



Christie Drive, Huntingdon - PE29 6JP

In Excess of £500,000



HARVEY
ROBINSON

163 Christie Drive

Huntingdon, Huntingdon

- Five Bedroom
- Detached Family Home
- Two Reception Rooms
- 26ft Open Plan Kitchen/Diner/Family Room
- Separate Utility Room
- Ensuite to Master
- Garage and Driveway Parking
- Enclosed Rear Garden
- Close to Hinchingsbrooke Country Park
- Close to Amenities

Located in a sought-after residential area close to Hinchingsbrooke Country Park, this impressive five-bedroom detached family home offers spacious and versatile living ideal for modern family life. Upon entering, you are welcomed into a bright hallway that leads to two generous reception rooms, one of which serves as a versatile study - perfect for home working or a playroom. The heart of the home is a stunning 26ft open plan kitchen, diner, and family room, featuring contemporary fittings, ample workspace, and seamless access to the garden, creating an inviting space for entertaining or relaxed family meals. A separate utility room adds convenience, keeping laundry and storage neatly tucked away as well as a downstairs cloakroom. Upstairs, five well-proportioned bedrooms provide comfortable accommodation for all the family, with the master bedroom benefiting from a spacious ensuite shower room. The family bathroom serves the remaining bedrooms. Throughout, the property is presented in excellent condition, with modern décor and quality flooring, ensuring a move-in ready experience.





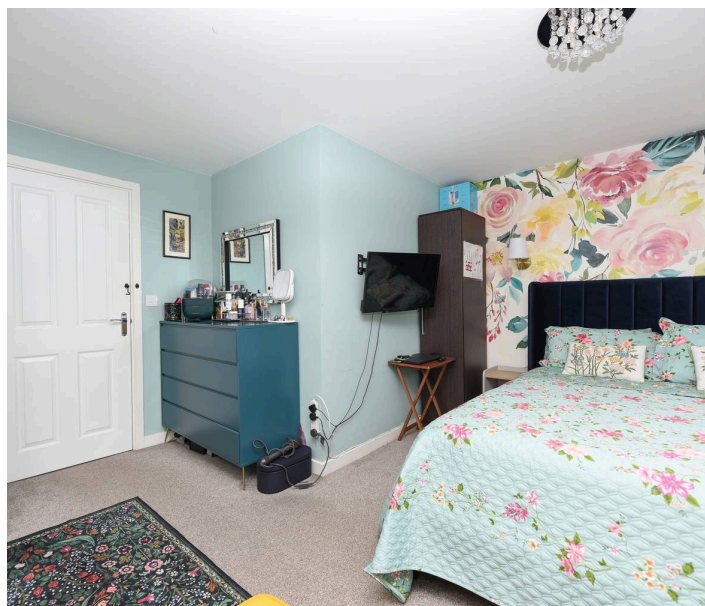
Externally, the property continues to impress with a well maintained and fully enclosed rear garden. To the front you will find the off road parking which leads to a garage, offering further secure parking or valuable storage space. The property is ideally situated within easy reach of local amenities, schools, and excellent transport links, making daily life convenient and stress-free. With its combination of generous living space, modern comforts, and attractive outdoor areas, this home presents a wonderful opportunity for families seeking comfort, flexibility, and a welcoming community environment.

LOCATION

Hinchingbrooke is one of the most sought after locations in Huntingdon as it has something for all ages. Hinchingbrooke Country Park is located within walking distance which covers 150 acres of open grasslands, mature woodland and lakes. It is a great place to visit for families, nature spotters, dog walkers and those who wish to enjoy the great outdoors. There is a mix of play areas, a cafe, hard-surfaced and muddy paths, secluded woodlands and wildflower meadows all within a short walk.

The property is ideal for commuters as it's within walking distance to Huntingdon's Main Line Station which provides an easy fast track service into London's Kings Cross within the hour. Major road links A1(M) & A14 are on your door step also.

