£1,200,000



'The Collection' by Harvey Robinson are delighted to offer For Sale this impressively extended detached bungalow which offers a rare opportunity to acquire a spacious and versatile family home in a private, secluded village location. The property boasts four to five bedrooms, including two spacious principal suites with en suite facilities, and an additional family bathroom. The flexible layout provides four reception spaces, allowing for both formal entertaining and relaxed family living. A dedicated home office or studio is ideal for remote working or creative pursuits. The heart of the home is a generously proportioned open-plan kitchen and dining area, complemented by a separate dining room and lounge. In addition, there is a garden room, currently utilised as a playroom and a separate dedicated home office. The property is presented in excellent order throughout, with high quality fixtures and fittings, and benefits from ample natural light. A detached double garage provides secure parking and useful storage, while the overall plot measures approximately 0.75 acres (subject to survey), ensuring a sense of space and privacy.

The extensive outside space is a true highlight, offering beautifully landscaped gardens that wrap around the property and provide a tranquil setting for outdoor living. Mature trees and established planting create a sense of seclusion, while well-maintained lawns and patio areas are perfect for al fresco dining and entertaining. The generous plot allows for further potential (subject to planning permissions) and offers ample room for children to play or for keen gardeners to enjoy. The property is approached via a private driveway with ample off-road parking, enhancing the sense of exclusivity and peace. To the rear of the garden, a studio can be found. This space is equipped with power and lighting and would make an excellent further home office or reception space for a growing family. Located in a sought-after village, the home enjoys a quiet setting with easy access to local amenities and attractive countryside walks. Viewing is essential to fully appreciate the scale, flexibility, and exceptional quality of this unique detached bungalow.

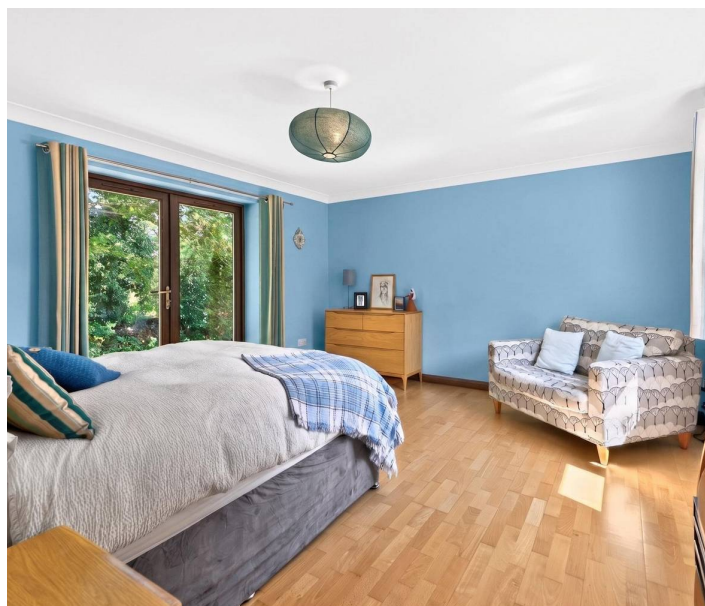
- Impressively Extended Detached Bungalow
- Four / Five Bedrooms
- Versatile Accommodation





Located only 12 miles away from the city of Cambridge, Fen Drayton is a quiet countryside parish in Huntingdonshire with a population of under 1000 people. St Ives sits 10 minutes away to the north and Huntingdon 12 minutes to the west, 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. Within the village, there is an active pub, The Three Tuns serving food, as well as a tearoom 'Carriages' which is very popular with local residents. Fen Drayton Primary School is found within the village itself and for secondary age children, Fen Drayton benefits greatly from being within the catchment area for the well regarded Swavesey Village College. A privately run day nursery is found in the centre of the village. There is a village hall, which hosts numerous community events, including a monthly community cafe and regular keep-fit classes. In nearby Fenstanton there is a local post office and another primary school, with The Crown and Pipes serving as the main pub in the village. The Swan pub and restaurant in Connington is another great alternative and can be found just outside Fen Drayton. 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 are numerous options for your weekly or monthly food shop, with Morrisons, Waitrose and Tesco within easy reach. and if you want to head into nearby Cambridge, Huntingdon Road/A14 will take you there in only 25 minutes or make use of the guided bus which stops in the village nature reserve. Fen Drayton Lakes Nature Reserve 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. Numerous recreation activities such cycling, walking, and birdwatching are available. The opening of the new A1307 link road means that you can access Huntingdon train station in approximately 10 minutes, trains from Huntingdon arrive into Kings Cross or St Pancras within an hour.

