

Willow Green, Needingworth

In Excess of £380,000

HARVEY ROBINSON

Willow Green

Needingworth, St. Ives

- Detached Property
- Four bedrooms
- Separate Kitchen and Dinning Room
- En Suite Off The Main Bedroom
- Downstairs Cloakroom
- Single Garage
- Ample Driveway Parking
- Enclosed Rear Garden
- Sought After Village Location
- Viewing Highly Recommended

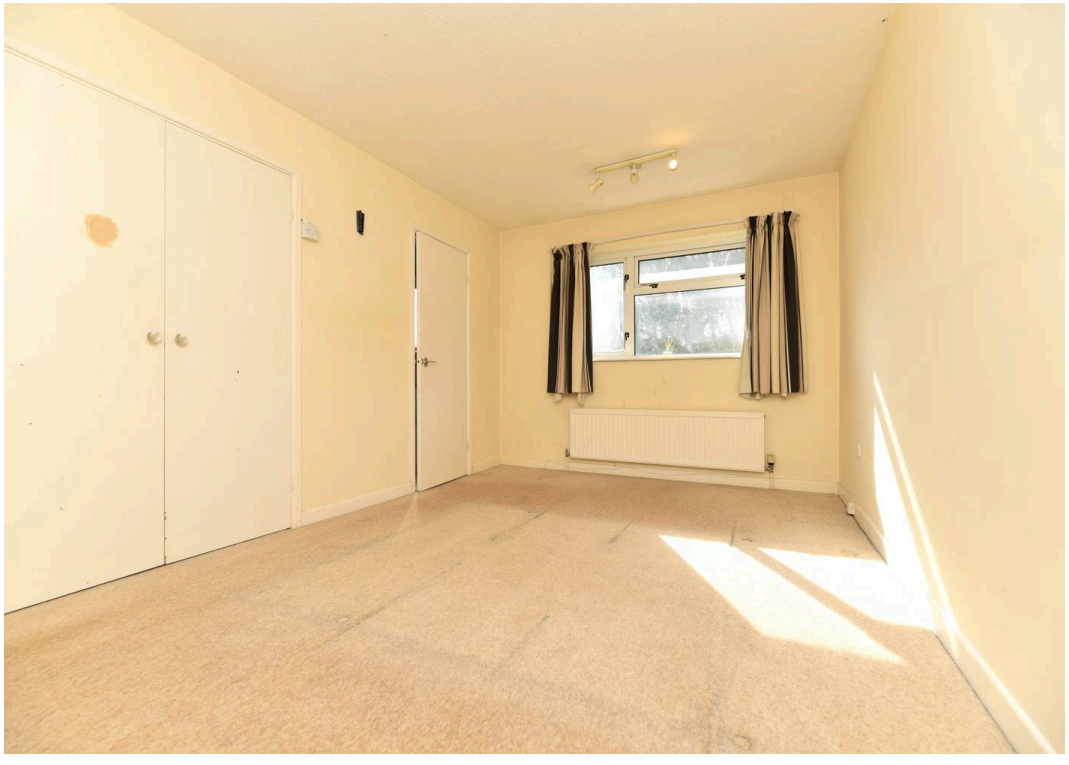














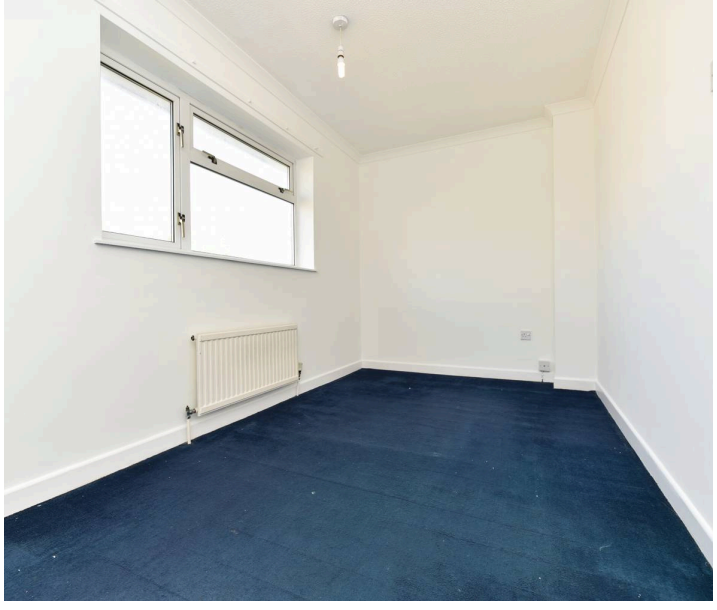
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PROPERTY SUMMARY

Harvey Robinson Estate Agents are proud to present For Sale this impressive four-bedroom detached property offers an exceptional opportunity to acquire a spacious family home in a highly sought after village location. The house features a thoughtfully designed layout that caters to modern living, with a generously sized lounge, a well-appointed separate kitchen, and a distinct dining room, perfect for family meals or entertaining guests. The kitchen and bathroom have both been updated in a modern style, providing a fresh and contemporary feel, although some areas of the property would benefit from further renovation, offering the new owners a chance to add their own personal touch. The main bedroom includes a private en suite, creating a tranquil retreat, while three additional bedrooms provide ample accommodation for family members or guests. A downstairs cloakroom adds further convenience for busy households. The property also boasts a single garage and ample driveway parking, ensuring plenty of space for vehicles and storage. The enclosed rear garden can be accessed directly from the main living areas, offering privacy and a safe environment for children or pets. Set within a desirable village, this home enjoys a peaceful setting while remaining within easy reach of local amenities, schools, and transport links. With its combination of space, functionality, and excellent location, this property presents a rare opportunity for buyers seeking a long-term family home with scope for improvement. Viewing is highly recommended to fully appreciate the quality and potential that this property has to offer.

