



Churchill Avenue, Wyton

In Excess of £315,000



HARVEY  
ROBINSON

- Semi-Detached Family Home
- Three Double Bedrooms
- 26ft Lounge Diner
- En Suite to Main Room
- Downstairs Cloakroom, Utility, and Boot Room
- Renovated Four Piece Family Bathroom
- Immaculately Presented Throughout
- Ample Off Road Parking
- Sought After Village Location
- Viewing Highly Recommended

#### FAQ's

Tenure: Freehold

Preim Maintenance Charge: £504.78 p/a, £42.06 pcm reviewed annually.

Council Tax Band: B

EPC Rating: C

Current Owners Lived in Property: 2 Years 8 Months

Seller's Onward Movements: Upsizing

Rear Garden Orientation: East

What3Words Location: ///feel.natively.pacemaker

School Catchment Areas: Wyton Primary and St Peters Secondary

Loft: Boarded, Light and Ladder Available



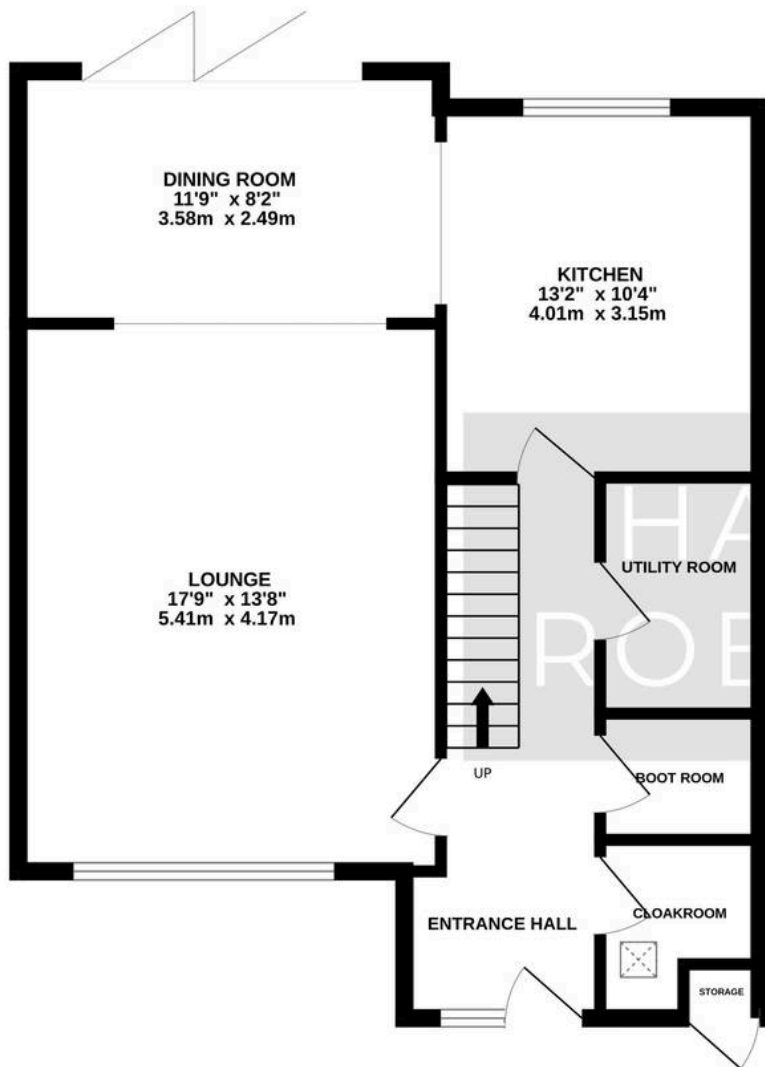


## PROPERTY SUMMARY

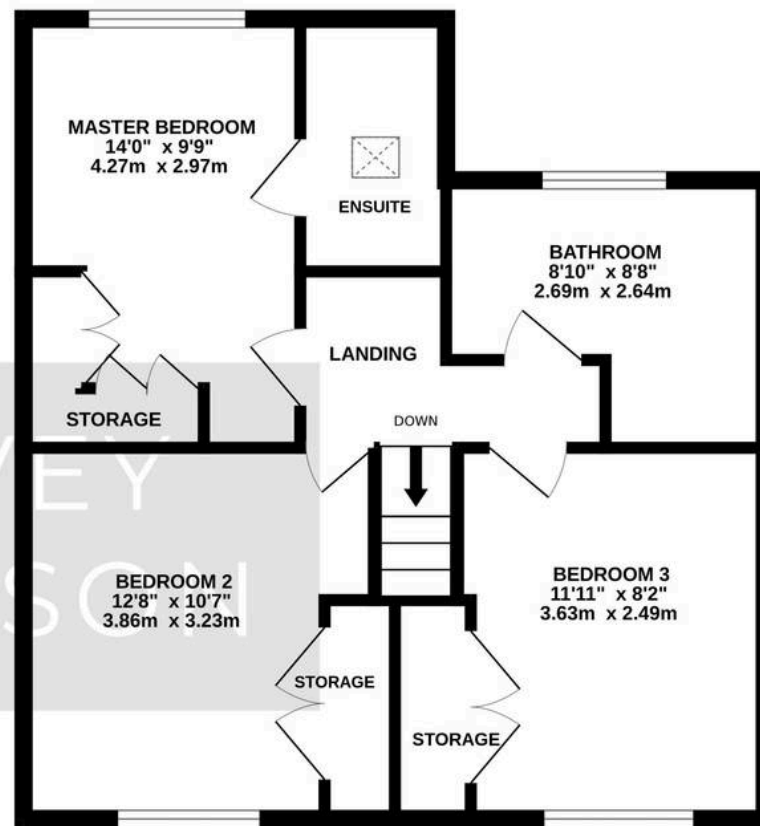
Harvey Robinson Estate Agents are delighted to present for sale this immaculately presented semi-detached family home, offering an impressive blend of space, style, and practicality, and set in a highly sought-after village location. Upon entering, you are greeted by a welcoming hallway that leads to a generous 26ft lounge diner, designed for both relaxation and entertaining. The recently renovated kitchen is a true highlight, featuring contemporary fittings, abundant storage, and ample workspace, making it ideal for family meals or hosting guests. The ground floor also benefits from a convenient cloakroom, a separate utility room for laundry and household tasks, and a dedicated boot room, providing practical solutions for every-day living. Upstairs, the property boasts three spacious double bedrooms, each finished to a high standard, ensuring comfort and flexibility for family members or guests. The main bedroom enjoys the luxury of a modern en suite shower room, while the remaining bedrooms are served by a beautifully renovated four piece family bathroom, complete with both a separate shower and a bath-tub. Throughout the home, attention to detail is evident in the tasteful décor, quality flooring, and thoughtfully chosen fixtures and