



Osier Holt, Colne

In Excess of £325,000



- Semi-Detached Family Home
- Four Bedrooms
- Refitted Family Bathroom
- Downstairs Cloakroom
- Single Garage
- Extended Ground Floor Accommodation
- Extensive Private Rear Garden
- Immaculately Presented Throughout
- Driveway Parking
- Viewing Essential

FAQ's

Tenure: Freehold

Postcode for SatNav: PE28 3PJ

What3Words Location: necklace.blackouts.novel

Seller's Onward Movements: Downsizing

EPC Rating: C

Council Tax Band: C

Primary School Catchment: St Helen's Primary School
Bluntisham

Secondary School Catchment: Abbey College Ramsey

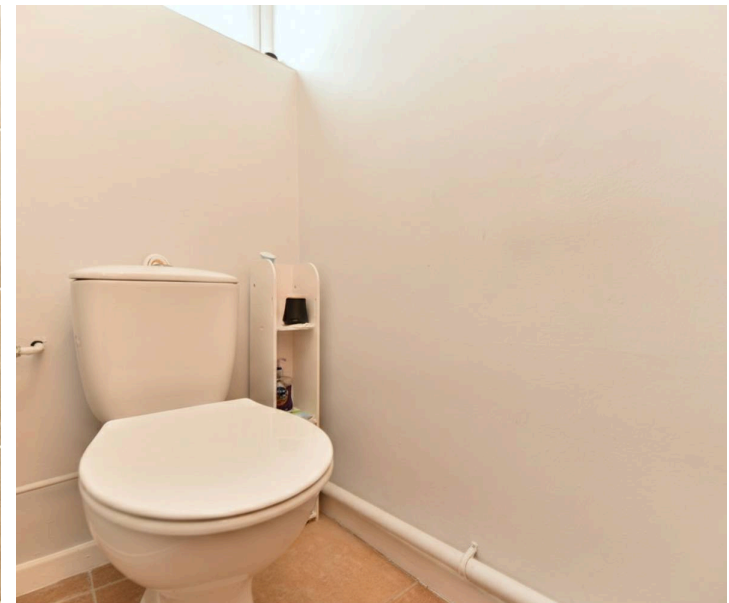
Rear Garden Aspect: South West



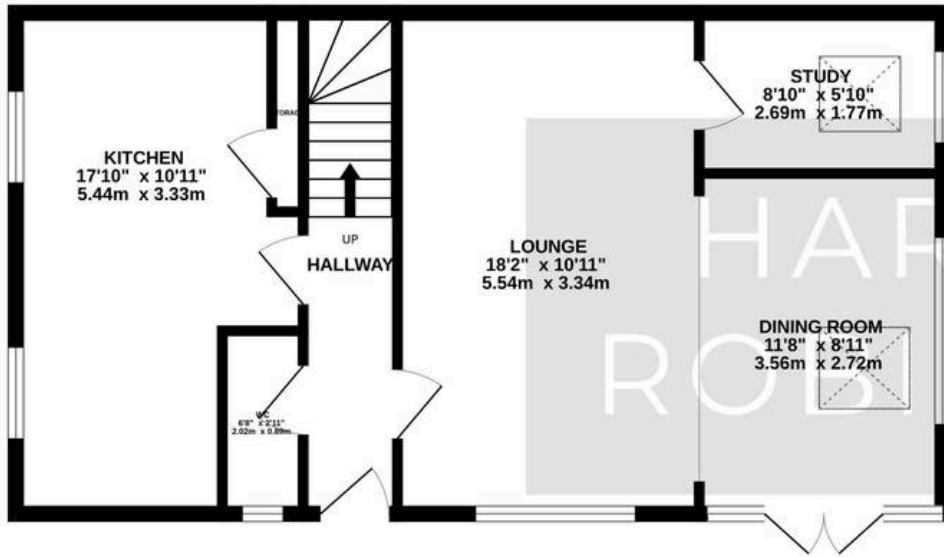


PROPERTY SUMMARY

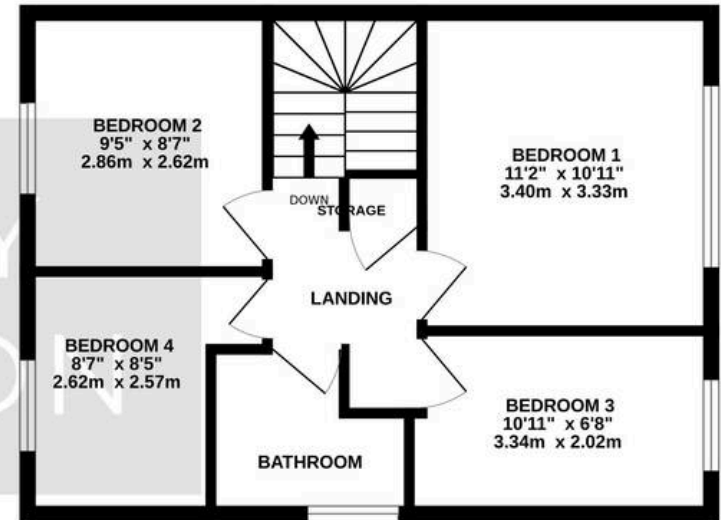
Harvey Robinson Estate Agents are delighted to present for sale this immaculately presented semi-detached family home, offering spacious and versatile accommodation, making it an ideal choice for growing families seeking comfort and convenience. The property boasts four well-proportioned bedrooms, each thoughtfully decorated to create a welcoming atmosphere and ample space for both rest and study. The refitted family shower room features contemporary fixtures and fittings, providing a luxurious and practical environment for daily routines, while a convenient downstairs cloakroom adds further functionality for guests and residents alike. The ground floor has been thoughtfully extended to create generous living areas that are perfect for modern family life, offering plenty of room for entertaining or relaxing as a family. The kitchen is well-appointed, with quality cabinetry and integrated appliances, ensuring a practical and attractive space for culinary enthusiasts. Additional storage is provided by a single garage, which also offers potential for further use as a workshop (subject to any necessary consents). Driveway parking to the front of the property ensures ease of access and convenience for multiple vehicles. Located in a popular residential area, this home is within easy reach of local amenities, reputable schools and transport links, making daily life both straightforward and enjoyable. The extensive private rear garden further enhances the appeal of this delightful home. Viewing is essential to fully appreciate the space, quality and lifestyle on offer with this outstanding family residence.