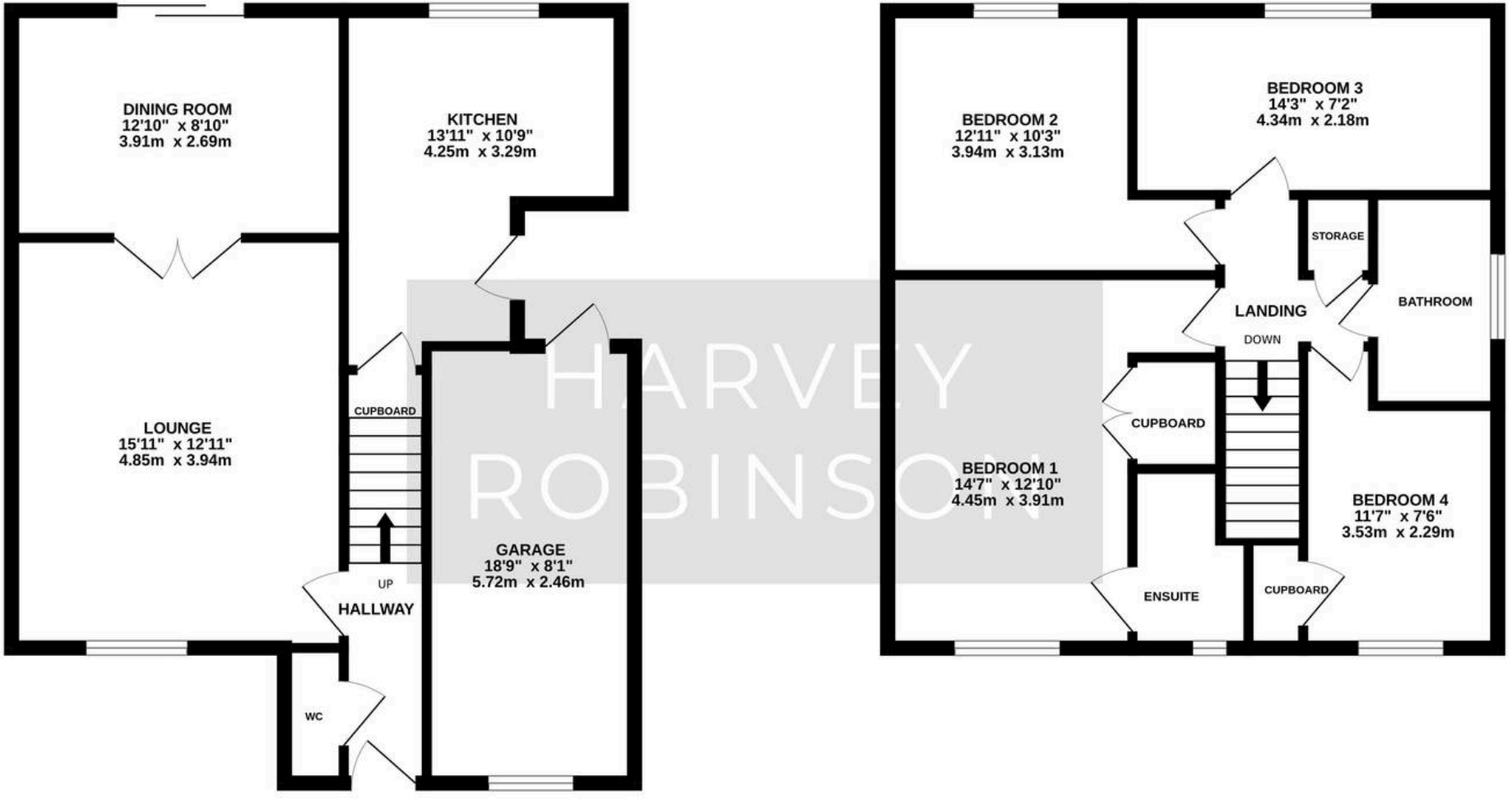






GROUND FLOOR
641 sq.ft. (59.6 sq.m.) approx.

1ST FLOOR
586 sq.ft. (54.5 sq.m.) approx.



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TOTAL FLOOR AREA : 1228 sq.ft. (114.0 sq.m.) approx.

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Needingworth, St. Ives

FAQS

Tenure: Freehold
Postcode for SatNav: PE27 4SW
What3Words Location: ///priced.crunches.kinds
Property Constructed: 1960 - 1970
Council Tax Band: E
EPC Rating: D
Conservation Area: No
Heating Type: Gas Central Heating
Boiler Age: 15 Years old
Serviced: 04/09/2026
Utilities: National Grid, Standard UK Domestic, Direct Mains Water
Broadband: ADSL copper wire
Loft: Boarded with Light
Current Owner Purchased Property: 2010
Sellers Onward Movements: No Forward Chain
Rear Garden Aspect: East
Rear Garden Boundaries: Left
Primary School Catchment: Needingworth and Holywell Primary
Secondary School Catchment: St Ivo Academy, Hinchingbrooke Secondary School







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LOCATION AND AMENITIES

Needingworth - 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 Needingworth, 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.

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Harvey Robinson St Ives

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