



Mahaddie Way, Warboys - PE28 2WE

In Excess of £450,000



HARVEY  
ROBINSON

# Mahaddie Way

Warboys, Huntingdon

- Four Bedroom Detached Family Home
- Well Presented Throughout
- Versatile Accommodation
- Garage And Driveaway Parking
- Fantastic Transport Links
- Two Reception Rooms
- Ensuite To Master
- Early Viewing Advised

## INTRODUCTION

Harvey Robinson Estate Agents in Huntingdon are delighted to offer for sale this **exceptionally well presented four bedroom detached family home**, ideally located in the highly sought after village of **Warboys**.

This spacious property offers well-balanced accommodation throughout and is perfectly suited for modern family living.

**The ground floor** comprises a generous **entrance hall**, convenient **cloakroom**, **study** ideal for home working, a bright and comfortable **lounge**, and a modern **kitchen/diner** providing an excellent space for entertaining and family meals. A **utility room** completes the ground floor accommodation.

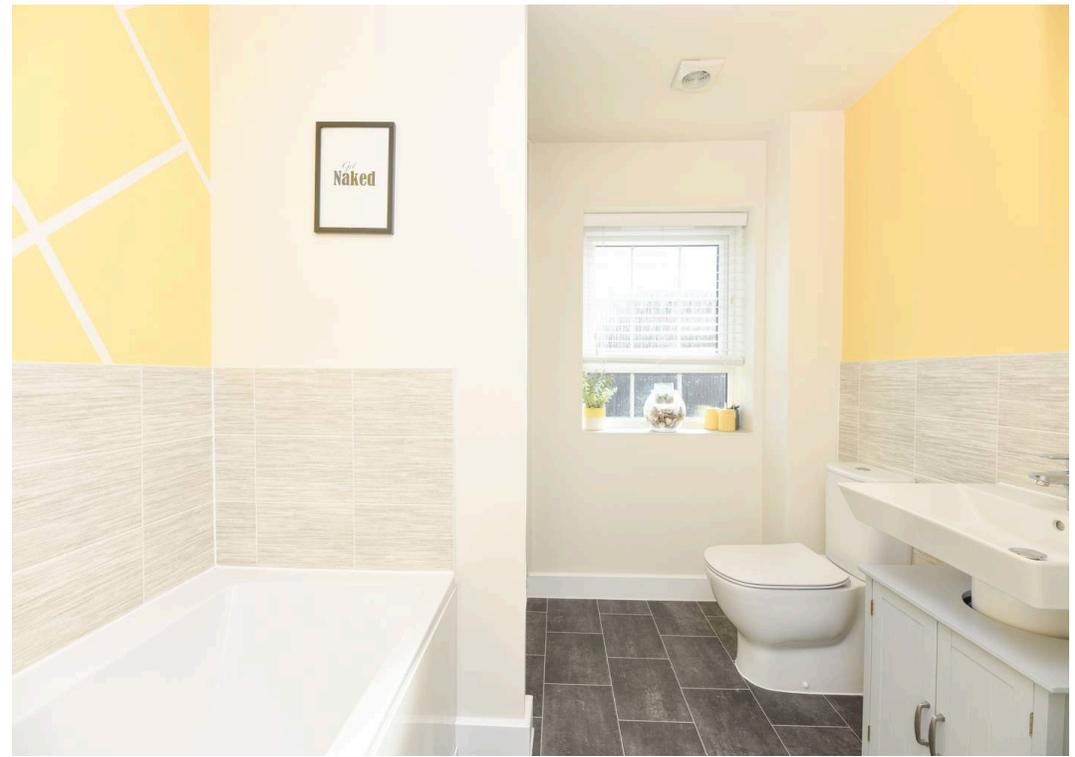
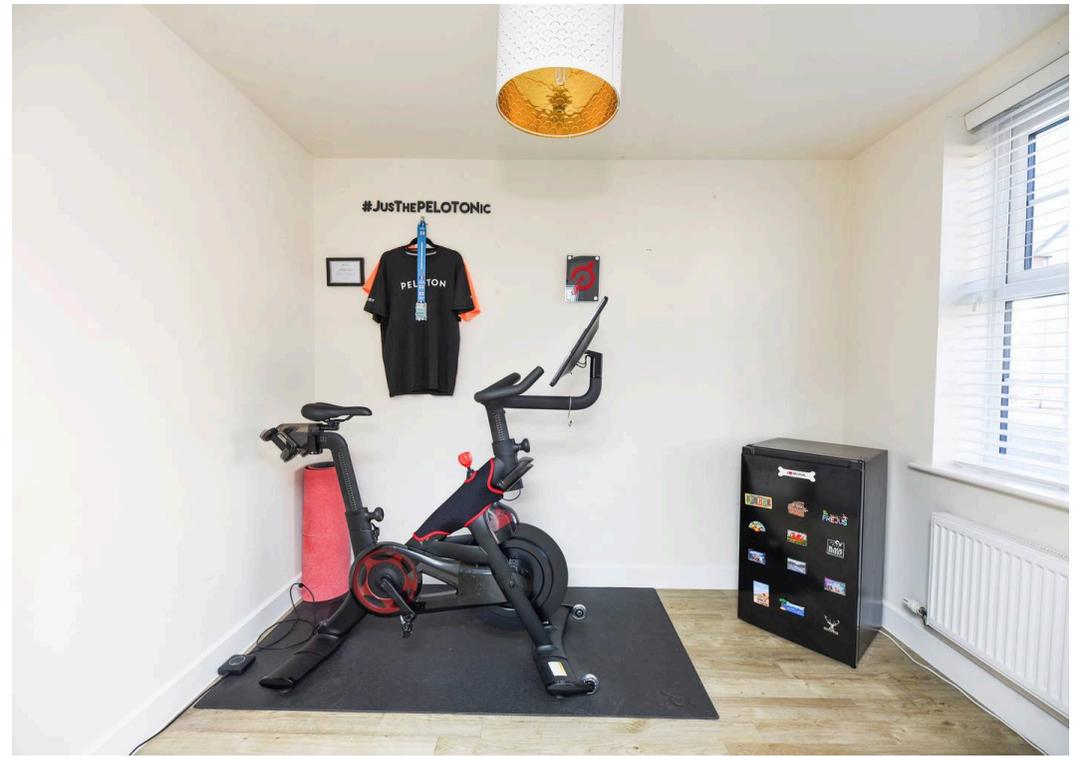
**Upstairs**, the property benefits from **four well proportioned bedrooms**, including a **master bedroom with en-suite shower room**, alongside a **family bathroom**.

