



High Leys, St. Ives  
£550,000



HARVEY  
ROBINSON

- Impressive Four Bedroom Detached Home
- Family Sized Accommodation
- Ensuite to Master Bedroom
- Three Reception Rooms
- Dedicated Home Office
- Utility Room and W/C
- Tandem Length Garage Measuring in Excess of 36"
- Private Rear Garden
- Close to Guided Bus Stop
- No Forward Chain

#### FAQ'S

Tenure: Freehold

Postcode for SatNav: PE27 6RX

Property Constructed: 2012

Current Owner Purchased Property: From New

What3Words Location: explores.cheaper.snuggled

Seller's Onward Movements: No Forward Chain

EPC Rating: C

Council Tax Band: F

Heating Type: Gas Central Heating

Boiler Age: Unknown

Utilities: Mains Water, Electric and Sewerage

Rear Garden Aspect: South West

Rear Garden Boundaries: Unknown

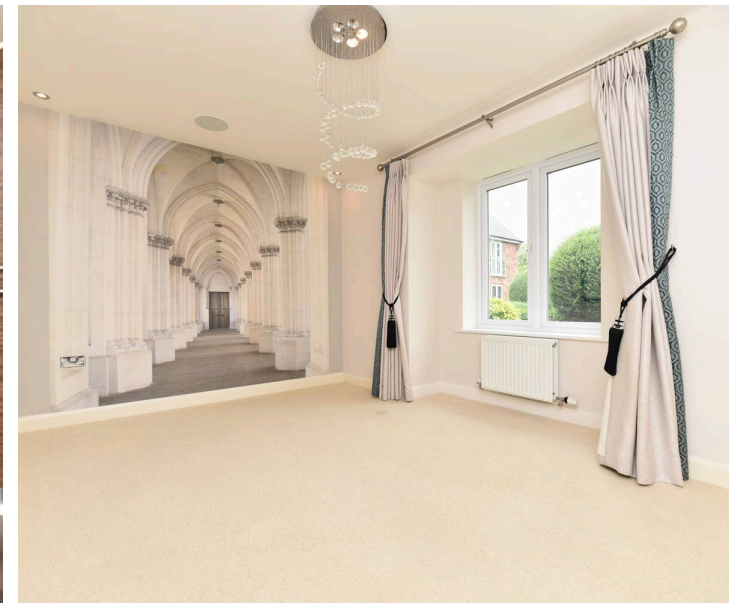
Primary School Catchment: Thorndown Primary, Eastfield

Primary, Westfield Primary, Wheatfields Primary

Secondary School Catchment: St. Ivo Secondary

Conservation Area: No

Water Meter: Unknown





## PROPERTY SUMMARY

This impressive four bedroom detached home presents an exceptional opportunity for those seeking family sized accommodation within a sought-after location, conveniently positioned close to a guided bus stop and within of a mainline station for easy commuting. Upon entering, you are welcomed into a spacious hallway that leads to three well-proportioned reception rooms, providing versatile spaces ideal for both formal entertaining and relaxed family living. The dedicated home office is perfect for remote working or study, offering privacy and ample natural light. The kitchen is thoughtfully designed with generous storage and workspace, complemented by a practical utility room and a separate W/C, enhancing every-day convenience. Upstairs, four comfortable bedrooms await, including a master suite complete with a modern ensuite shower room for added luxury and privacy. The remaining bedrooms are served by a contemporary family bathroom, ensuring ample facilities for a growing family or visiting guests. Additional features include a tandem length garage measuring in excess of 36 feet, providing extensive secure parking or valuable storage options. Throughout, the property is immaculately presented, with neutral décor and quality finishes creating a welcoming and move-in ready environment. With its combination of flexible living space, dedicated work areas and practical amenities, this home is ideally suited to modern family life. The property is offered with no forward chain, allowing for a smooth and swift transaction. Viewing of this rarely available family home is essential and can be organised by contacting our St Ives office.



GROUND FLOOR  
1062 sq.ft. (98.7 sq.m.) approx.

1ST FLOOR  
733 sq.ft. (68.1 sq.m.) approx.



TOTAL FLOOR AREA : 1796 sq.ft. (166.8 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 2024- Silver Winner for the East of England

4.9 Star Google Review Rating

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