



## Blenheim Close, Old Hurst

In Excess of £475,000



HARVEY  
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- Detached Family Home
- Three Generous Bedrooms
- Two Reception Rooms
- Generous Kitchen/Diner
- Single Garage and Driveway
- Private Rear Garden
- En Suite to Master Bedroom
- Downstairs Cloakroom and Utility Room
- Situated on a Private Drive
- Immaculately Presented Throughout

#### FAQ's

Tenure: Freehold

Postcode for SatNav: PE28 3AQ

What3Words: ///product.unloaded.verges

EPC Rating: B

Council Tax Band: E

Property Built: 2010's

Current Owners Owned Property: Since 2020

Seller's Onward Movements: Purchasing Locally

Heating Type: Air Source Heat Pump

Primary School Catchment: Warboys Primary School

Secondary School Catchment: Abbey College Ramsey

Conservation Area: No

Rear Garden Aspect: South East

Water Meter: Yes

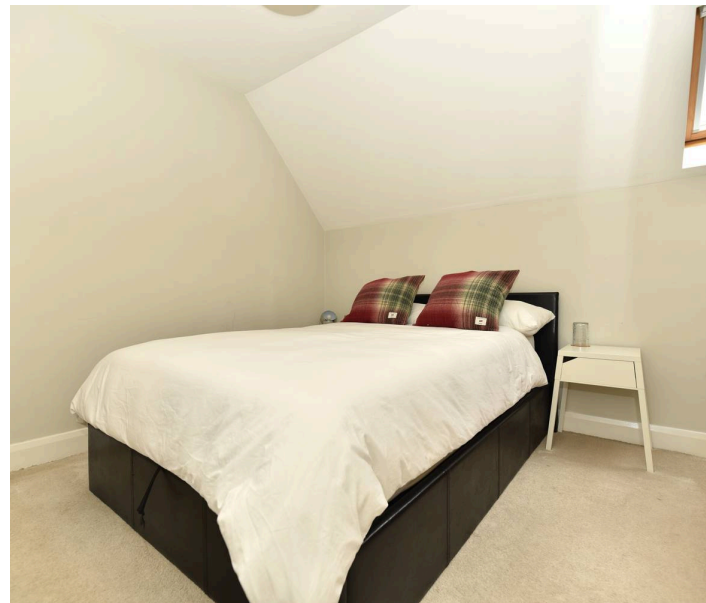
Loft: Not boarded





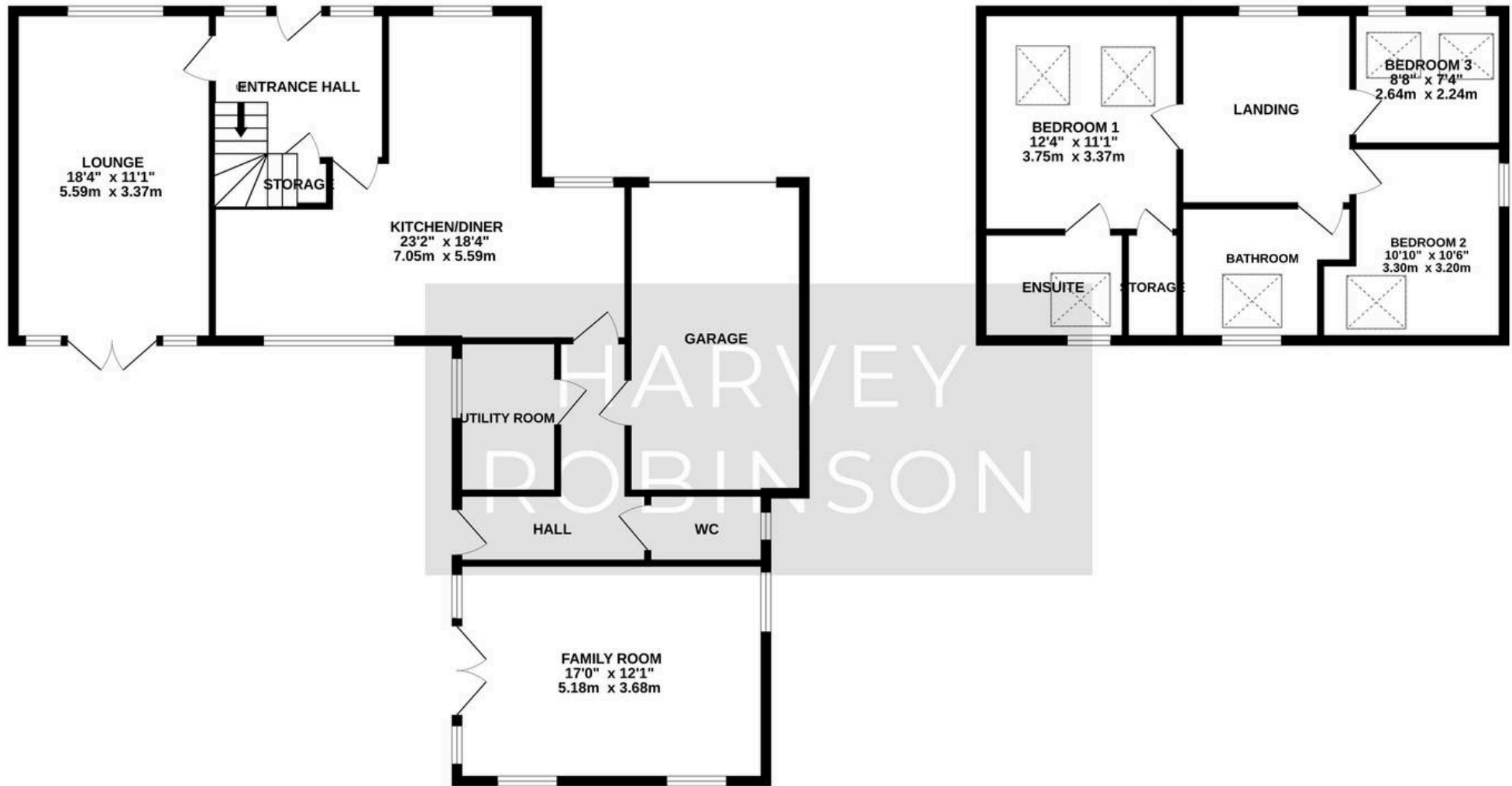
## PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are delighted to present for sale this immaculately presented three bedroom detached family home. Situated on a private drive in the sought-after village of Old Hurst, this property offers a superb blend of spacious living and modern comfort. Upon entering, you are welcomed by a bright entrance hall that leads to two versatile reception rooms, ideal for both formal entertaining and relaxed family living. The generous kitchen/diner is thoughtfully designed with ample workspace, contemporary units, and space for a dining table, making it perfect for family meals or social gatherings. A convenient downstairs cloakroom and a separate utility room add to the practical layout, ensuring every-day tasks are managed with ease. Upstairs, the property boasts three generous bedrooms, including a spacious master suite complemented by a stylish en suite shower room, while the additional bedrooms are well-proportioned and served by a modern family bathroom. The home benefits from excellent storage solutions throughout, ensuring a clutter-free environment. The rear garden has been thoughtfully landscaped and provides a perfect retreat to soak up the sun in the warmer months. There is a modern pergola and the entire garden has been decorated with lights. Additional features include a single garage and driveway, providing secure parking and further enhancing the appeal of this impressive home. Tastefully decorated in neutral tones, the property is move-in ready and showcases a high standard of finish throughout, making it an ideal choice for families seeking comfort and convenience in a peaceful setting. With its well-considered layout, quality fittings, and prime position on a private drive, this detached house represents a rare opportunity to acquire a truly outstanding family residence. Early viewing is highly recommended to fully appreciate the space, style, and exceptional presentation on offer.



