



HARVEY ROBINSON

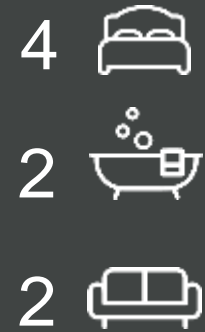
Offers In Excess Of
£375,000

Roman Way

Godmanchester, PE29 2RW

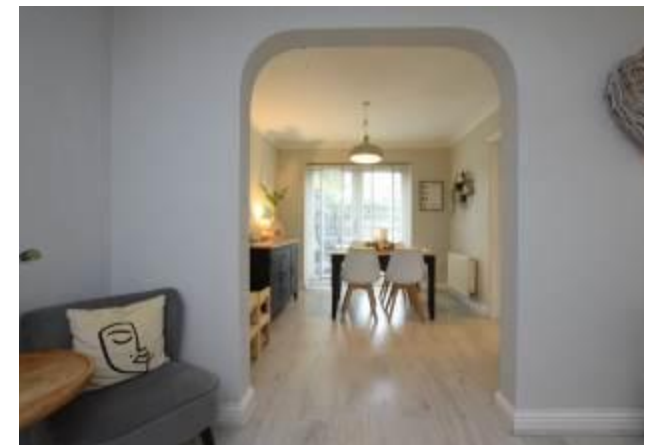
- Semi-Detached Family Home
- Four Generous Bedrooms
- Ensuite to Master Suite
- Downstairs Cloakroom

- Refitted Kitchen
- Single Garage and Off Road Parking
- Private Rear Garden
- Hinchingsbrooke Catchment Area



PROPERTY SUMMARY

Harvey Robinson Estate Agents in Huntingdon are delighted to offer For Sale this spacious and well-presented family home within the heart of Godmanchester village. Constructed by Twigden Homes, this property is arranged over three floors and provides family-sized accommodation within walking distance of the excellent amenities that this village has to offer. The ground floor is fairly open-plan in its layout with a refitted kitchen completed in 2022 with shaker style units and composite laminate surfaces, a dining room and a lounge, all decorated and refloored creating synergy between these spaces as well as a downstairs W/C. On the first floor, there are three bedrooms, two doubles and a single as well as a three piece family bathroom and an airing cupboard. The master bedroom suite can be found on the second floor, benefitting from an ensuite shower room and ample in-built storage. The rear garden has been landscaped and is mainly laid to lawn with a large area of patio, perfect for outdoor dining in the warmer months. There is a large storage shed as well as an outbuilding equipped with power and light which is currently utilised as a utility room. Off road parking can be found to the side of the property which is suitable for two vehicles and leads to the single garage with up and over door. The property is situated at the end of a quiet cul-de-sac and therefore enjoys privacy to the front and rear. Immaculately presented throughout, this property would make an excellent family or first home and must be viewed to be appreciated. Please contact our Huntingdon office to arrange a viewing.



LOCATION AND AMENITIES

Located on the edges of Huntingdon, Godmanchester is a quiet suburban town that has a lot to offer people of all ages. Whether you work in and around London or Cambridge and want an escape from the bustle of city life or would prefer to raise a family surrounded by the beautiful English countryside, Godmanchester could be the perfect match for you.

Huntingdon mainline station with direct, fast access to London is located within cycling & walking distance of Godmanchester, as are main road links such as the A1 and A14 providing access to Cambridge.

The town has a long and rich history dating back to the Roman era and it is believed to have been occupied continuously for well over 2,000 years. The River Great Ouse runs through its centre and to the rear of the property which is characterised by the impressive Chinese bridge landmark that was originally built in 1827.

The bridge gives access to Portholme Meadow, which is a 106-hectare (260-acre) biological Site of Special Scientific Interest and a Special Area of Conservation. This is an alluvial flood meadow, and one of the largest areas of grassland being uncommonly flat, the watercourses have some unusual invertebrates, including the nationally restricted dragonfly *Libellula fulva*.

