



The Furlongs, Needingworth

In Excess of £310,000



HARVEY
ROBINSON

- Semi-Detached Family Home
- Three Bedrooms
- 27ft Lounge and Kitchen Diner
- Study and Separate Office
- En Suite to Main Bedroom
- Off Road Parking
- Thoughtfully Extended Ground Floor
- Sought After Village Location
- Single Garage
- Viewing Highly Recommended

FAQ'S

Tenure: Freehold

Postcode for SatNav: PE27 4TX

What3Words Location: followers.stun.fidget

Council Tax Band: C

EPC Rating: D

Property Constructed: 1975

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

Current Owners Purchased Property: 8 Years Ago

Seller's Onward Movements: Upsizing Locally

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

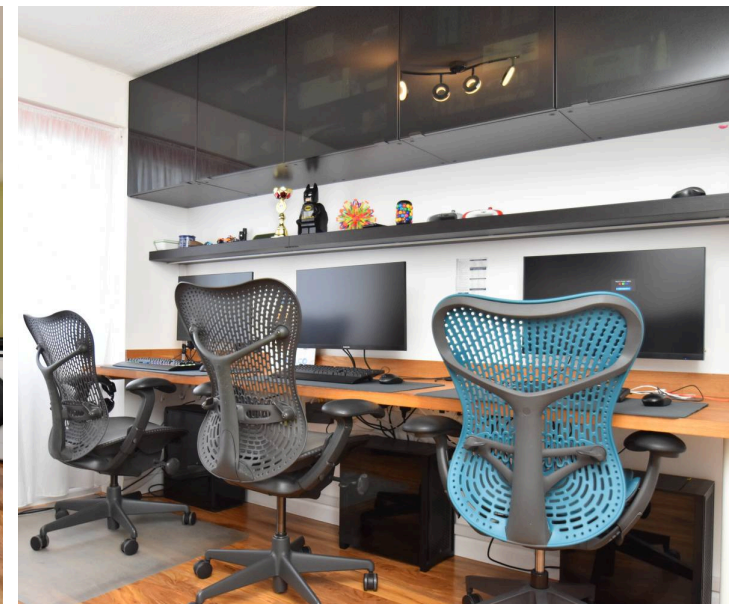
Water Meter: No

Boiler Age: c. 2014

Boiler Service: 2024

UPVC Windows Installed: Between 2006-2014

Loft: Part-boarded



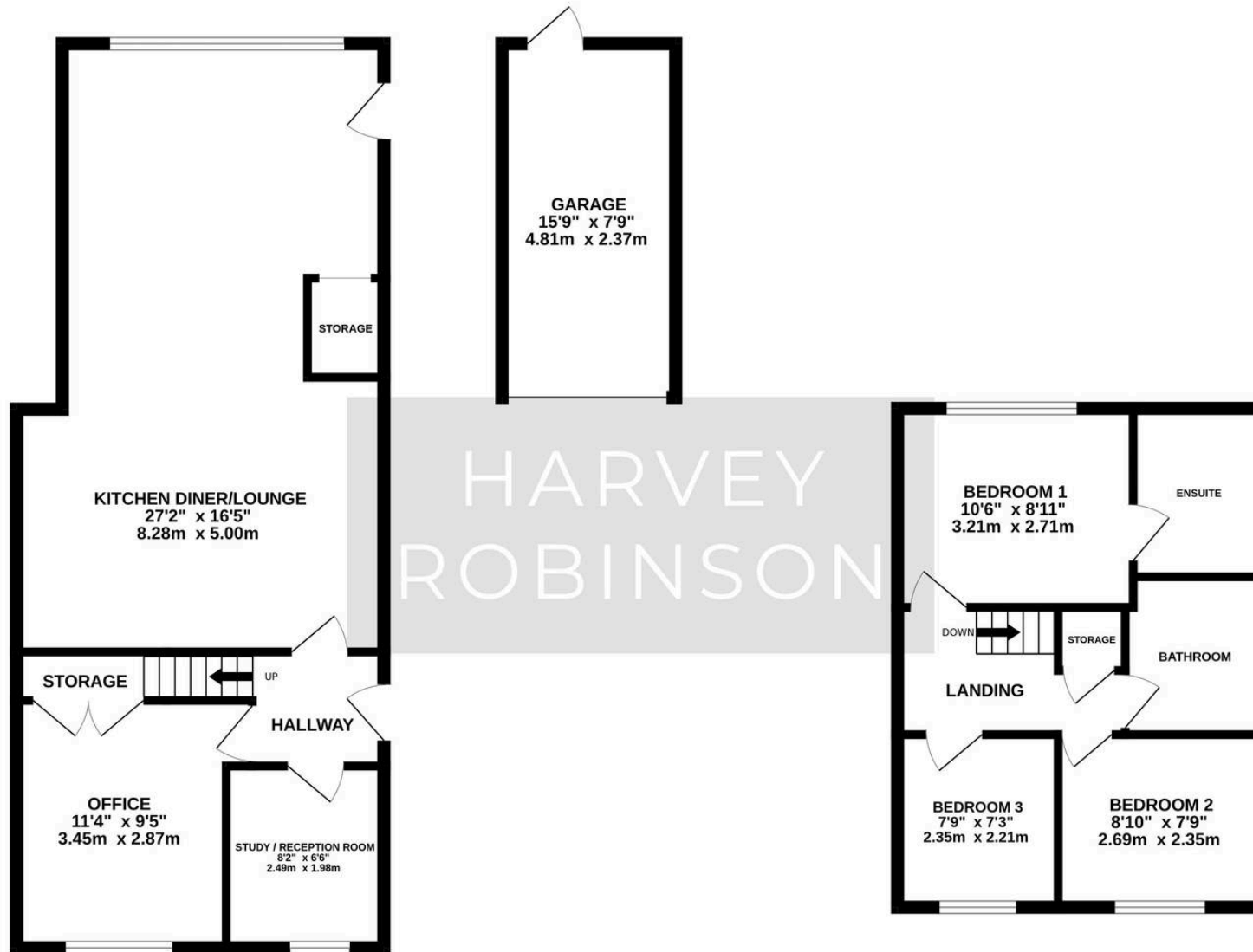
PROPERTY SUMMARY

Harvey Robinson Estate Agents are pleased to present to the market this superb three bedroom, chalet-style extended home in the sought after village of Needingworth. A perfect opportunity for both first-time buyers and families alike, this property is in the heart of the village and just a stones throw from the local amenities, walking routes and parks. In brief, the property comprises of a spacious entrance hallway which gives access to a versatile room which could be utilised as a study, storage or a fourth bedroom, a large