GROUND FLOOR  
1104 sq.ft. (102.6 sq.m.) approx.

1ST FLOOR  
534 sq.ft. (49.6 sq.m.) approx.



TOTAL FLOOR AREA : 1638 sq.ft. (152.2 sq.m.) approx.

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## LOCATION AND AMENITIES

Nestled in the Cambridgeshire countryside, just six miles from Huntingdon and a short drive from St Ives, Old Hurst offers an ideal balance of rural charm and exceptional connectivity, making it particularly appealing for commuters to Cambridge. One of the few remaining examples of an Anglo-Saxon ring village, Old Hurst is home to around 250 residents and is known for its close-knit community, peaceful setting, and local highlights such as the popular Johnson's Farm Shop. The village is served by nearby schools, including Warboys Primary School and Ramsey Abbey College for secondary education, with further access to Cambridge Regional College and Peterborough Regional College. The village benefits from excellent transport links, with the nearby A1307 providing a fast and direct route into Cambridge in approximately 25 minutes. For those preferring public transport, the guided busway offers frequent, reliable services straight into Cambridge city centre and the Cambridge Science Park. In addition, the recently completed A1307 link road allows residents to reach Huntingdon train station in around 10 minutes, where regular services deliver you to London King's Cross or St Pancras in under an hour. Despite its peaceful setting and close-knit community of around 250 residents, Old Hurst is well positioned for access to everyday amenities. Nearby St Ives provides a range of supermarkets, including Morrisons, Aldi, and Waitrose, ensuring convenience without compromising on the tranquillity of village life. You can also find a plethora of restaurants, local cafes, and nightlife in St Ives, as well as stunning river walks and historic museums in the town.



## Highly Energy-Efficient, Future-Ready Home with Solar, Battery, EV Charging & Full Fibre

This property has been comprehensively upgraded with a **modern, low-carbon energy system**, offering excellent efficiency, reduced running costs, and long-term future appeal.

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### Key Features

- High-efficiency air source heat pump installed 2024
- Manufacturer and installer warranty on heat pump parts and labour until **October 2029**
- Solar PV system installed December 2023
- **12 × 435 W panels (5.22 kW system size)**
- **9.5 kWh battery storage** with GivEnergy Generation 3 hybrid inverter
- Battery manufacturer warranty until **December 2033**
- Solar panel manufacturer warranty until **December 2053**
- Oversized radiators for efficient, comfortable low-temperature heating
- **7 kW EV charger** installed
- Total electricity cost for heating, hot water, and EV charging **under £1,250 for 2025**
- Full fibre broadband (FTTP) connected
- Hard-wired Ethernet cabling to both main downstairs rooms
- Strong whole-house Wi-Fi coverage, including the garden
- Future-ready, low-running-cost home with long-term energy resilience



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## Harvey Robinson St Ives

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These particulars are for guidance only and do not form part of any contract. Descriptions, dimensions and references to condition are given in good faith but should not be relied upon as statements of fact. Measurements and floorplans are approximate. Services, systems and appliances have not been tested and no warranty is given. The property is offered subject to contract and availability. Purchasers must provide identification in accordance with Anti-Money Laundering regulations; a fee may apply for electronic verification. We may receive a referral fee for recommended services.