



HARVEY ROBINSON

£825,000

Mill Garden

Bluntisham, PE28 3NX



- Executive Four Bedroom Detached Home
- New Home on a Development of Just 5 Houses
- Two Ensuites and Dressing Rooms
- 26 Foot Open Plan Kitchen Diner

- Double Garage and Off Road Parking
- Excellent Specification Throughout
- Impressive Field Views
- Private Rear Garden



## PROPERTY SUMMARY

'The Collection' by Harvey Robinson are thrilled to offer For Sale this exclusive four-bedroom detached home in the ever-sought-after village of Bluntisham. Individually designed and constructed, the property offers the immaculate presentation of a new home whilst retaining its own individuality with bespoke interior finishes. Situated on a private road of just five houses, the property enjoys privacy to the front and rear as well as stunning field views offering a picturesque backdrop as a constant reminder of the quiet and tranquil location. Arranged over two floors, the property in brief comprises a generous entrance hall with access to the lounge with inset wood burner to the front, and a 26-foot open plan kitchen/diner to the rear. This space has been fitted to an excellent standard with contemporary aspects. The kitchen benefits from excellent quality integrated appliances including a full height fridge and freezer, double ovens and induction hob, and a dishwasher. Completing the kitchen there is underfloor heating, which has been continued throughout the whole home. Framed by quartz worktops, modern tiling and brushed brass fittings, this room is truly stunning. The kitchen diner benefits from bifold doors to the rear allowing the field views to be enjoyed panoramically and provides space for both a table and a snug lounge making this space the heart of the home. The ground floor is completed by a separate utility room and a cloakroom which have been fitted in a complementary style. To the first floor, the master suite is impressive in size and benefits from a four-piece ensuite with freestanding bath and separate shower and a walk in dressing room. Similarly, the second bedroom has an ensuite shower room and its own dressing room whilst bedrooms three and four also have built in storage. The family bathroom is generous in size and again benefits from a four-piece suite. To the front, there is driveway suitable for a number of vehicles and leads to the double garage. Insulated and already comprising a window, this space could easily be converted (STPP) into an additional reception room if required. The rear garden is mainly laid to lawn but enjoys a large area of raised patio which is perfect for enjoying outside dining. Post and rail fencing encloses the rear garden ensuring that the field views can be enjoyed from both the house and the garden. Viewing of this immaculately presented home is essential and can be organised by contacting our St Ives office



## LOCATION AND AMENITIES

Featuring in the Domesday book, Bluntisham is a village steeped in history and importance. There are numerous older buildings within the village, most notably the The Old Rectory more commonly known as 'Bluntisham House'. The village was constructed around four arable farming fields originally and due to the nature of the soil, the land is particularly effective encouraging the growth of fruit trees and the village has strong farming links. More recently, the village has become ever popular with families and commuters. Situated just 5 miles from St Ives, the village offers excellent access to Cambridge via the guided bus or by road in under an hour. The nearest train station can be found in Huntingdon just over 10 miles away and from here, a direct train to Central London can be caught arriving in just over an hour. The village itself offers a great selection of amenities including a petrol station, a gym, a fish and chip shop, a pub and a hairdressers. There is a primary school within the village and the village is catchment area for Ramsey Village College Secondary School. Further restaurants, leisure centres and shops can be found in St Ives as well as a cinema in nearby Huntingdon.







### FAQ'S

What3Words location: ///remembers.plans.erupts

Property Built: 2024

Rear Garden Boundary: Right

Rear Garden Aspect: South

Primary School Catchment: Bluntisham

Secondary Catchment: Ramsey Village College

Warranty: TBC

Council Tax Band: F

Heating: Underfloor Heating

Boiler: 2024

Loft: Not boarded, with ladder and light.

Seller's Onward Movements: No Forward Chain



### 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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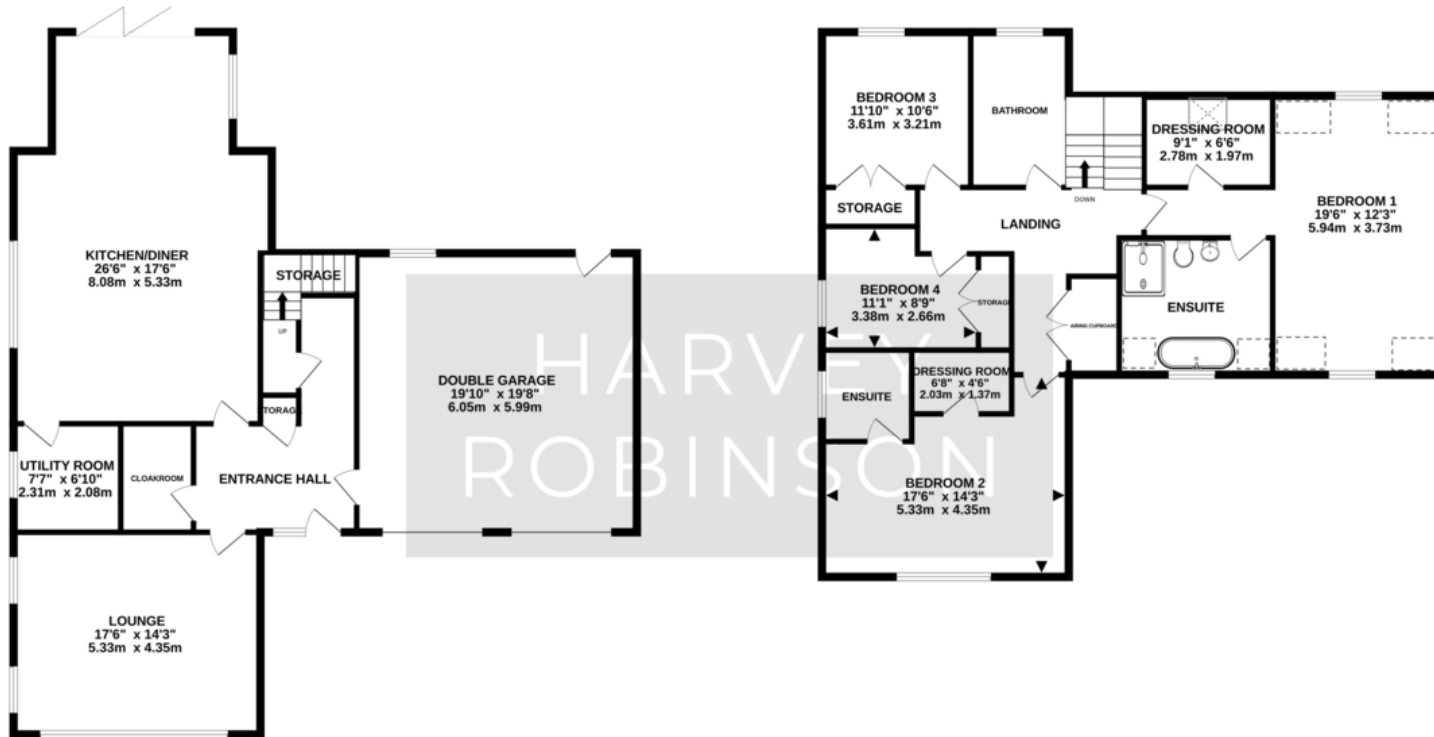






GROUND FLOOR  
1359 sq.ft. (126.3 sq.m.) approx.

1ST FLOOR  
1198 sq.ft. (111.3 sq.m.) approx.



TOTAL FLOOR AREA : 2558 sq.ft. (237.6 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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