



School Lane, Conington
£365,000



HARVEY
ROBINSON

School Lane

Conington, Cambridge

- Semi-Detached Family Home
- Three Impressive Bedrooms
- Open Plan Kitchen Diner
- Refitted Downstairs Bathroom
- Ensuite to Master Bedroom
- Ample Driveway Parking
- Unrivalled Field Views to the Rear
- Quiet Village Location
- Well Presented Throughout
- Viewing Essential





School Lane

Conington, Cambridge

PROPERTY SUMMARY

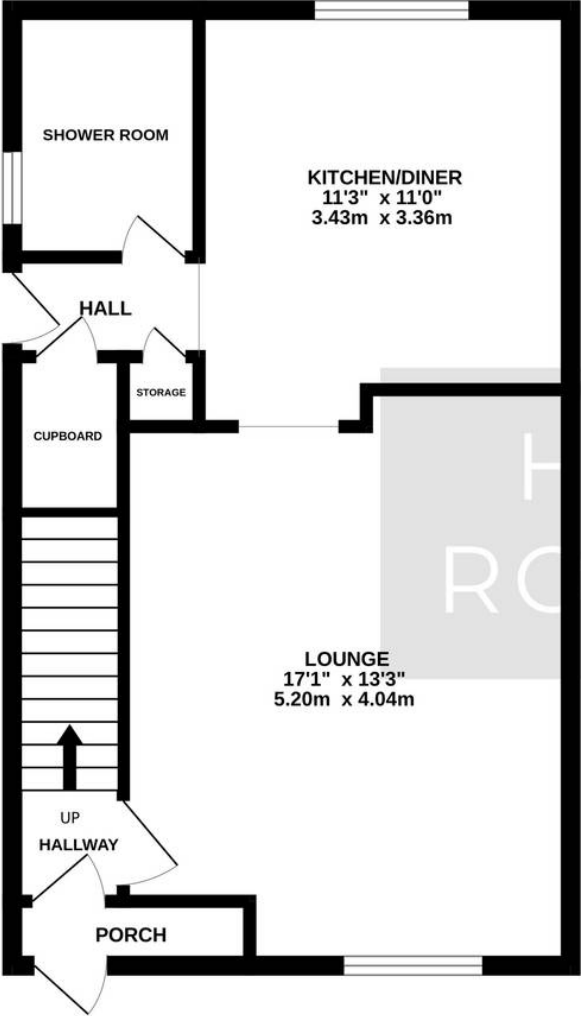
Harvey Robinson Estate Agents in St Ives are delighted to offer for sale this well presented three bedroom semi-detached family home offers an exceptional opportunity to acquire a stylish and spacious residence in a peaceful village setting. The property is thoughtfully arranged to suit modern family living, featuring an open plan kitchen diner, ideal for both every-day meals and entertaining guests. The kitchen is fitted with contemporary units and integrated appliances, providing ample workspace and storage. The bright and airy lounge is finished to a high standard and benefits from tasteful décor, creating a welcoming space for relaxation. The ground floor also features a refitted bathroom, complete with modern fixtures and fittings, ensuring convenience and comfort for family and guests alike. Upstairs, the home boasts three impressive bedrooms, each offering excellent proportions and plenty of natural light. The master bedroom enjoys the added luxury of a private ensuite shower room. The further two bedrooms are equally well sized and would easily accommodate children, guests, or a home office if required. Additional benefits include ample driveway parking to the front, providing secure off-road parking for multiple vehicles. The rear of the property enjoys unrivalled field views, creating a picturesque backdrop and a sense of tranquillity rarely found in similar homes. The garden itself is a great size and perfect for families and hosting. Situated in a quiet village location, the property offers the perfect blend of rural charm and convenience, with local amenities, schools, and transport links all within easy reach. This is a truly exceptional home that has been lovingly maintained and improved by the current owners, making it ready for immediate occupation. Viewing is essential to fully appreciate the quality, space, and setting on offer, as well as the outstanding lifestyle this property provides. Whether you are upsizing, relocating, or searching for your ideal family home, this impressive semi-detached house is sure to exceed your expectations and must be seen to be fully appreciated.

