



Mill Lane, Little Paxton - PE19 6LP
£550,000



HARVEY
ROBINSON

Mill Lane

Little Paxton, St. Neots

Property Summary

Harvey Robinson Estate Agents are proud to present for sale Mill Reef, a unique and spacious three-bedroom bungalow, conveniently positioned within the desirable area of Little Paxton. Situated on land once belonging to Paxton Park House, the property was built in the 1960s and has been well maintained by the current owners in recent years. Offered for sale with no onward chain, this home presents an excellent opportunity to move into a peaceful yet well-connected location.

Upon entering, you are welcomed by a spacious entrance hall which separates the bedrooms from the living areas. To the left of the property are three well-proportioned bedrooms, the largest of which benefits from an en-suite. There is also a well-appointed family shower room, along with a number of useful storage cupboards. The opposite side of the property comprises the main living and entertaining spaces, including a kitchen leading to a separate utility room, and a sun-drenched lounge/dining room forming the heart of the home. There is also a conservatory which leads out to the garden.

Externally, the property continues to impress with its generously sized, landscaped rear garden, offering a tranquil setting ideal for both relaxation and entertaining during the warmer months. Set on a plot approaching a quarter of an acre, the property also benefits from ample off-road parking to the front, along with a garage, all secured behind a gated entrance. Whilst the property would benefit from modernisation throughout, it is full of potential and offers a rare opportunity to create a substantial family home (subject to the necessary planning permissions).

Viewings are now available and can be arranged by contacting our St Neots office.

Location

The idyllic countryside that stretches far beyond the boundaries of



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The idyllic countryside that stretches far beyond the boundaries of Little Paxton is ripe for exploration, offering the perfect setting for weekend and evening day trips. The village sits on the edge of Paxton Pits Nature Reserve, a 127.4-hectare biological Site of Special Scientific Interest, which also incorporates a 60-hectare Local Nature Reserve. There is an abundance of wildlife to enjoy, along with miles of beautiful open green space where you can stretch your legs and breathe in the fresh country air. A short distance away in St Neots is Priory Park, which holds Green Flag Award status and offers eighty acres of extensive woodland and parkland to explore. Southlake Aqua Park sits just to the northwest of Little Paxton, a family-orientated water park featuring swimming areas, slides, platforms and a café for light refreshments. For golf enthusiasts, St Neots Golf Club is just five minutes away and enjoys an excellent reputation. Alternatively, the four-star Waterfront Hotel in nearby Wyboston offers a 380-acre golf course alongside a luxurious spa. Little Paxton's close-knit population of around 3,000 residents is well served by a range of local amenities, with everything you need within easy reach. For families, the area offers a strong selection of schooling, with several primary and secondary schools in Little Paxton and the surrounding villages rated 'Good' or 'Outstanding' by Ofsted at their most recent inspection. A primary school is also conveniently located in the heart of the village. The Anchor pub and restaurant is a popular choice among locals for a drink and a bite to eat. This family-and dog-friendly establishment underwent extensive refurbishment in 2021 and offers both indoor seating and a covered outdoor marquee, serving a wide range of food, wines and beers. Additional amenities include a hair salon, a convenience store and a recently opened Co-op. Nearby St Neots provides a wider variety of amenities, including well-known retailers such as Waitrose, Lidl, Marks & Spencer, Aldi, M&S and Tesco. Transport links are excellent, with St Neots railway station just a five-minute drive away, offering regular services into London. The A1 runs adjacent to the village, providing convenient road access for commuters and travellers alike.

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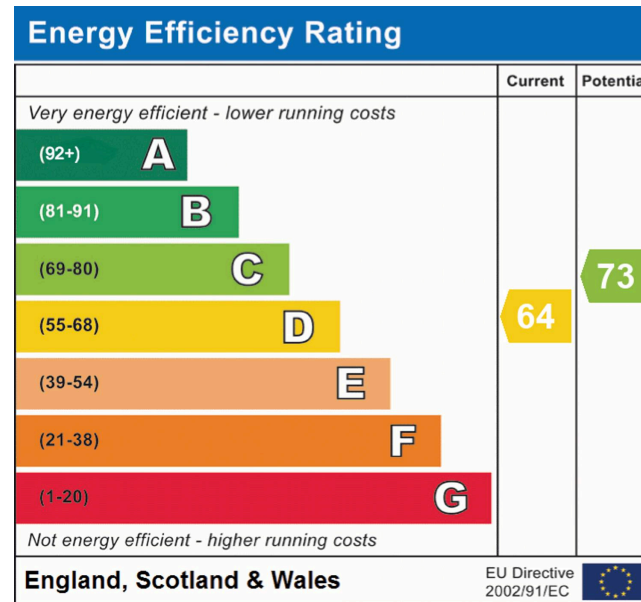
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Little Paxton, St. Neots

FAQs and General

- What3Words Location: [///sides.sprains.crawler](http://sides.sprains.crawler)
- Property Tenure: Freehold
- Owner's Time at Property: Since 1984
- Owner's Movements: No Onward Chain
- Rear Garden Aspect: North East
- Council Tax Band: E
- EPC Rating: D
- Water Meter: Yes
- Loft: Partially Boarded with Fitted Ladder and Lighting
- Boiler: 8 years old (last serviced 16/3/26 and 2 years left on warranty)

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.



