



Warboys Road, Pidley

Guide Price £450,000



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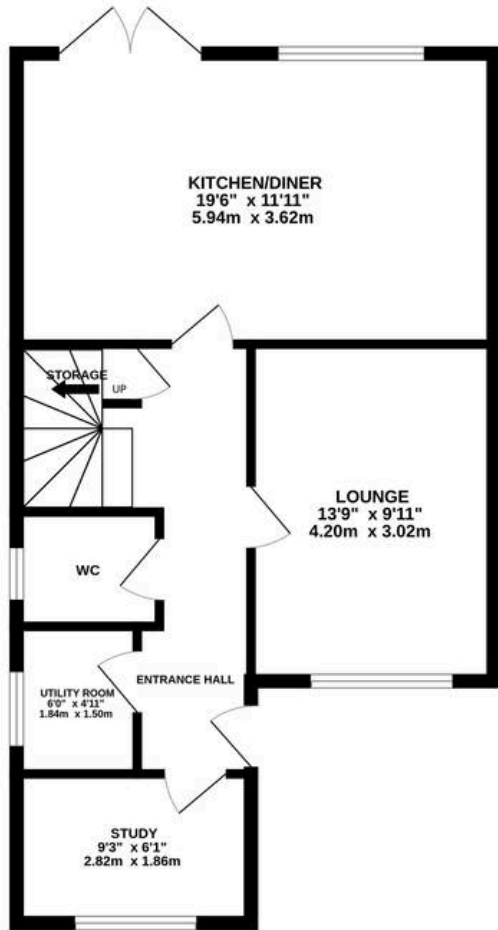


PROPERTY SUMMARY

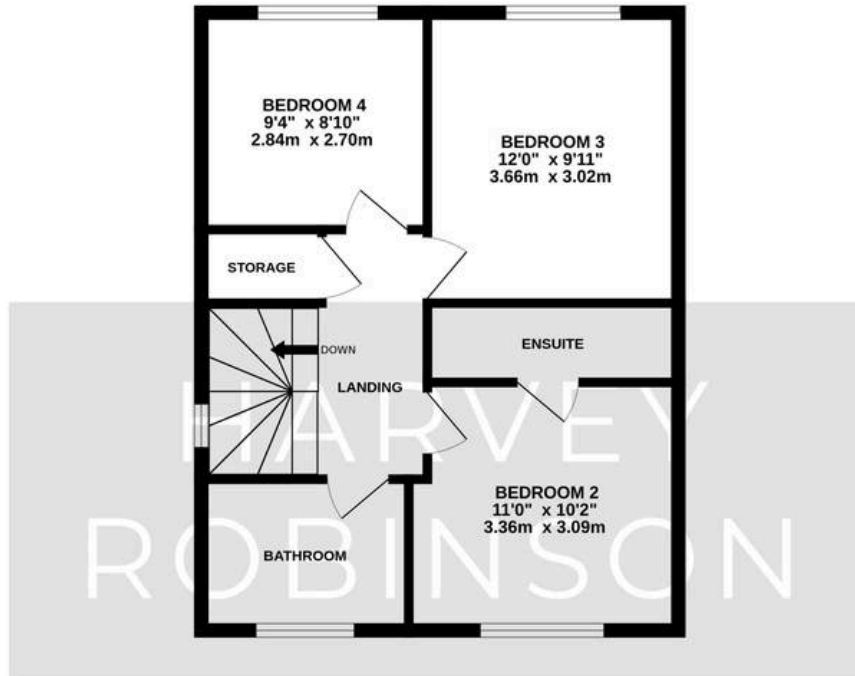
Harvey Robinson Estate Agents in St Ives are delighted to present For Sale this impressive four bedroom detached house. Thoughtfully designed and immaculately presented throughout, the property offers a generous layout that caters to both modern living and entertaining. The welcoming entrance hall leads to two well-proportioned reception rooms, ideal for relaxing or hosting guests, while the heart of the home is undoubtedly the open plan kitchen and dining area (perfect for family meals or social gatherings). The kitchen is fitted with a range of contemporary units and integrated appliances, providing ample storage and workspace for keen cooks. A ground floor study can be found, as well as a separate utility area, which provide both convenience for remote working and completing daily tasks. The first floor offers three generous bedrooms which ensure plenty of space for family members or guests, with one of the bedrooms benefitting from a stylish ensuite shower room for added privacy and convenience. A further family bathroom serves the remaining bedrooms, finished to a high standard with modern fittings. The top floor lends itself to the master bedroom, which is spacious, and provides impressive field views to the rear. There is a master en-suite, which boasts a three-piece suite, and tastefully finished with brass fittings and high quality tiles. The property boasts a spacious driveway, providing ample off road parking, as well as a private rear garden which has been tastefully landscaped. The property is offered with no forward chain, allowing for a smooth and swift transaction for prospective buyers. Additional benefits of this property include an EV charger, air source heat pump as well as underfloor heating- making this property both efficient and practical. Viewing is highly recommended to fully appreciate the quality, space, and lifestyle this exceptional home has to offer.



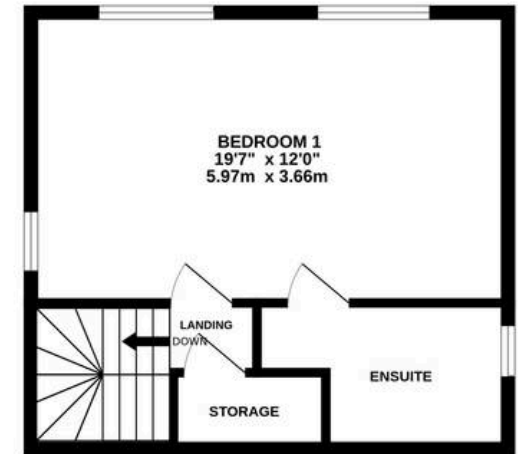
GROUND FLOOR
618 sq.ft. (57.4 sq.m.) approx.



1ST FLOOR
517 sq.ft. (48.0 sq.m.) approx.



2ND FLOOR
375 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 1510 sq.ft. (140.3 sq.m.) approx.

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LOCATION AND AMENITIES

Pidley is one of the most scenic and picturesque villages surrounding St Ives. Offering a rural countryside living feel, the village is surrounded by fields attracting wildlife. There are excellent walks to be found throughout the village making it perfect for dog walkers or ramblers. There is a real sense of community within the village with annual events such as a flower festival and a scarecrow competition taking place. There are two local churches as well as a playground making the property perfect for a young family. The Mad Cat public house is regularly frequented by those from Pidley and the surrounding villages whilst the community centre often hosts social events. There is also a farm shop and neighbouring Lakeside Lodge offering golf, fishing and bowling. In nearby Oldhurst, there is Johnson's Farm shop, steakhouse and zoo and just 2 miles away in either Somersham or Warboys there are amenities such as doctors surgeries, dentists, libraries, pharmacies, hairdressers, takeaways and supermarkets. The property is just 5 miles from St Ives which has an abundance of amenities as well as the guided bus providing direct access to Cambridge City Centre in under an hour. The nearest station is also in Huntingdon which can be accessed in approximately 20 minutes and provides a direct service to central London in an hour.





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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4.9 Star Google Review Rating

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