



Ravenscourt, Needingworth

£325,000



HARVEY
ROBINSON

- Semi-Detached Family Home
- Three Bedrooms
- Private Rear Garden
- Integral Single Garage
- Off-Road Parking
- Well Presented Throughout
- Sought After Village Location
- Close to Local Amenities
- No Forward Chain
- Viewing Essential

FAQ'S

Tenure: Freehold

Postcode for SatNav: PE27 4SF

What3Words Location: [///whizzing.through.palaces](https://www.what3words.com/whizzing.through.palaces)

Property Constructed: 1970-1990

Council Tax Band: C

EPC Rating: TBC

Conservation Area: No

Heating Type: Gas Central Heating

Boiler Age: Not known

Utilities: Mains water, electricity, gas, sewage

Broadband: Cable

Loft: Partially boarded, light, and ladder

Current Owner Purchased Property: 2001

Sellers Onward Movements: No Forward Chain

Rear Garden Aspect: West

Rear Garden Boundaries: Right

Primary School Catchment: Holywell C of E

Secondary School Catchment: St Ivo Secondary

Water Meter: Yes

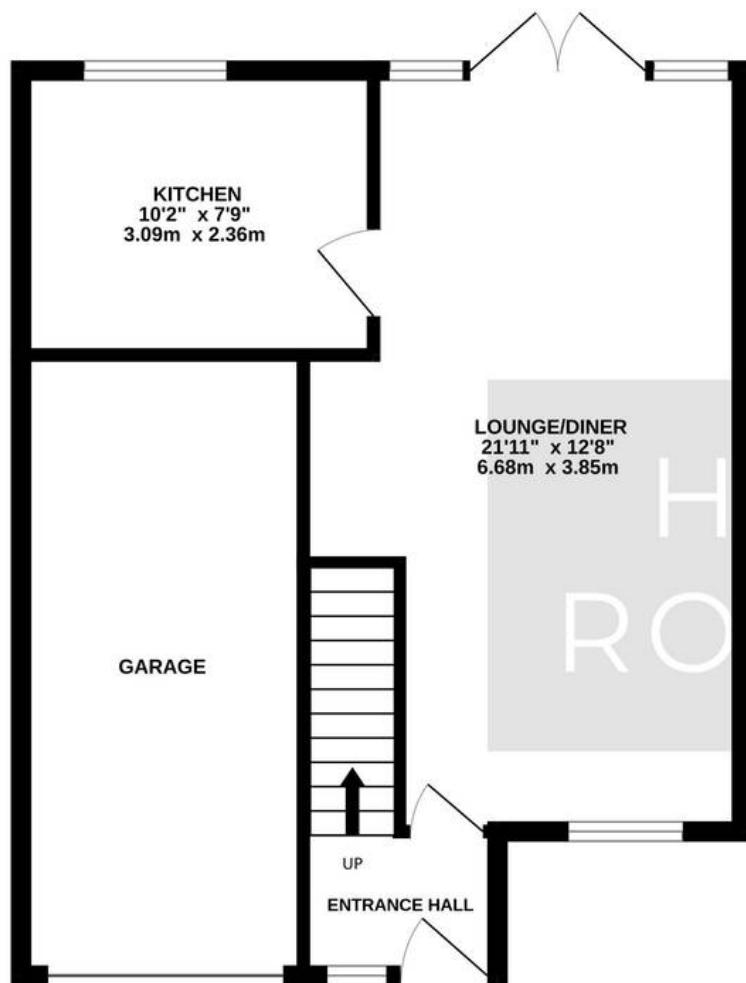


PROPERTY SUMMARY

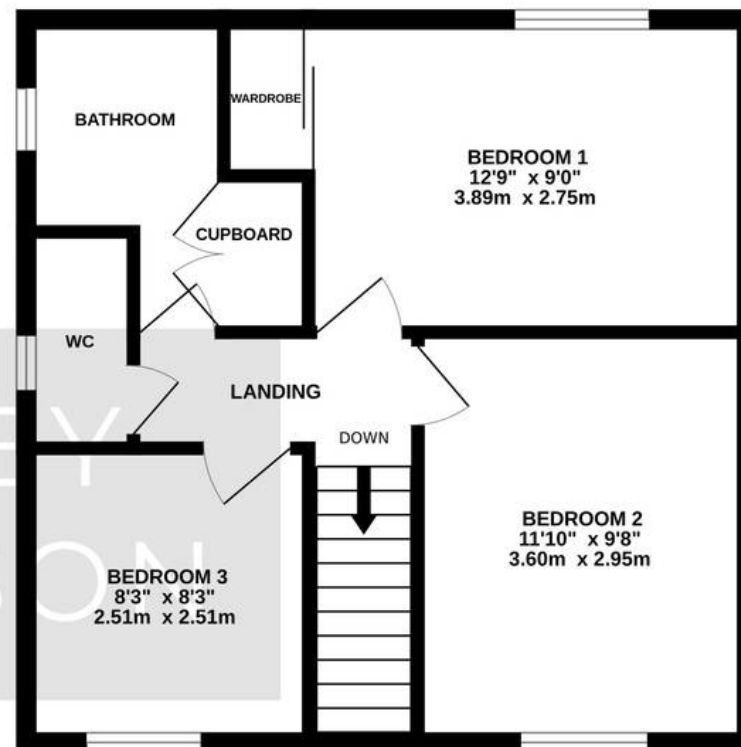
This well presented semi-detached family home offers an ideal opportunity for those seeking spacious and comfortable living in a sought after village location. The spacious lounge and living area is perfect for relaxing or entertaining, with plenty of natural light enhancing the welcoming atmosphere. The kitchen is thoughtfully laid out, providing ample storage and workspace. The property features three generous bedrooms, each providing ample space for family or guests. The upstairs accommodation includes a separate toilet and bathroom, adding convenience