



Willow Green, Needingworth
£445,000



HARVEY
ROBINSON

- Four Bedroom Detached Home
- Three Reception Rooms
- Utility Room and Downstairs Cloakroom
- Off-Road Parking
- Integrated Single Garage
- Cul-de-sac Location
- Private Rear Garden
- No Forward Chain
- Sought After Village Location
- Viewing Highly Recommended

FAQ's

Tenure: Freehold

Postcode for SatNav: PE27 4SW

What3Words Location: nicknames.weedy.bared

Council Tax Band: E

EPC Rating: D

Heating Type: Gas Central Heating

Boiler Age: Unknown

Boiler Service: July 2025

Utilities: Mains Water, Mains Electricity, Mains Sewage

Water Meter: No

Conservation Area: No

Current Owners Purchased Property: 1983

Property Constructed: 1980's

Seller's Onward Movements: No Forward Chain

Rear Garden Aspect: North

Rear Garden Boundaries: Left and Rear

Primary School Catchment: Needingworth and Holywell Primary

Secondary School Catchment Area: St Ivo Academy, Hinchingsbrooke Secondary School

Loft: Part-boarded





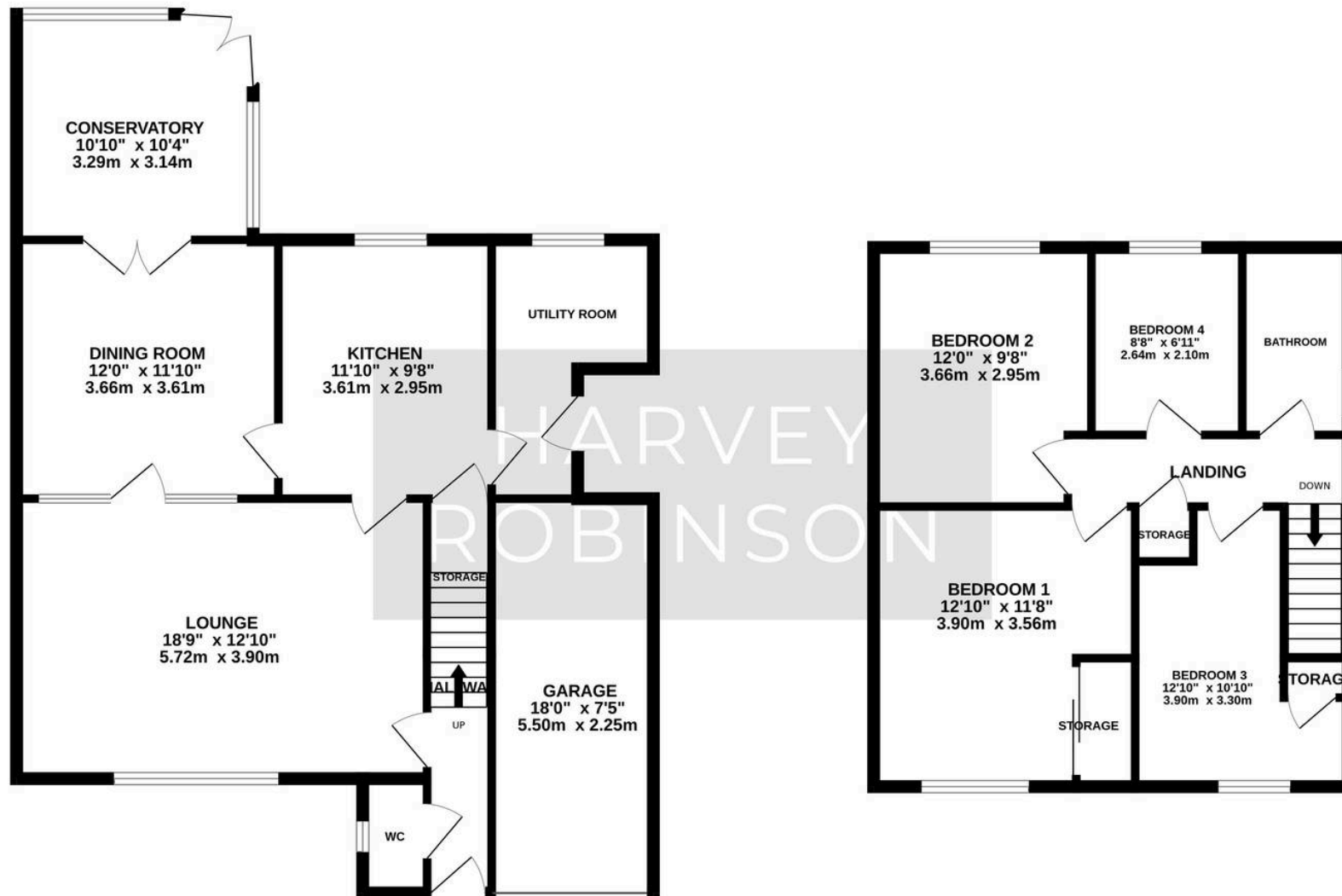
PROPERTY SUMMARY

Harvey Robinson Estate Agents are delighted to present for sale with no forward chain this impressive four-bedroom detached house, offering generous living space throughout. Perfectly suited for family life or entertaining guests, the property features three inviting reception rooms, including a spacious living room with a large window, built-in shelving, and a cosy fireplace that forms the heart of the home. A bright dining area is enhanced by elegant French doors leading directly to a conservatory, seamlessly blending indoor and outdoor living. The conservatory itself offers tranquil views of the expansive, well-maintained garden and provides direct access to the lush lawn, while mature hedges ensure privacy and a peaceful setting for outdoor relaxation. The accommodation includes a selection of tastefully decorated bedrooms, each benefitting from