**Externally**, the property enjoys a **private enclosed rear garden**, perfect for outdoor relaxation and entertaining. To the front there is a **garage and driveway providing off-road parking**.

**Early viewing is highly recommended** to fully appreciate the quality and space this fantastic family home has to offer.

For more information or to arrange a viewing, please contact **Harvey Robinson Estate Agents in Huntingdon**.





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Warboys, Huntingdon

## LOCATION

Warboys is a **thriving and well connected village in Cambridgeshire**, offering an excellent balance of **community spirit, attractive countryside surroundings, and convenient access to nearby towns and cities**. The village provides a comprehensive range of **everyday amenities**, including a **convenience store, bakery, butcher, GP surgery, pharmacy, post office, library**, as well as several **popular pubs and eateries**. A variety of **community groups, events, and sports clubs** operate throughout the year, contributing to the welcoming and active village atmosphere.

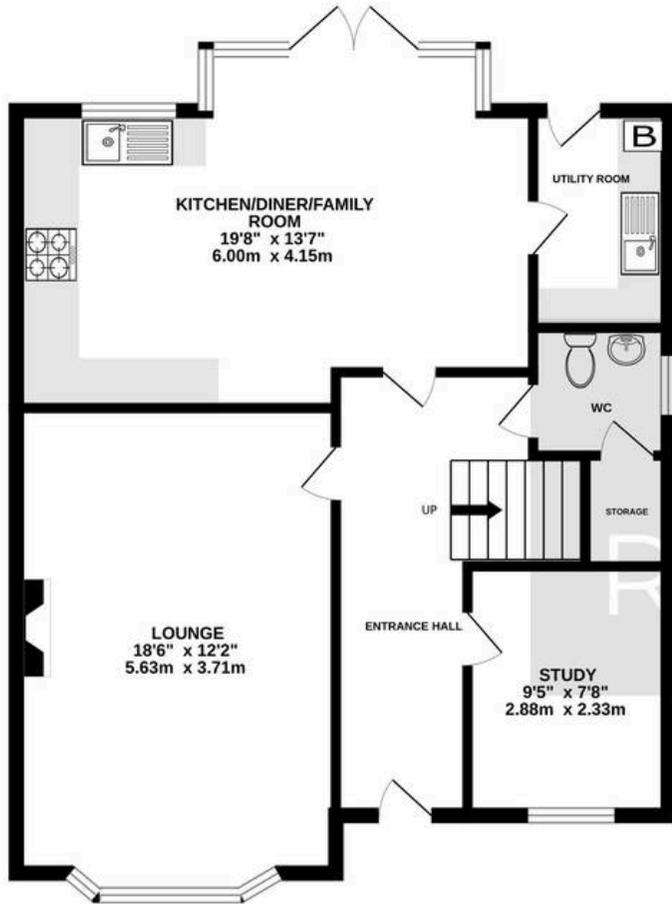
For families, **Warboys Community Primary School**, located within the village, is **well-regarded and rated 'Good' by Ofsted**. Secondary education is available at **Abbey College in nearby Ramsey**, which also holds a **'Good' Ofsted rating**. A number of **independent schools** can be found within easy reach in **Huntingdon, Kimbolton, and Cambridge**.

