



HARVEY ROBINSON

£950,000
High Street
Little Paxton, PE19 6EY

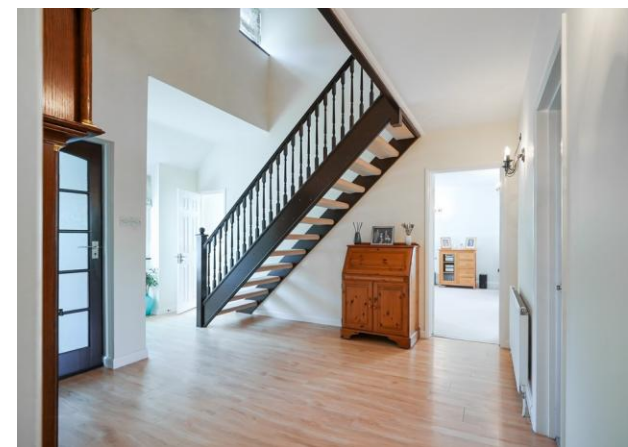
- Five Bedroom Detached
- Plot in Excess of 1/3 Acre
- Five Reception Rooms
- Annexe Potential

- En-suite to Master Bedroom
- Sun Room with Warm Roof
- Garage and Workshop
- Centrally Located with Church Views

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PROPERTY SUMMARY

The Collection by Harvey Robinson are delighted to bring to the market for the first time in nearly 20 years this well presented, versatile, five-bedroom detached home occupying a plot of more than 1/3 acre. The property is in the heart of the village, close to amenities and boasts views over the church.

This spacious family home is accessed via a long driveway that provides ample off-road parking and sits in a central position within the plot providing well established gardens to both the front and rear. The accommodation has excellent annexe potential due to it having two front doors. The accommodation comprises an entrance porch, large entrance hall, cloakroom, lounge, study, re-fitted kitchen/breakfast room, family room, office/potential downstairs bedroom, dining room, and a sunroom with a warm roof. To the first floor there is a large landing, five good-sized bedrooms, an en-suite, and a family bathroom. Within the grounds is a single garage and workshop.



LOCATION & AMENITIES

The idyllic countryside that stretches far and wide beyond the boundaries of Little Paxton are ripe for exploring and offer the perfect place for daytrips on the weekends and evenings. The village sits on the edge of Paxton Pits Nature Reserve, a 127.4-hectare biological Site of Special Scientific Interest that also features a 60-hectare Local Nature Reserve. There is lots of wildlife to enjoy here and miles of beautiful open green spaces where you can stretch your legs and breathe in the country air.

Down the road in St Neots is Priory Park which holds Green Flag Award status and has eighty acres of extensive woodland and parkland to venture into. Southlake Aqua Park sits just to the Northwest of Little Paxton, a family-orientated water park featuring swimming areas, slides and platforms and a café to grab a quick bite to eat.

If you are a golfer, St Neots Golf Club is only 5 minutes down the road and comes with a great reputation. Alternatively, you can head down to the 4-star Waterfront Hotel in nearby Wyboston, which features a 380-acre golf course and a luxurious spa centre.





Amenities in Little Paxton

Little Paxton's compact population of 3,000 people are well served by local amenities with everything you need close by. Families will naturally want to know about the quality of schools in the area and Little Paxton and surrounding villages do not disappoint. There are several primary and secondary schools that have been rated as either 'Good' or 'Outstanding' by Ofsted during their last inspection, all of which are only a mile or two away, while there is a primary school located in the heart of the village.

The Anchor pub and restaurant is where locals go for a tittle and a bite to eat. It is a family and dog-friendly establishment that underwent extensive refurbishment in 2021, with seating indoors and in the outdoor marquee, serving up a fantastic range of beer, food and wine. There is also a hair salon, a convenience store plus the recently opened Co-op.

St Neots is where you will find a wider variety of amenities, the village hosting a Waitrose, Lidl, Marks and Spencer, Aldi, B&M and a Tesco. There is also a Cineworld multiplex located here, along with a Eat n Bowl where kids and adults can knock down some pins day and night and enjoy a family meal.

Transport links are easy to find, with St Neots train station 5 minutes' drive away, trains run regularly from here into London. The A1 runs adjacent to the village, so if you want to get around by car you can easily find an efficient route.

FAQ

Postcode for SatNav: PE19 6EY

What3Words Location: ///animator.rested.cloth

Council tax: F

Age of property: Late 1970's

How long have the owners lived here: 18 years

Vendors onward movements: Downsizing

Primary catchment: Little Paxton

Secondary catchment: Longsands

Water meter: Yes

Boiler fitted: 2024

Conservatory: Re-built from wall level up in 2019 with warm roof added

Loft: No boarding, lights or ladder

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.

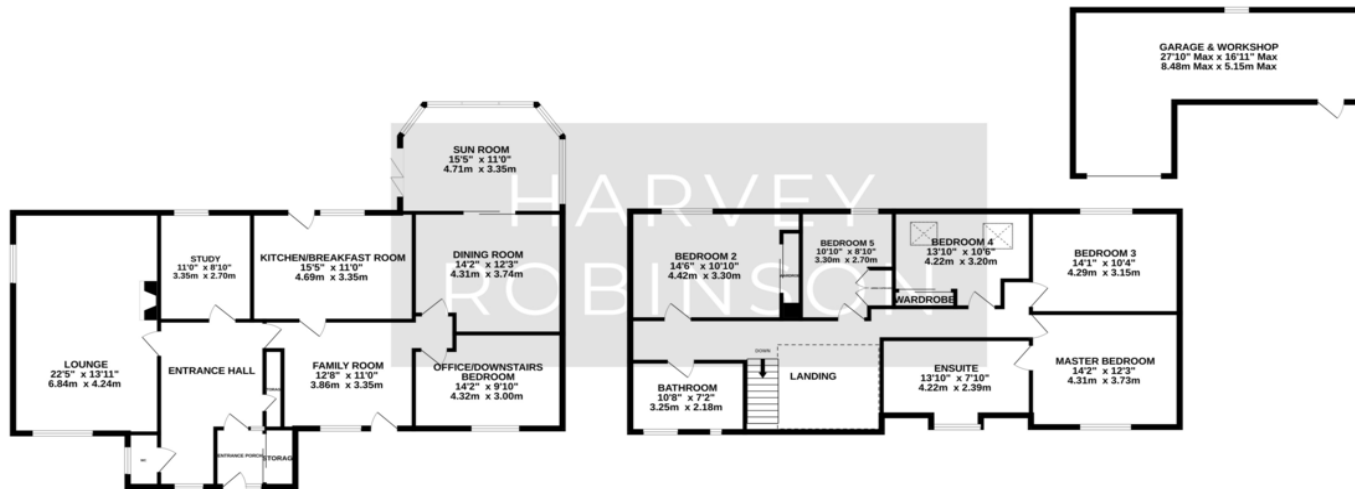




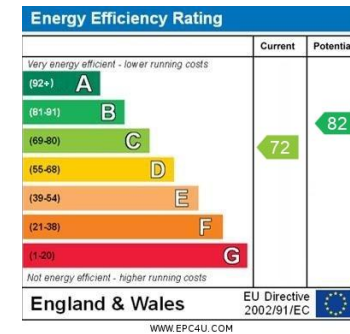
GROUND FLOOR
1402 sq.ft. (130.3 sq.m.) approx.

1ST FLOOR
1145 sq.ft. (106.4 sq.m.) approx.

OUTSIDE
334 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA : 2881 sq.ft. (267.6 sq.m.) approx.
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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

HARVEY ROBINSON

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