GROUND FLOOR
611 sq.ft. (56.7 sq.m.) approx.



1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 1061 sq.ft. (98.6 sq.m.) approx.

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LOCATION AND AMENITIES

Colne is a popular village located approximately 5 miles outside of St Ives and roughly 10 miles from Huntingdon's mainline train station which gets you in to London Kings Cross within the hour. In the other direction, Cambridge can easily be accessed via A14 or the guided busway from nearby St Ives. Steeped in history, Colne is notable for the number of character properties that it has to offer as well as the remnants of a medieval moat, pond and pottery that have been recovered in archaeological digs of the area. The village also offers a local pub and village hall as well as an active church which was constructed in 1900 but retains many features from a much earlier church that was constructed on the site between the 13th and 15th century. Within approximately a mile, there are other amenities such as a convenience store, petrol station, hairdresser and for those that love the outdoors the RSPB Ouse Fen Nature Reserve is just a couple of miles from the property. Excellent walks can be accessed throughout the village and can often be found frequented by dog walkers and ramblers. The property is within St Helen's Primary School catchment area and admission to either St Ivo or Swavesey Village College is possible from Colne. The nearest town is St Ives in which you will find plenty of shops including Waitrose, Morrisons and Aldi along with some great independent stores and cafes, as well as the river Great Ouse. The pubs are also highly rated by residents, and you'll find plenty of great restaurants in the area. The property is perfectly situated for a young family offering an excellent mix of amenities and rural village living.





Harvey Robinson St Ives

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