



Askwith Grove, St. Ives

In Excess of £375,000



HARVEY
ROBINSON

- Semi-Detached Property
- Three Bedrooms
- En Suite to Main Bedroom
- Open Plan Kitchen Diner
- Downstairs Cloakroom and Utility Space
- Immaculately Presented Throughout
- Private Walled Rear Garden
- Off Road Parking and Single Garage
- Sought After Town Location
- Viewing Highly Recommended

FAQ's

Tenure: Freehold

Management Company: Hegarty Property Management

Maintenance Charge: £194 p/a. Reviewed annually

Postcode for SatNav: PE27 6TQ

Property Built: 2019

Owned Since: 2019

What3Words Location: panels.mushed.spelled

Seller's Onward Movements: Relocating out of area

EPC Rating: B

Council Tax Band: C

Heating Type: Electric Central Heating

Utilities: Mains Electric, Mains Water, Mains Sewage

Rear Garden Aspect: South West

Rear Garden Boundaries: All

Primary School Catchment: Thorndown Primary, Eastfield

Primary, Westfield Primary, Wheatfields Primary

Secondary School Catchment: St Ivo Secondary School

Conservation Area: No

Water Meter: Yes

Loft: Not boarded

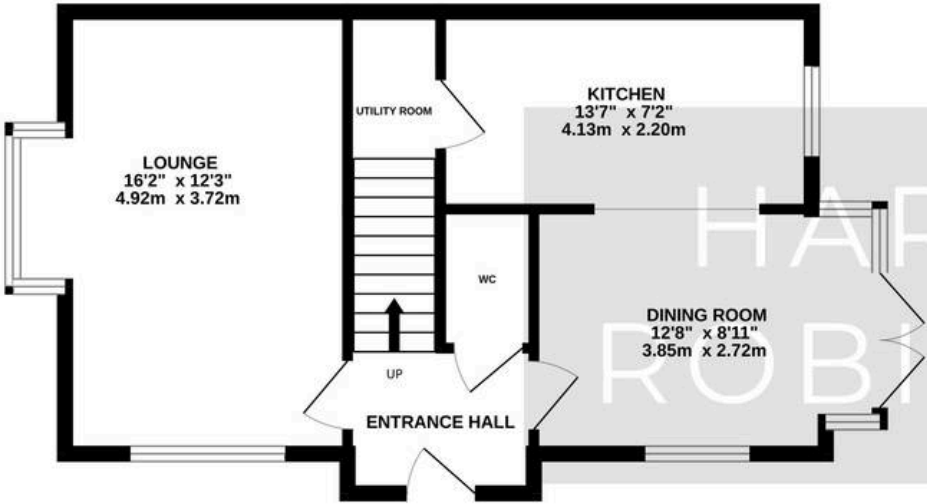


PROPERTY SUMMARY

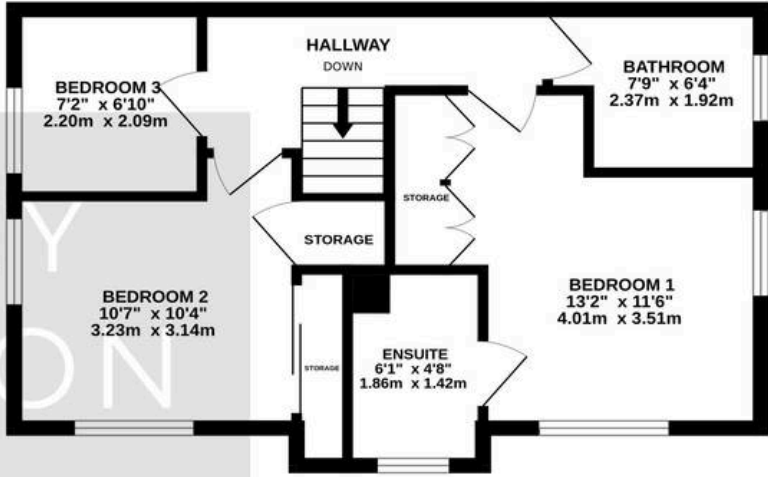
Harvey Robinson Estate Agents are delighted to present for sale this beautifully presented semi-detached property, offering an exceptional opportunity for buyers seeking a stylish and contemporary home in a highly sought after town location. Immaculately maintained throughout, the residence boasts three well-proportioned bedrooms, including a spacious main bedroom complete with its own en-suite facilities for added comfort and privacy. The heart of the home is the impressive open plan kitchen diner, thoughtfully designed to create a perfect space for both everyday living and entertaining guests. Modern fixtures and fittings complement the sleek cabinetry, while ample natural light enhances the inviting atmosphere. A practical downstairs cloakroom and a utility space provide convenience and functionality, ensuring the needs of a busy household are easily met. The property's layout has been carefully considered to maximise both comfort and useability, with tasteful décor and high quality finishes evident in every room. Additional features include off road parking and a single garage, offering secure and convenient storage options. The private walled rear garden adds further appeal for those seeking a peaceful retreat. Situated in a desirable area, the property benefits from excellent local amenities, reputable schools and easy access to transport links, making it an ideal choice for families, professionals or anyone looking to enjoy the vibrant community atmosphere. Viewing is highly recommended to fully appreciate the outstanding standard of accommodation on offer and the superb lifestyle this home provides.



GROUND FLOOR
481 sq.ft. (44.7 sq.m.) approx.



1ST FLOOR
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 929 sq.ft. (86.3 sq.m.) approx.
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LOCATION AND AMENITIES

St Ives is one of Cambridgeshire's best-loved towns. It has a huge amount to offer homebuyers, including a scenic riverside location, plenty of historic properties, and great local amenities, to name just a few. The centre of St Ives is within walking distance and is approximately 1/2 of a mile away. The cottage is in reach of all that St. Ives has to offer in the way of cafés, pubs, restaurants and you can be at the Broadway Cellars, Vadi Kitchen, and Commute Cafe in a 1-minute walk, and The Nelson's Head, Floods, and the Ivy League Club in under a 3 minutes' walk. In St Ives you will find plenty of shops along with some great independent 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. Within half a mile in the opposite direction of town you will find a Morrisons & Aldi supermarket along with various other restaurants. One of St Ives' biggest draws is its proximity to Cambridge, the A1307 is just two miles from the property and provides easy access into the centre of Cambridge in approximately 20 minutes, in addition the guided bus stops to both Cambridge and Huntingdon are a few steps away from this home and the St. Ives Park & Ride terminal is only a five-minute drive away. The nearest station is at Huntingdon, which is just a ten-minute drive away. From here, you can catch a train to London Kings Cross, which takes just over an hour. A popular primary school can also be found within a few minutes' walk of the property.



GENERAL

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 of £30 (incl. VAT) per purchaser is payable to Landmark Property services for each electronic verification check. We may receive a referral fee for any of our recommended service providers

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British Property Awards 2023 & 2024 - Gold Winner

British Property Awards 2024- Silver Winner for the East of England

4.9 Star Google Review Rating

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Harvey Robinson St Ives

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