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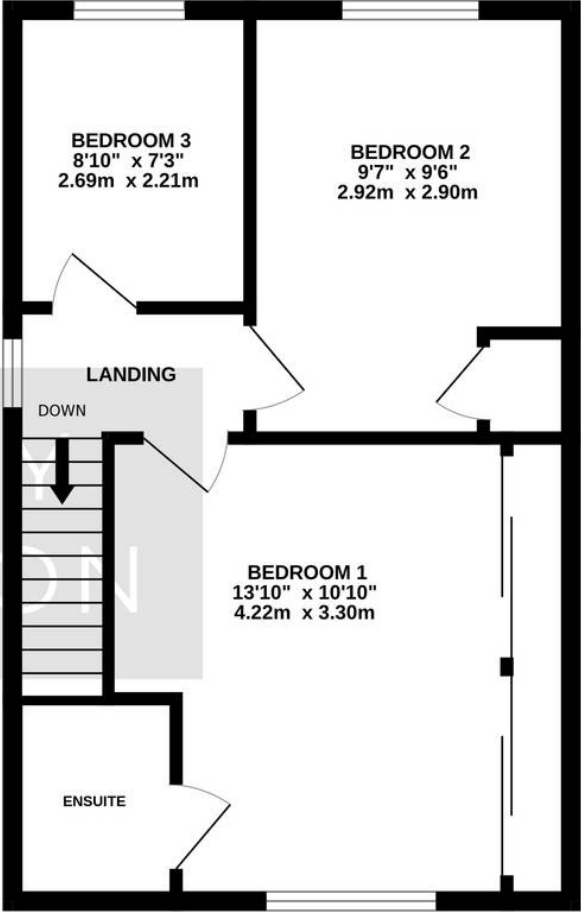
Harvey Robinson Estate Agents in St Ives are delighted to offer for sale this well presented three bedroom semi-



GROUND FLOOR
469 sq.ft. (43.5 sq.m.) approx.



1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.





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FAQS

Tenure: Freehold

Postcode for SatNav: CB23 4LP

What3Words Location: [///sneezing.coining.tuned](https://www.what3words.com/#!/en/sneezing.coining.tuned)

Property Constructed: 1940 - 1960

Council Tax Band: C

EPC Rating: E

Conservation Area: No

Heating Type: Oil central heating

Boiler Age: Unknown

Serviced: 2024

Utilities: Standard UK domestic, Direct mains water, National Grid

Broadband: FTTP (fibre to the premises)

Loft: Boarded with Ladder and Light

Current Owner Purchased Property: 2021

Sellers Onward Movements: Upsizing

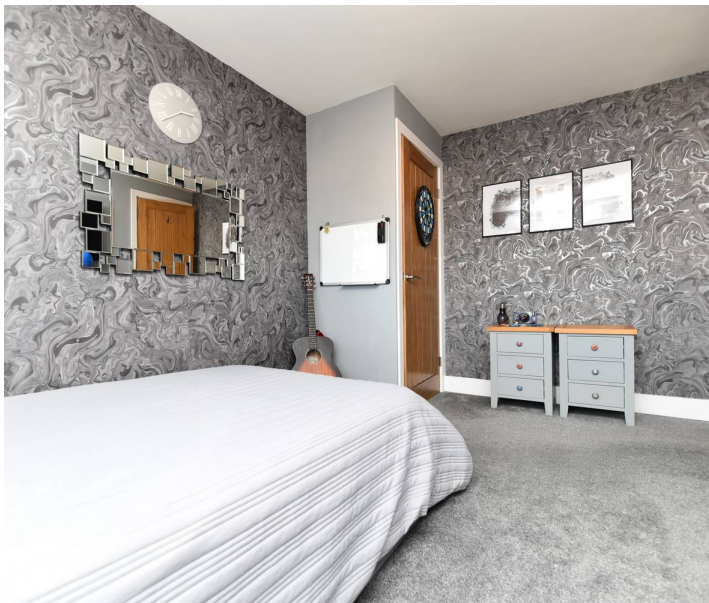
Rear Garden Aspect: South

Rear Garden Boundaries: Unsure

Primary School Catchment: Elsworth Primary, Fen Drayton Primary, Fenstanton Primary

Secondary School Catchment: Swavesey Village College, Ivo Village College

Water Meter: No





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LOCATION SUMMARY

Located approximately 9 miles north-west of the city of Cambridge, Conington is a small and peaceful countryside village in South Cambridgeshire. Set just a mile south of the A14, the village offers excellent road connections towards Cambridge, Huntingdon and the wider region, while retaining a distinctly rural character away from the busier towns and cities. The village itself is home to the historic St Mary's Church and The White Swan, a well-regarded village pub which has been at the heart of the local community for many years and has been recognised by Cambridge & District CAMRA as a Rural Community Pub. For everyday essentials, residents can head to nearby Fenstanton, approximately one mile away, which provides a useful selection of shops and services including a baker, butcher, grocer, post office and doctors' surgery. Families are also well served by the surrounding villages, with Elsworth Church of England Primary School serving children from Conington, alongside Boxworth, Elsworth and Knapwell. Older pupils fall within the catchment area for Swavesey Village College. Just three miles away, St Ives offers a much wider choice of shops, cafés, restaurants and leisure facilities, as well as its attractive riverside setting and historic town centre. The town also provides access to the guided busway, offering a convenient public transport connection towards central Cambridge. With the A14 close by, Cambridge can be reached by road in around 15–20 minutes in favourable traffic, making Conington particularly appealing to those looking for a quieter rural lifestyle without being too far from the city. The surrounding countryside provides plenty of opportunities for walking and cycling, with the wider Great Ouse landscape and the Cambridge-to-St Ives countryside routes close at hand. The nearby Fen Drayton and Fenstanton area also provides access to attractive wetland landscapes and nature reserves, making the location well suited to those who enjoy being outdoors.



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Harvey Robinson St Ives

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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.