Warboys is particularly well placed for **commuters**, with **Huntingdon just 15 minutes away by car**, offering a wider selection of **shops, leisure facilities, and a mainline railway station providing direct services to London King's Cross in under an hour**. The cities of **Cambridge and Peterborough** are both within approximately a **40-minute drive**, while the **A141, A14, and A1(M)** provide excellent road connections to surrounding towns and further afield.

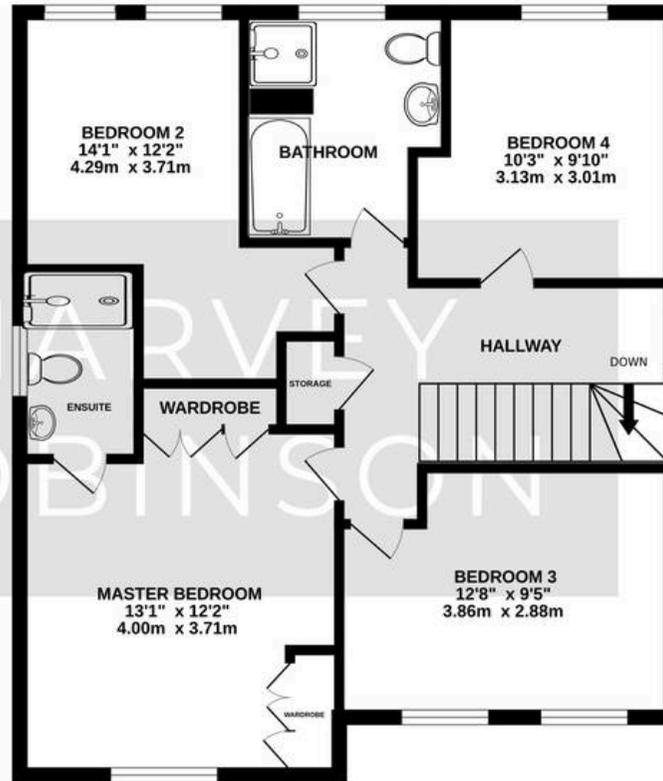
Combining the **charm of village living with modern convenience and excellent transport links**, Warboys is a **highly desirable location for families and professionals seeking space, community, and accessibility**.



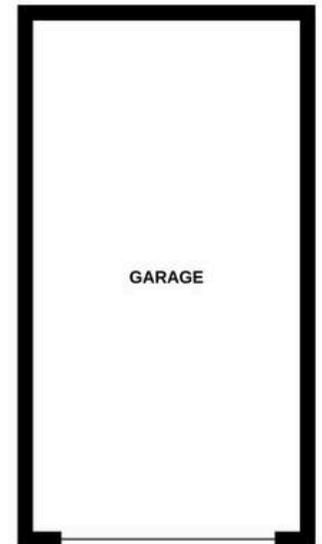
GROUND FLOOR  
717 sq.ft. (66.6 sq.m.) approx.



1ST FLOOR  
688 sq.ft. (63.9 sq.m.) approx.



GARAGE  
215 sq.ft. (20.0 sq.m.) approx.



TOTAL FLOOR AREA : 1620 sq.ft. (150.5 sq.m.) approx.

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## Mahaddie Way

Warboys, Huntingdon

### FAQ

Built: 2010's

Tenure: Freehold

Council Tax: Band E

Management Company: Ground Solutions

Service Charge: £154 per year, Reviewed annually

Rear Garden: South West Facing

Boundary: Left and Rear

Primary School Catchment: Warboys Primary

Secondary School Catchment: Abbey College

The property benefits from Air Conditioning

Boiler: 7 years old, serviced March 2025

WhatThreeWords: ///uttering.suffer.impact

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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