fittings, creating a cohesive and inviting atmosphere. The property further benefits from ample off-road parking, ensuring convenience for multiple vehicles. Located within a desirable location, residents can enjoy a strong sense of community, access to reputable local schools, and a range of amenities within easy reach. This home is ideal for those seeking a move-in ready property that combines generous living spaces with modern comforts and practical features. Viewing is highly recommended to fully appreciate the quality and versatility this exceptional family home has to offer.



GROUND FLOOR  
664 sq.ft. (61.7 sq.m.) approx.



1ST FLOOR  
568 sq.ft. (52.8 sq.m.) approx.



TOTAL FLOOR AREA : 1232 sq.ft. (114.5 sq.m.) approx.

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#### LOCATION AND AMENITIES

Wyton on the Hill can be found just three miles from Huntingdon town centre in one direction and two miles from St Ives in the other. With a small population of just 1400 residents, Wyton offers a village-like feel with its own nursery and primary school within walking distance of the property. There is a bus stop for the guided bus on the estate providing direct access to central Cambridge. The nearest train station can be found in Huntingdon which provides direct access to central London in just over an hour. Nearby St Ives has a huge amount to offer homebuyers, including a scenic riverside location, plenty of large family properties, and great local amenities, to name just a few. In St Ives you will find plenty of shops including Waitrose 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 a mile you will also find a Morrisons & Aldi supermarket along with various other restaurants.



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## Harvey Robinson St Ives

Harvey Robinson Estate Agents, 9 White Hart Court - PE27 5EA

01480 45 40 40

[stives@harveyrobinson.co.uk](mailto:stives@harveyrobinson.co.uk)

[www.harveyrobinson.co.uk/](http://www.harveyrobinson.co.uk/)



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 may apply for electronic verification. We may receive a referral fee for recommended services.