



Bramley Avenue, Needingworth

In Excess of £525,000



HARVEY
ROBINSON

- Detached Family Home
- Four Bedrooms
- En Suite to Main Bedroom
- Immaculately Presented
- 19'x16' Kitchen Diner
- Utility and Downstairs Cloakroom
- Extended Ground Floor Accommodation
- Ample Off-Road Parking
- Sought After Village Location
- Viewing Essential

FAQ's

Tenure: Freehold

Postcode for SatNav: PE27 4AD

What3Words Location: fire.snitch.essay

Property Constructed: 1970-1990

Council Tax Band: C

EPC Rating: C

Conservation Area: No

Heating Type: Gas Central Heating

Boiler Age: 3 Years

Utilities: Mains Water, Mains Electric, Mains Sewage

Broadband: FTTP

Loft: Not boarded

Current Owner Purchased Property: 2021

Sellers Onward Movements: Downsizing Locally

Rear Garden Aspect: South East

Rear Garden Boundaries: Left

Primary School Catchment: Needingworth Primary School

Secondary School Catchment: St Ivo Academy

Water Meter: Yes



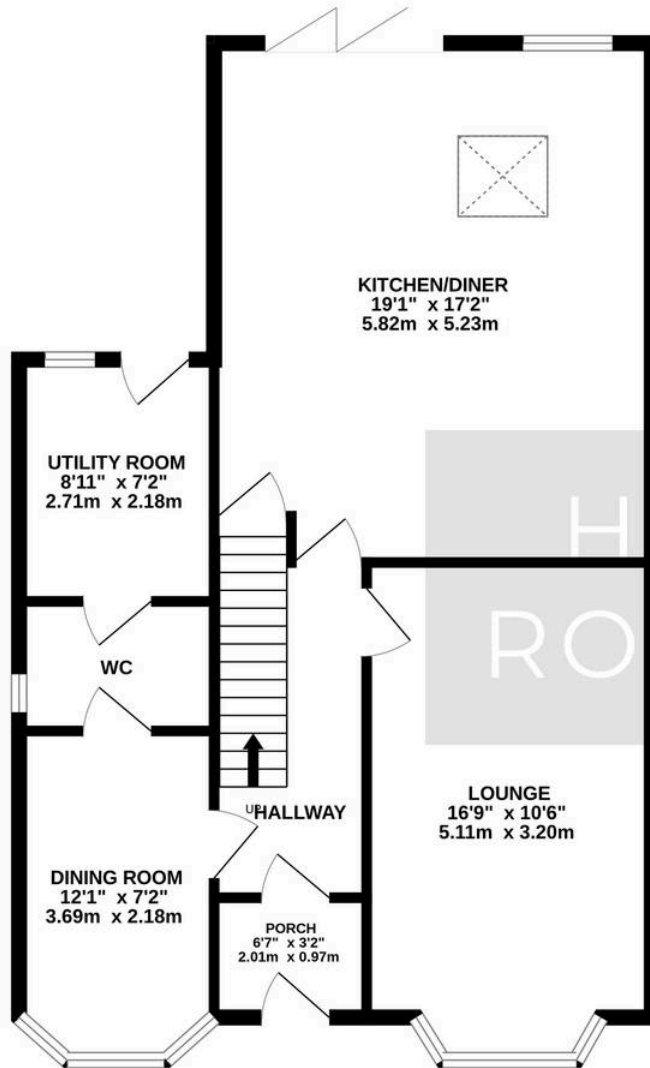


PROPERTY SUMMARY

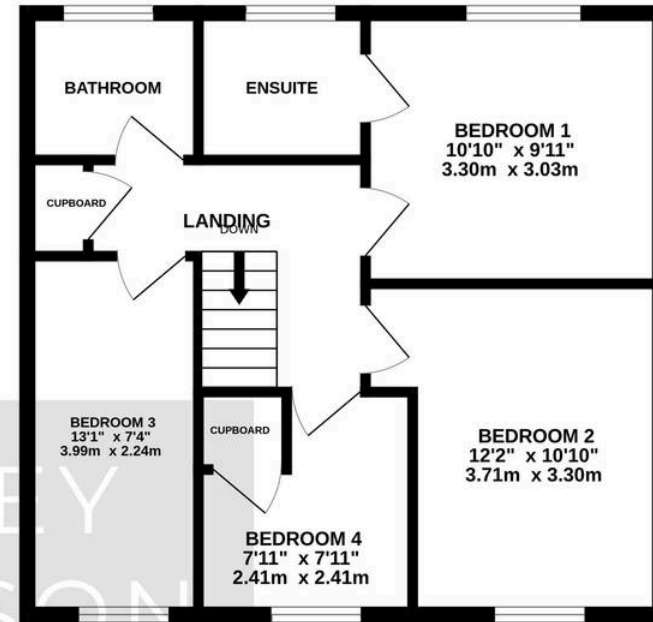
Harvey Robinson Estate Agents are delighted to present for sale this immaculately presented detached family home, offering an exceptional standard of living in a highly sought after village location. Combining spacious and versatile accommodation with a contemporary finish throughout, the property features four well-proportioned bedrooms, with the main bedroom benefiting from a stylish en suite, ensuring comfort and privacy for the homeowners. The heart of the home is the impressive 19' x 16' kitchen diner, designed for both family gatherings and entertaining guests, fitted with modern units and integrated appliances that create a seamless and practical space for culinary pursuits. The ground floor accommodation has been thoughtfully extended to provide additional flexibility, including a generous living room and a separate dining or family area, offering ample space for relaxation and socialising. A useful utility room and a downstairs cloakroom add to the convenience, making this home perfectly suited to the demands of modern family life. The interiors are finished to a high standard, with neutral décor and quality flooring throughout, creating a bright and welcoming atmosphere in every room. Ample off-road parking is provided, catering for several vehicles and ensuring practicality for busy households. Located in a desirable village setting, the property enjoys close proximity to local amenities, reputable schools, and excellent transport links, making it an ideal choice for families seeking both tranquillity and convenience. With its blend of contemporary style, generous proportions, and thoughtful layout, this home must be viewed to be fully appreciated. Early viewing is essential to avoid disappointment and to experience first-hand the exceptional lifestyle on offer.



GROUND FLOOR
767 sq.ft. (71.3 sq.m.) approx.



1ST FLOOR
514 sq.ft. (47.8 sq.m.) approx.



TOTAL FLOOR AREA : 1281 sq.ft. (119.0 sq.m.) approx.

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LOCATION AND AMENITIES

Needingworth, which is twinned with nearby Holywell, can be found just two miles east of the popular market town of St Ives. The village itself is a quiet, well established community which is well served by a village shop, village hall with many activity groups, and a post office as well as three local pubs in the Pike and Eel, the Queen's Head and the Old Ferry Boat Inn. There is a Church of England primary school within Needingworth, whilst the village falls within the catchment area for St Ivo secondary school. There is also an active bowls club and tennis club within the village as well as rural countryside walks perfect for dog walking. Just a short car journey away is St Ives which offers immediate access to the guided bus which will take you to Cambridge in just over 30 minutes. St Ives offers a wealth of shops, restaurants, and leisure centres as well as a twice weekly market. The nearest station is Huntingdon which offers a mainline direct route to central London in approximately an hour and can be found just 20 minutes from 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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