Additionally, there are some lovely scenic locations to explore in and around Godmanchester. At the end of Cow Lane, you'll find Godmanchester Nature Reserve that covers 59 hectares and sits just to the south of the River Great Ouse. It features four lakes and plenty of grassland with lots of habitat for a variety of wildlife. Godmanchester Riverside is another beautiful spot that has play parks for children and a ferry that travels to and from Brampton Mill, and you can visit the largest wild meadow in England at Portholme which can be seen directly from the stunning gardens of The Avenue.

Godmanchester offers an abundance of social events for families of all ages. Whether you are looking at joining in on annual events such as Godmanchester Gala Day, Picnic in the Park, Easter Egg Hunts & Scarecrow Competitions, there is something for everyone.

The schools in Godmanchester are well-regarded and you'll find the primary school situated in the town within a few minutes walk, with Hinchingsbrooke Secondary School located in Huntingdon. There's a dentist, doctors and a chemist all nearby too.

Pop along to The Exhibition pub and restaurant in town which has a wonderful outdoor garden that is perfect for the summer and an open fire indoors for late autumn and winter. Other pubs of note include The Royal Oak which offers a riverside setting and The White Hart which features a 15th century bar, an outdoor garden area and serves up traditional pub food. Other options for eating out in Godmanchester include the local Chinese or Indian restaurants.





FAQ'S

Tenure: Freehold

Post Code for SatNav: PE28 2RW

What3Words Location: reporters.wide.searching

Council Tax Band: D

EPC Rating: To Follow

Seller's Onward Movements: Upsizing Locally

Current Onwer's Purchased Property: 2018

Kitchen Refitted: 2022

Rear Garden Aspect: East

School Catchment Areas: Godmanchester Primary and Hinchingsbrooke Secondary

Boiler Service History: Annually

Loft: Ladder available



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. As common feature with this style of property the walls in the rooms are not square, therefore all measurements are approximate, and photographs provided are for guidance only. We will be happy to remeasure rooms with you upon request.

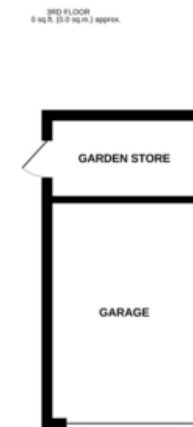
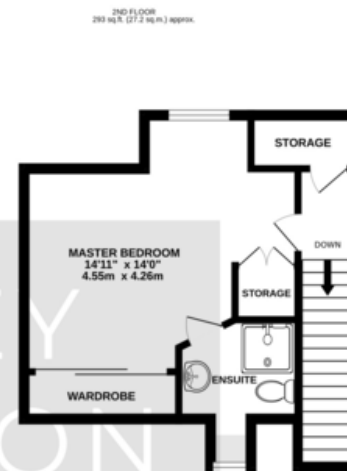
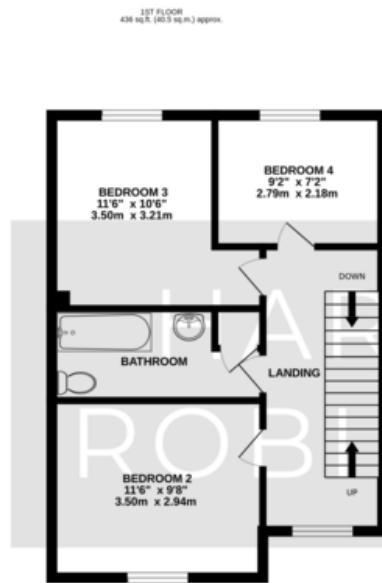
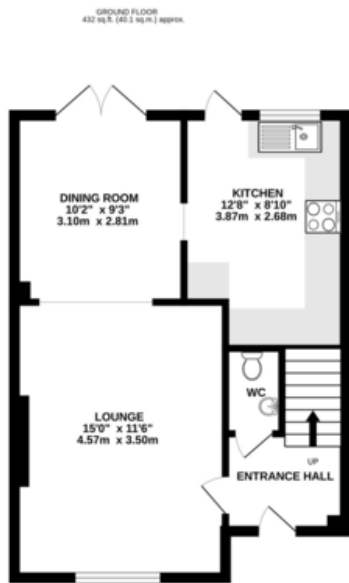
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For independent whole of market mortgage advice please call the team to book your appointment.

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TOTAL FLOOR AREA : 1161 sq.ft. (107.9 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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