large windows that flood the rooms with natural light. The modern family bathroom is fitted with a contemporary bathtub, sleek fixtures, and a frosted window for privacy. The kitchen boasts abundant storage, generous counter space, integrated appliances, and a large window to create a welcoming atmosphere for culinary pursuits. A practical laundry room with washing machine, dryer, and plentiful storage adds further convenience. Additional features elevate the appeal of this home, such as a spacious garage and off-road parking area providing ample space for multiple vehicles, while the charming front garden lends attractive kerb appeal. The property's well-maintained garden is a standout, featuring a generous lawn and established hedges that create an inviting space for children's play, summer gatherings, or quiet relaxation. This impressive detached house offers a harmonious blend of space, versatility, and thoughtful design, making it an exceptional opportunity for those seeking a quality family home. Viewing of this rarely available family home is essential to truly appreciate the accommodation on offer, and can be arranged by contacting the St Ives office.



GROUND FLOOR
871 sq.ft. (81.0 sq.m.) approx.

1ST FLOOR
535 sq.ft. (49.7 sq.m.) approx.



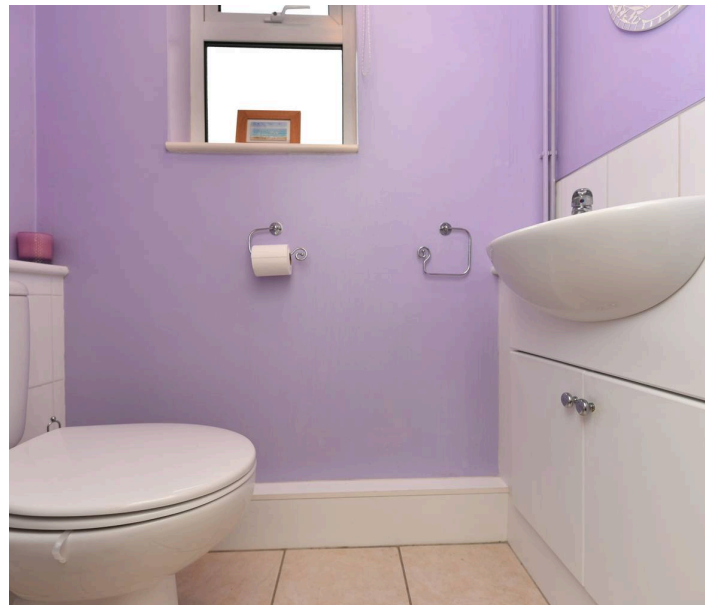
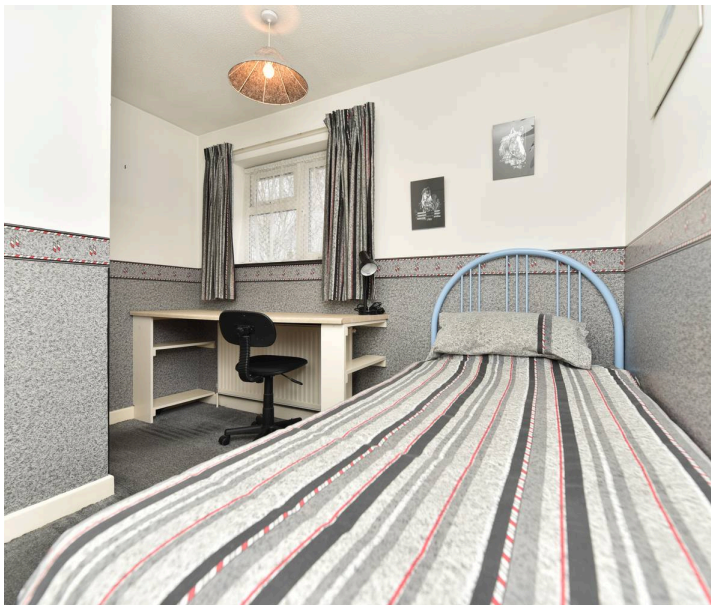
TOTAL FLOOR AREA : 1406 sq.ft. (130.6 sq.m.) approx.

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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

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

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For independent whole of market mortgage advice please call the team to book your appointment.

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4.9 Star Google Review Rating



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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.