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FAQ's

Tenure: Freehold

Postcode for SatNav: CB24 4SG

What3Words Location: [ringside.narrating.maximum](https://www.what3words.com/ringside.narrating.maximum)

Property Constructed: 1980's

Council Tax Band: G

EPC Rating: C

Conservation Area: Yes

Heating Type: Gas Central Heating

Boiler Age: 2 Years Old with 5 Years Remaining on the Warranty and last serviced September 2025

Utilities: Mains Water, Electric, Gas and Sewerage

Broadband: Fibre to the Premises

Loft: Ladder and Boarded over the Garage

Current Owner Purchased Property:

Sellers Onward Movements: Moving Locally

Rear Garden Aspect: South West

Rear Garden Boundaries: Left and Rear

Primary School Catchment: Fen Drayton Primary

Secondary School Catchment: Swavesey Village College

Water Meter: Yes

The property has been adapted for accessibility with a wet room, lateral living, wide doorways and a level access shower

There are solar PV panels on the roof of the property that are owned

Flooding: Flooding has only ever occurred at the edge of the garden by the brook and to the seller's knowledge, has never come close to or entered the property



GENERAL

These particulars are for guidance only and do not form part of any contract. Descriptions, dimensions and references to condition are given in good faith but should not be relied upon as statements of fact.

Measurements and floorplans are approximate. Services, systems and appliances have not been tested and no warranty is given. The property is offered subject to contract and availability. Purchasers must provide identification in accordance with Anti-Money Laundering regulations; a fee of £30 (incl. VAT) per purchaser is payable to Landmark Property services for each electronic verification check. We may receive a referral fee for any of our recommended service providers.

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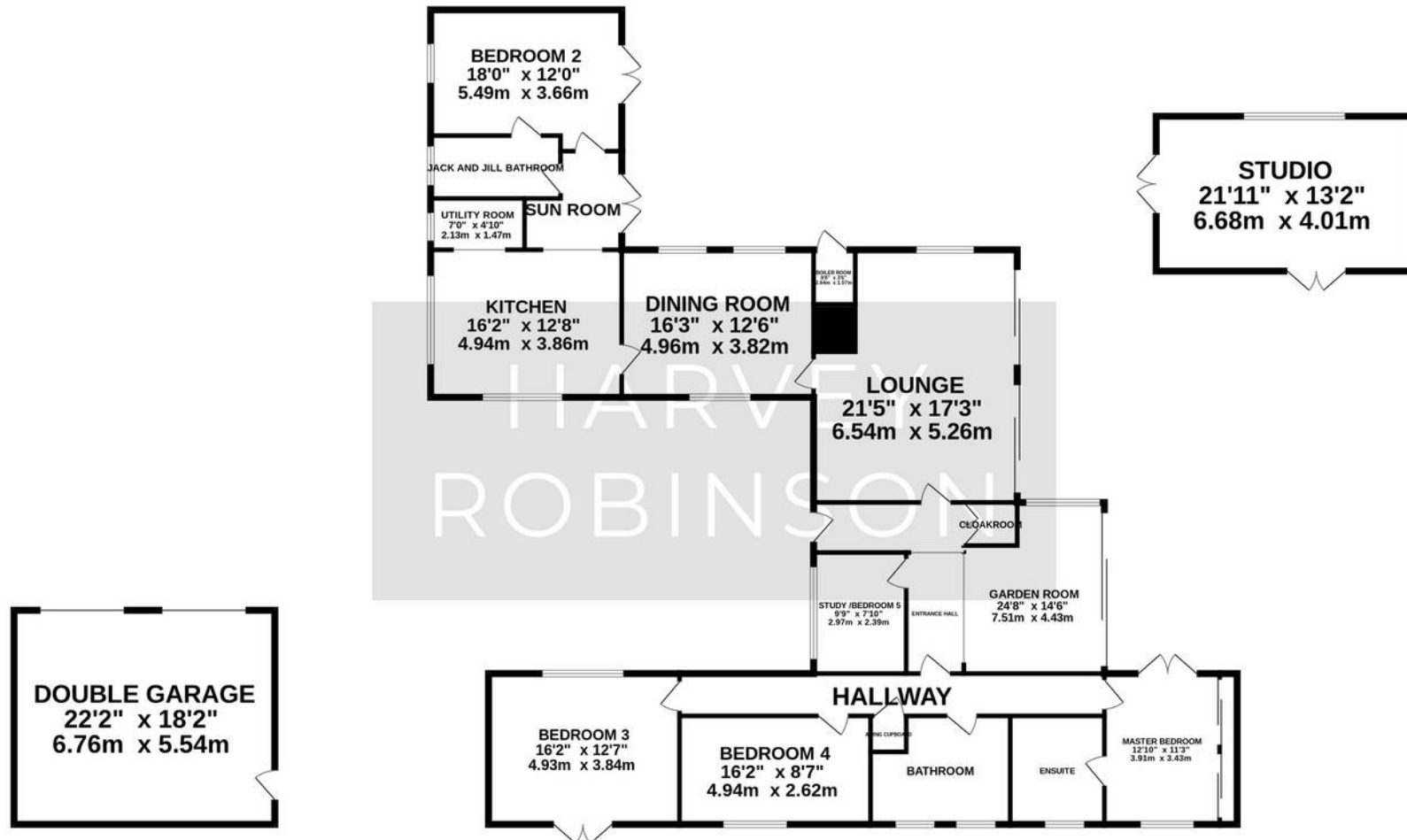
British Property Awards 2023 & 2024 – Gold Winner

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

4.9 Star Google Review Rating



GROUND FLOOR
2954 sq.ft. (274.5 sq.m.) approx.



TOTAL FLOOR AREA : 2954 sq.ft. (274.5 sq.m.) approx.

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