for busy households. Additional benefits include an integral single garage, which offers secure storage, and off-road parking for multiple vehicles. The private rear garden is a true highlight of this property, offering a tranquil retreat for both adults and children. Mainly laid to lawn, the garden provides ample space for outdoor dining, gardening, or simply enjoying the fresh air. Mature shrubs and fencing offer a good degree of privacy, making it an ideal space for family gatherings or quiet relaxation. There is direct access from the house to the garden, as well as side access for added convenience. The front of the property features a well maintained driveway, providing off-road parking and access to the integral garage. This property combines a generous plot with practical outdoor space, making it a superb choice for families or anyone seeking a well balanced home in a desirable location. The property is within easy reach of local amenities, including shops, schools, and transport links, ensuring every-day needs are well catered for. Viewing essential to fully appreciate all that this property has to offer.



GROUND FLOOR
512 sq.ft. (47.5 sq.m.) approx.



1ST FLOOR
432 sq.ft. (40.2 sq.m.) approx.



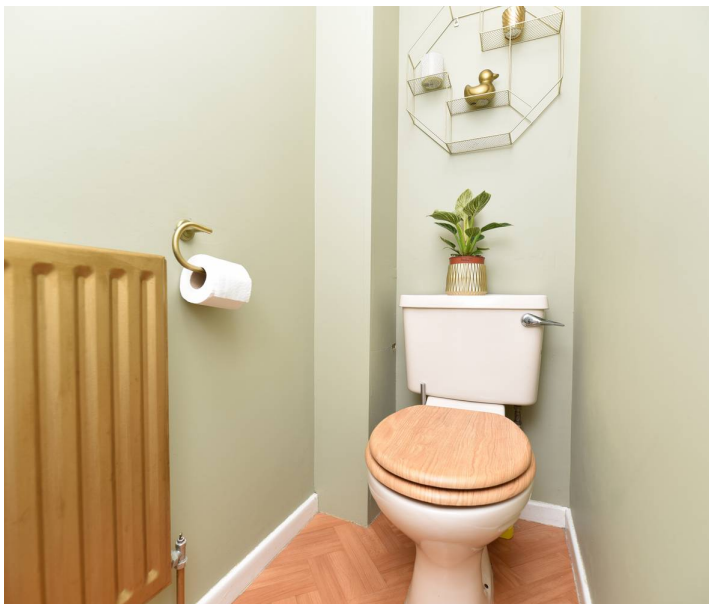
TOTAL FLOOR AREA : 944 sq.ft. (87.7 sq.m.) approx.

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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.





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.

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

4.9 Star Google Review Rating

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