

A photograph of a two-story brick house with a white garage. The house has a brick exterior on the lower level and white horizontal siding on the upper level. There are several windows with white frames. A paved driveway leads to the garage. The house is surrounded by a green lawn and a wooden fence. The sky is blue with some clouds.

HARVEY ROBINSON

Offers In Excess Of  
£400,000

Home Farm Road  
Houghton, PE28 2BN

- Detached Family Home
- Three Bedrooms
- Sought After Village Location
- 18ft Lounge Diner

- Two Reception Spaces
- Fully Renovated Throughout
- Off Road Parking
- Integrated Single Garage



## PROPERTY SUMMARY

Harvey Robinson Estate Agents are delighted to present For Sale this three bedroom family home. Located in the sought after village of Houghton, this property would make a perfect home for both first time buyers and families. Fully refurbished throughout, this property is immaculately presented and boasts modern yet classic finishes. The ground floor accommodation comprises an open entrance hallway, leading to a refitted shaker-style kitchen which boasts sage green cupboards and marble effect work surfaces. Complete with high-spec integrated appliances including a double oven, fridge freezer, dishwasher, washing machine and induction hob, this space has been designed carefully and with both comfort and aesthetic in mind. There is an 18ft lounge to the rear of the property, overlooking the garden, as well as a separate dining room. To finish, ground floor has been fitted with a timeless herringbone flooring. On the first floor, there are three well sized bedrooms - two doubles with integrated storage and a further generous single - all with neutrally coloured carpets. There is also a fully refurbished three-piece family bathroom, finished with a stunning white and grey marbled tile, and grey vanity unit with complimentary bath panel. To the front there is private off-road parking for multiple cars, as well as a lawned front garden setting the property back from the road. To the rear, there is an enclosed garden mostly laid to lawn with an area of patio around the house. Viewings of this stunning and rarely-available family home are essential, and can be arranged by contacting the St Ives office.



## LOCATION AND AMENITIES

The National Trust - Houghton Mill and Waterclose Meadows is a short stroll from the property, as is the river Ouse. In the other direction is the cricket pitch, tennis club and Thicket Lane providing excellent picturesque walks which are perfect for dog walkers or ramblers. The pubs are also highly rated by residents, with both the Three Horseshoes and the popular Three Jolly Butchers pub/restaurant within a stones throw of this property, as well as the Ofsted rated "Good" Houghton and Wyton primary school.

In nearby St Ives you will find plenty of shops along with some great independent stores and cafes, as well as the river Great Ouse. The pubs are also highly rated by residents, and you'll find plenty of great restaurants in the area. Within half a mile in the opposite direction of town you will find a Morrisons & Lidl supermarket along with various other restaurants. One of St Ives' biggest draws is its proximity to Cambridge as the A1309 provides easy access into the centre of Cambridge in approximately 20 minutes, in addition to the St. Ives Park & Ride terminal providing access via the guided bus. The nearest station is at Huntingdon, which is just a ten minute drive away. From here, you can catch a train to London Kings Cross, which takes just over an hour.





## FAQ'S

Postcode for SatNav: PE28 2BN

What3Words: ///gave.galaxy.showcases

Tenure: Freehold

Vendors Onward Movements: No Forward Chain

Council Tax: D

Rear Garden Aspect: North East

Boiler Installed: Unknown

EPC: C

Loft: Boarded with light, no ladder

Primary School Catchment: Houghton & Wyton Primary School

Second School Catchment: St Ivo Academy



## GENERAL

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.

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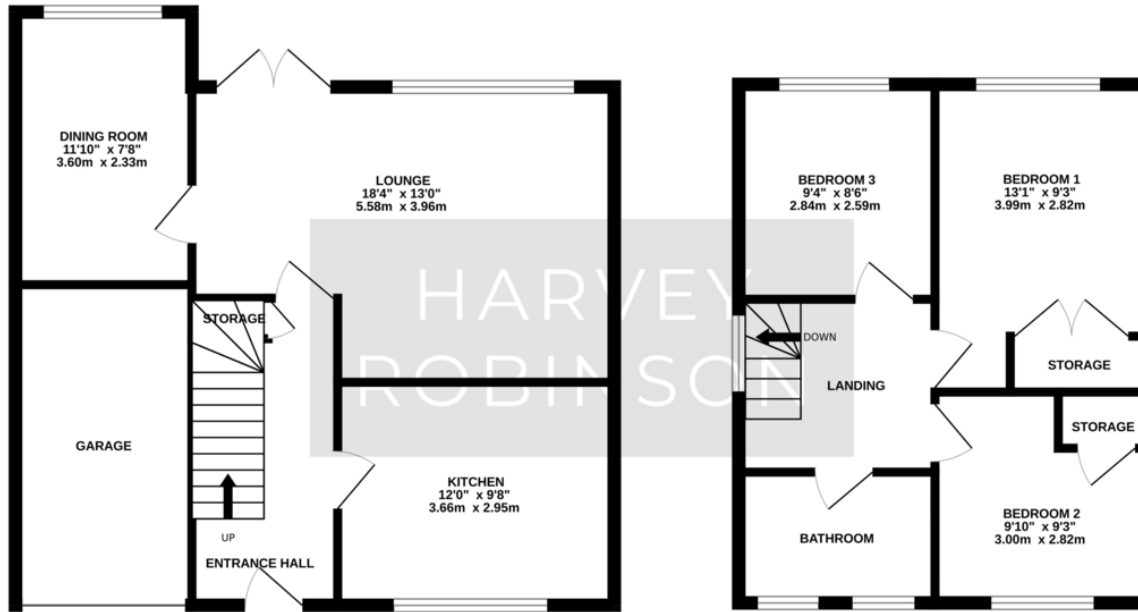
4.9 Star Google Review Rating





GROUND FLOOR  
609 sq.ft. (56.5 sq.m.) approx.

1ST FLOOR  
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA: 1008 sq.ft. (93.6 sq.m.) approx.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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