



Ellis Winters are delighted to offer Fair View, an extended and much-improved family home situated in the popular village of Needingworth. Set on a plot of approximately 1/5 acre (STS), the property also benefits from outline planning permission for a detached dwelling to the side, offering exciting potential for further development. This spacious and versatile home offers over 1,750 sq. ft. of accommodation, comprising four/five bedrooms, a wonderful open-plan kitchen/dining/family room with bi-fold doors opening onto the rear garden and a handy pantry cupboard, a comfortable sitting room with wood burning stove, and a large reception hall – ideal as a work-from-home space. Additional features include an adaptable play room/bedroom 5, utility room, a four-piece bathroom, and a convenient WC. The home also benefits from ample off-road parking for several vehicles and a generous westerly-facing rear garden. A viewing is essential to fully appreciate the quality, presentation, and further potential of this individual property.

- Ground Floor
- Porch
- Reception Hall
4.70m (15'5") x 3.69m (12'1")
- Dining Area
4.71m (15'5") x 2.74m (9')
- Sitting Room
5.44m (17'10") x 3.67m (12')
- Kitchen/Breakfast/Family Room
8.38m (27'6") x 3.63m (11'11")
- Utility Room
3.37m (11'1") x 1.52m (5')
- Pantry
1.85m (6'1") x 0.99m (3'3")
- WC
- Play Room/ Bedroom 5
3.96m (13') x 3.37m (11'1")
- First Floor
- Landing
- Bedroom 1
3.70m (12'2") x 3.68m (12'1")
- Bedroom 2

- 3.69m (12'1") x 3.65m (12')
- Bedroom 3
3.68m (12'1") x 2.77m (9'1")
- Bedroom 4
2.65m (8'8") x 1.84m (6'1")
- Bathroom
- Outside
- The property is situated on a plot measuring approximately 1/5 acre (STS). The front and side of the property is laid with gravel to provide ample off road parking for several vehicles. Gated side access leads to the fully enclosed westerly facing rear garden which is mainly laid to lawn and benefits from a large patio seating area and a sperate covered seating area, both perfect for those hot summer evenings. The property also has a large timber built garden shed.

Agent Notes
The property benefits from having outline planning permission for a detached dwelling to the side of the property. Further information can be found on the Huntingdon District Council planning portal using reference: 21/02371/OUT

Further Information
Tenure: Freehold
EPC Rating: D
Council Tax Band: E

Buyer ID Checks To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment. The cost is £40 + VAT (£48) per transaction, payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete. Our team will guide you through the process when you make an offer on a property.

Disclaimer
All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.

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£650,000
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PROPERTY SUMMARY

An extended and much-improved 4/5 bedroom family home set on a 1/5 acre plot in the popular village of Needingworth. Offering over 1,750 sq. ft. of versatile accommodation, features include a superb open-plan kitchen/dining/family room, spacious reception areas, and a generous west-facing garden. The property also benefits from ample parking and outline planning permission for a detached dwelling to the side.

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