



Hill Rise, St. Ives

Guide Price £475,000 - £500,000



HARVEY
ROBINSON

- GUIDE PRICE £475,000 - £500,000
- Detached Four Bedroom Home
- En Suite Off The Main Bedroom
- Separate Kitchen and Dining Room
- Utility Room and Downstairs Cloakroom
- Double Garage
- Off Street Parking
- Enclose Rear Garden
- Close to Local Amenties
- Viewing Highly Recommended

FAQS

Tenure: Freehold

Postcode for SatNav: PE27 6SP

What3Words Location: lays.oaks.fittingly

Property Constructed: 1980's

Council Tax Band: D

EPC Rating: C

Conservation Area: No

Heating Type: Gas Central Heating

Boiler Age: 8 Years and Serviced June 2026

Utilities: Mains Water, Electric, Sewerage and Gas

Loft Boarded: No

Current Owner Purchased Property: 2001

Sellers Onward Movements: Downsizing Locally

Rear Garden Aspect: South

Rear Garden Boundaries: Right and Rear

Primary School Catchment: Thorndown Primary School

Secondary School Catchment: St Ivo Academy

Water Meter: Yes

Kitchen Refitted: 7 Years Ago

Bathroom Refitted: 3 Years Ago

Fixtures and Fittings: Curtains, Blinds and Fridge Freezer to Stay





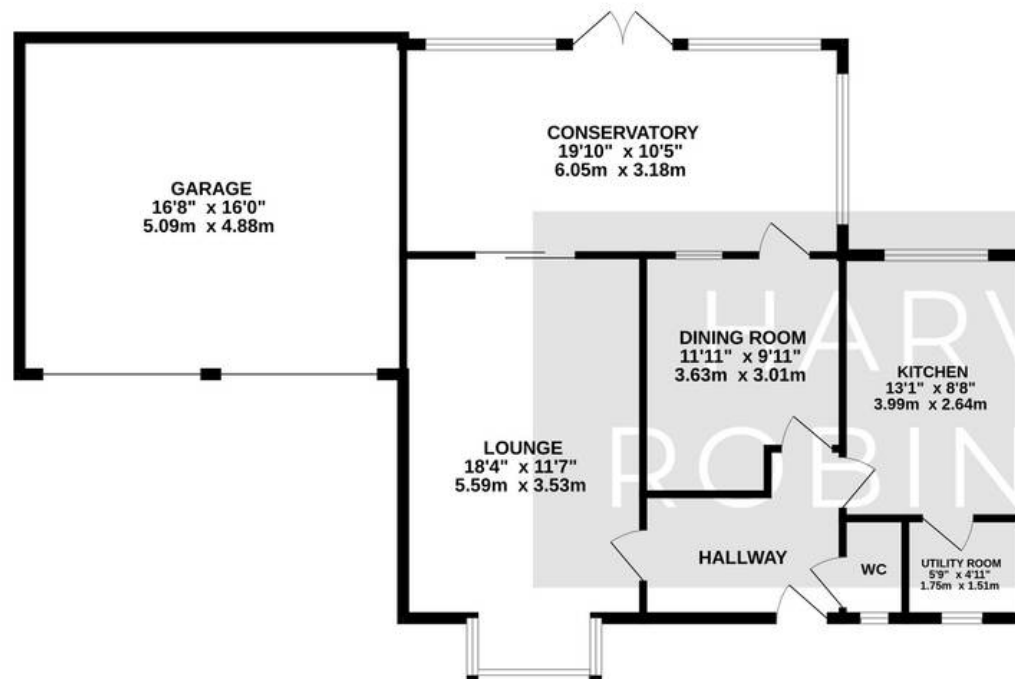
PROPERTY SUMMARY

GUIDE PRICE £475,000 - £500,000

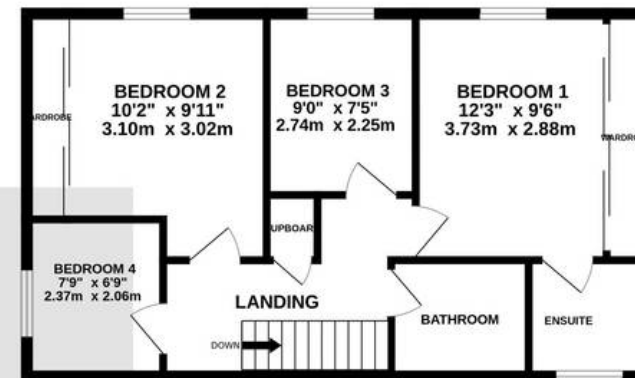
Harvey Robinson Estate Agents in St Ives are proud to present For Sale this impressive four-bedroom detached family home, offering spacious and versatile accommodation perfectly suited to modern family life. The welcoming entrance hall leads to the principal reception rooms, including a generous lounge and a large conservatory, which provides a light and inviting space for relaxing, entertaining or spending time with family. The separate kitchen is well-appointed with ample storage and workspace, while the dedicated dining room provides an ideal setting for both formal and everyday meals. A useful utility room and downstairs cloakroom add further practicality to the ground floor. Upstairs, the principal bedroom benefits from a stylish en suite shower room, while three further well-proportioned bedrooms provide flexible space for children, guests or home working. The family bathroom is finished to a high standard and provides a comfortable and well-presented space, ideal for meeting the needs of a busy family household. The property is conveniently situated close to a variety of local amenities, including shops, schools and transport links, offering easy access to everything needed for day-to-day family life while being set within a welcoming and well-connected community. Outside, the property benefits from a double garage, secure storage and ample off-street parking. The enclosed rear garden provides a further space to relax, entertain and enjoy the outdoors. Immaculately presented and maintained to a high standard throughout, this substantial home offers generous proportions, versatility and modern comfort. An excellent opportunity for families looking for a well-connected home in a sought-after location, with viewing highly recommended to fully appreciate all it has to offer.



GROUND FLOOR
1113 sq.ft. (103.4 sq.m.) approx.



1ST FLOOR
552 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA : 1665 sq.ft. (154.7 sq.m.) approx.
Made with Metropix ©2026



LOCATION AND AMENITIES

St Ives is one of Cambridgeshire's best-loved towns. It 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. The centre of St Ives is within walking distance as well as the nearest guided bus stop. In St Ives you will find plenty of shops 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. Withing half a mile in the opposite direction of town you will find a Morrisons & Aldi supermarket along with various other restaurants. One of St Ives' biggest draws is its proximity to Cambridge, the A1307 is just two miles from the property and provides easy access into the centre of Cambridge in approximately 20 minutes, in addition the St. Ives Park & Ride terminal is only a five-minute drive away. The nearest station is at Huntingdon, which is just a ten-minute drive away. From here, you can catch a train to London Kings Cross, which takes just over an hour. A popular primary school can also be found within a few minutes' walk of 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.

Need to sell your property? Please contact us to arrange your free, no obligation Market Appraisal.

For independent whole of market mortgage advice please call the team to book your appointment.

View all our properties at [harveyrobinson.co.uk](https://www.harveyrobinson.co.uk)

Rated Exceptional in Best Estate Agent Guide 2024

British Property Awards 2023 & 2024 – Gold Winner

4.9 Star Google Review Rating

HARVEY
ROBINSON



Harvey Robinson St Ives

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

01480 45 40 40

stives@harveyrobinson.co.uk

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.