



Ailwyn Road, St. Neots - PE19 0AS
£600,000



HARVEY
ROBINSON

69 Ailwyn Road

St. Neots

This exceptional 4/5 bedroom detached family home in the sought-after Wintringham development offers bright, spacious living across three floors. Built by Cala Homes in 2021, the property features a stunning kitchen/dining room, a dual-aspect lounge, and a versatile playroom.

The first floor includes a striking principal bedroom with a vaulted ceiling and en-suite, alongside two further bedrooms and a family bathroom. The top floor offers a second en-suite bedroom and a study/fifth bedroom.

Externally, the home boasts a low-maintenance landscaped garden with a premium pergola, a single garage, double driveway, solar panels with battery storage, and an EV charging point. Ideally located for rail, bus, and road links to London and Cambridge. Contact our St Neots branch on 01480 454040 to view.

- Four/Five Bedroom Detached Home
- Impressive Master Bedroom with Vaulted Ceiling
- Two en-suites, Four Piece Family Bathroom & WC
- Two Reception Rooms
- Fully Owned Solar Panels
- Garage, Double Width Driveway & EV Charging Point
- Landscaped Rear Garden
- Walking Distance to Train Station, Schools & Amenities





Ailwyn Road

St. Neots

With great rail, bus and road links, Wintringham really is one of the best-connected areas in St Neots. The development has seen significant investment in cycle and walkways, allowing you to stroll freely and enjoyably throughout, and out to the wider St Neots area. From the short walk to St Neots station connecting you perfectly into Central London, to the bus service to Cambridge, Milton Keynes and Oxford, you'll enjoy the freedom to connect. Plans to upgrade the A1 and A428 are well underway making Wintringham ideal for commuters. St Neots Town centre is located just over 1 mile away with various shops, bars, and restaurants to choose from. Further amenities including a David Lloyd Leisure Club, M&S, alongside smaller independent shops, offices, co-working spaces, and cafes are also soon to be added to the development.

Council Tax band: F

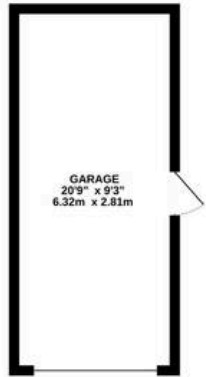
Tenure: Freehold

EPC Energy Efficiency Rating: B

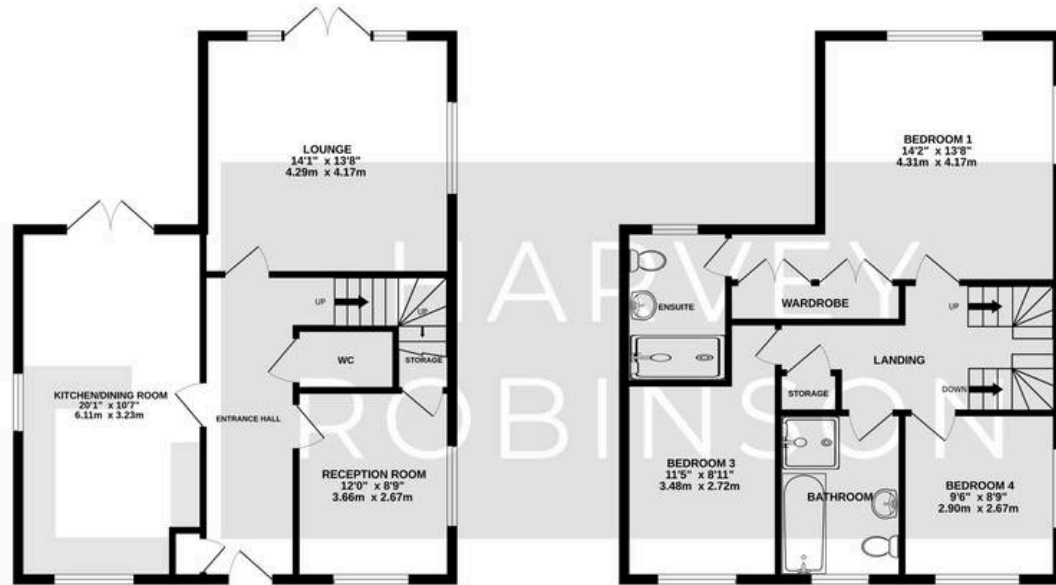
EPC Environmental Impact Rating: B



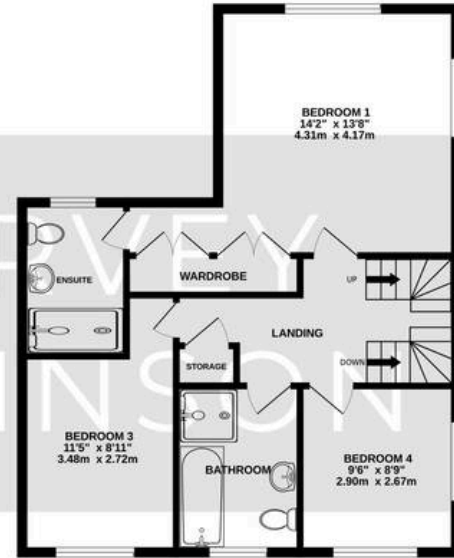
GARAGE
191 sq ft (17.6 sq.m.) approx.



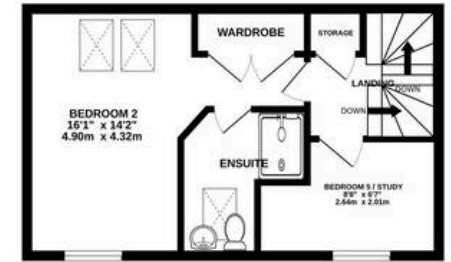
GROUND FLOOR
458 sq ft (42.1 sq.m.) approx.



1ST FLOOR
651 sq ft (60.4 sq.m.) approx.



2ND FLOOR
335 sq ft (31.1 sq.m.) approx.



TOTAL FLOOR AREA : 1834 sq.ft. (170.4 sq.m.) approx.
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Ailwyn Road

St. Neots

Property Built: 2021

Estate Management Charge: £260 per annum

Tenure: Freehold

Rear Garden Aspect: West

Boiler: Serviced March '26

EPC: B (solar panels have been installed since)

Council Tax: Band F

PostCode for SatNav: PE19 0AS

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

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Rated Exceptional in Best Estate Agent Guide 2024

British Property Awards 2023 – Gold Winner

5.0 Star Google Review Rating

Council Tax band: F