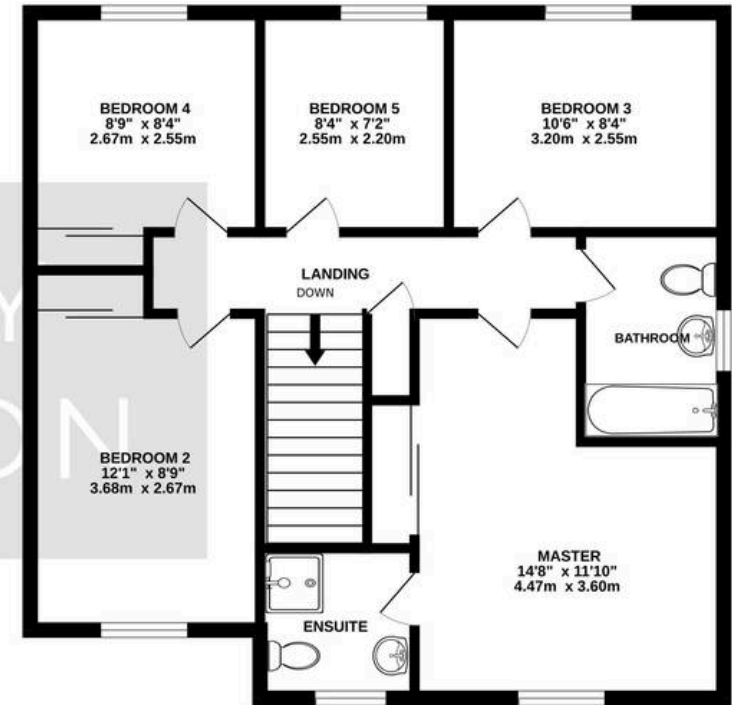
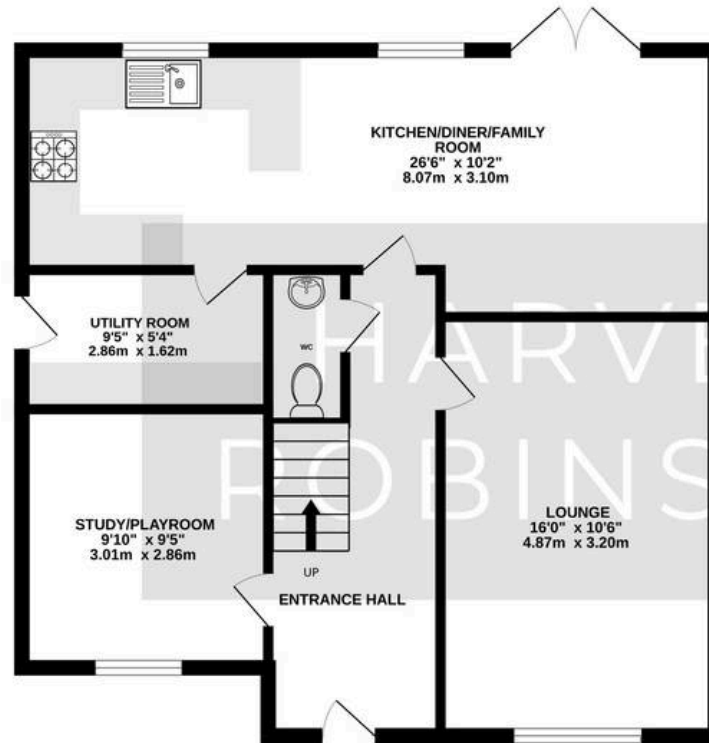
Huntingdon's Town Centre is located within less than 1 mile of Hinchingbrooke which has a number of great local amenities and riverside walks. In the town itself, you'll find many familiar High Street brands, such as Marks and Spencer's, WH Smiths, Boots, TK Maxx and more.



GARAGE
203 sq.ft. (18.9 sq.m.) approx.

GROUND FLOOR
667 sq.ft. (62.0 sq.m.) approx.

1ST FLOOR
669 sq.ft. (62.2 sq.m.) approx.



TOTAL FLOOR AREA : 1539 sq.ft. (143.0 sq.m.) approx.

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There are also some great pubs and restaurants in the town in particular The Restaurant and Wine Shop at the Old Bridge Hotel is well worth a visit.

Hinchingbrooke itself, has a convenience store and take away, Express Mangal if you were after a midweek treat. Hinchingbrooke Hospital is located in the heart of Hinchingbrooke, first opened in 1983 and has many different departments and it's own Costa café.

Primary School Catchment, Cromwell Academy and Hinchingbrooke Secondary School are highly rated schools within Huntingdon and are both within walking distance

FAQS

Tenure: Freehold

Council Tax: Band E

Estate Charge: £213.96 per year

Vendors Owned: Since New

Vendors Onward Movements: Upsizing

Property Built: 2020

Rear Boundaries: Left, Right and Rear

Water Meter: Yes

Primary School Catchment: Cromwell Academy

Secondary School Catchment: Hinchingbrooke

Boiler: 5 Years Old

What3Words Location: [///unsigned.bits.uses](https://www.what3words.com/unsigned.bits.uses)