and bright office complete with under stairs storage and an impressively extended open-plan kitchen/dining/living room complete with a pantry and integrated cooker and hob. Heading upstairs, the main bedroom offers a bright and airy space, complete with an en-suite bathroom, two further good size bedrooms both offering vast amounts of natural light and the family bathroom which is complete with a three-piece white suite. Externally, the property offers a single garage and ample parking to the front on the private driveway. Viewing of this property is highly recommended to truly appreciate, please do not hesitate to contact us to arrange this today.



GROUND FLOOR
751 sq.ft. (69.8 sq.m.) approx.

1ST FLOOR
365 sq.ft. (33.9 sq.m.) approx.



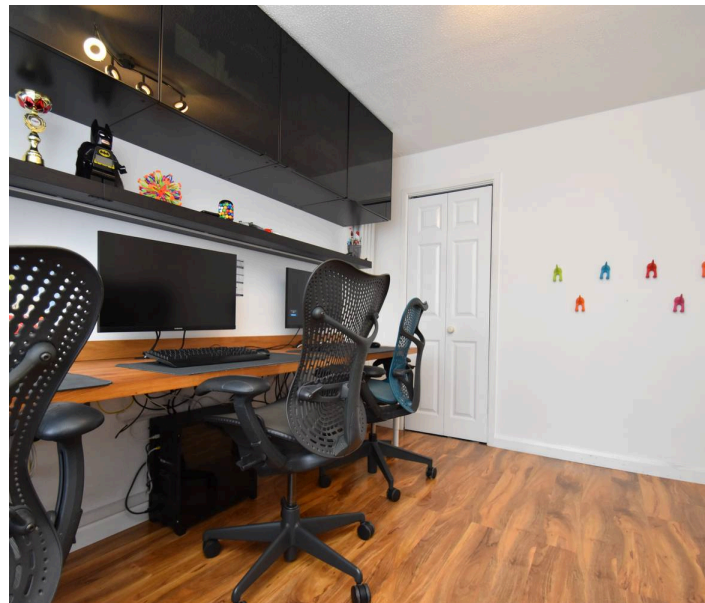
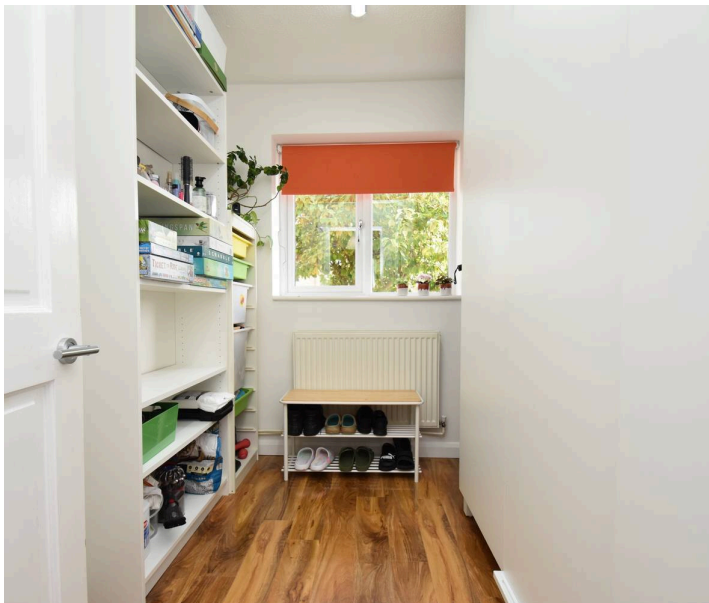
TOTAL FLOOR AREA : 1116 sq.ft. (103.7 sq.m.) approx.

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LOCATION AND AMENITIES

Needlingworth, 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 Needlingworth, 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.





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.

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Rated Exceptional in Best Estate Agent Guide 2023 & 2024

British Property Awards 2023 & 2024 - Gold Winner

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

4.9 Star Google Review Rating

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