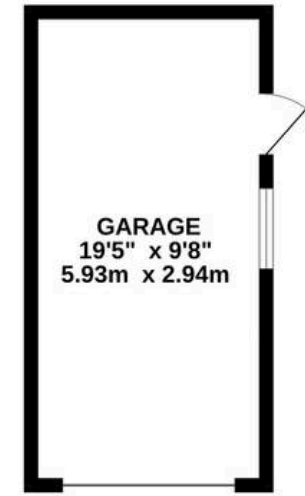
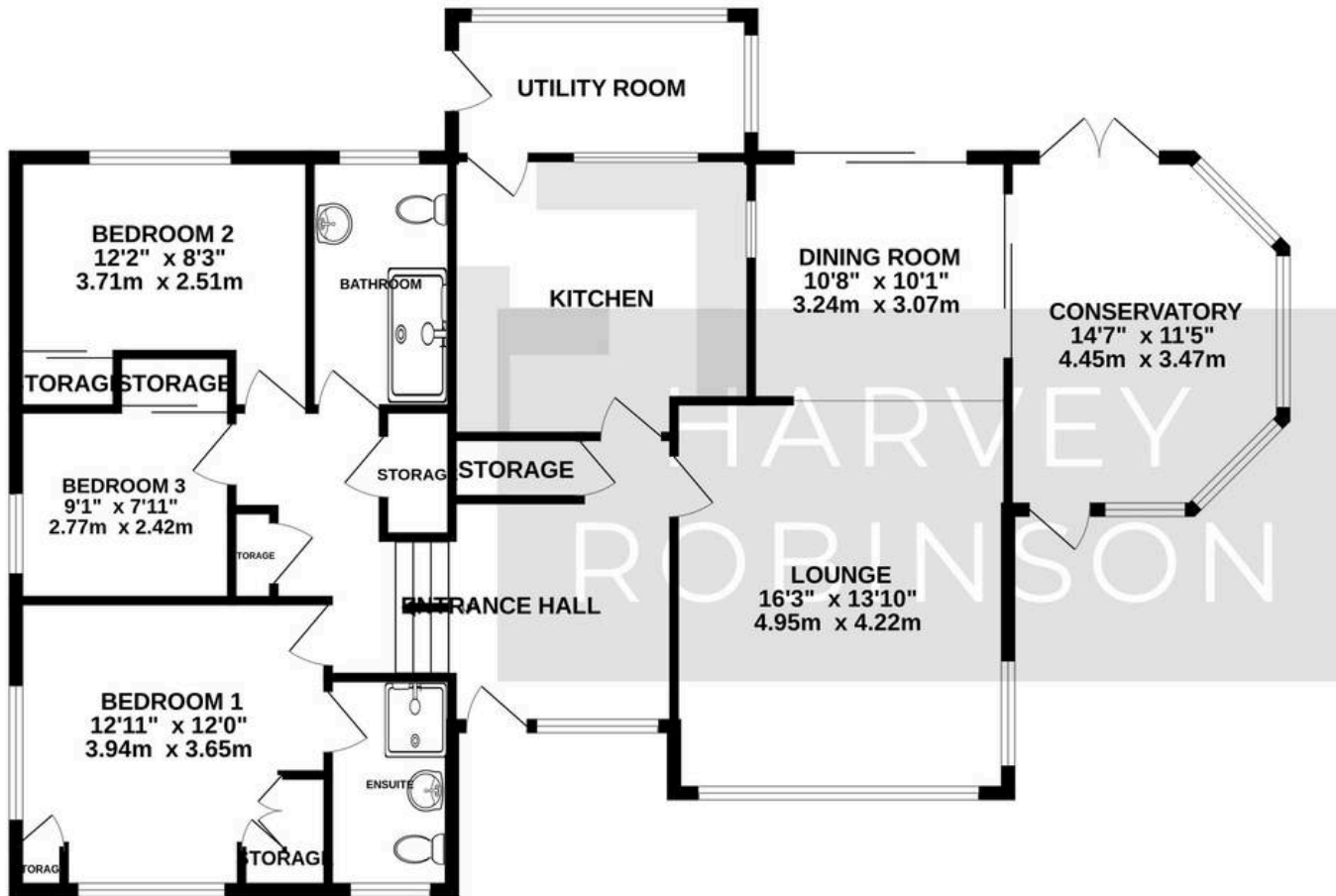
Need to sell your property? Please contact us to arrange your free, no obligation Market Appraisal. For independent whole of market mortgage advice please call the team to book your appointment.

- Rated Exceptional in Best Estate Agent Guide 2024
- British Property Awards 2023 - Gold Winner
- 5.0 Star Google Review Rating

- Council Tax band: E
- Tenure: Freehold
- EPC Energy Efficiency Rating: D

GROUND FLOOR
1353 sq.ft. (125.7 sq.m.) approx.

GARAGE
188 sq.ft. (17.4 sq.m.) approx.



TOTAL FLOOR AREA : 1541 sq.ft. (143.2 sq.m.) approx.

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