



St. Margarets Road, Wyton

In Excess of £450,000



HARVEY
ROBINSON

- Detached Family House
- Four Generous Bedrooms
- Open Plan Kitchen Dining Room
- Ground Floor Toilet/Shower Room
- Sought After Village Location
- Located on a popular Cul-de-Sac
- Well Presented Throughout
- Large Rear Garden
- Driveway Parking
- Viewing Essential

FAQ'S

Tenure: Freehold

Postcode for SatNav: PE28 2AN

What3Words Location: ///lazy.glue.deeds

Property Constructed: 1970-1990

Council Tax Band: E

EPC Rating: D

Conservation Area: No

Heating Type: Gas Central Heating

Boiler Age: 6 years old

Boiler Serviced: 12/07/2026

Utilities: Standard Sewage, mains water, mains electricity

Broadband: FTTP (fibre to the premises)

Loft: Boarded with light and ladder

Current Owner Purchased Property: 2020

Sellers Onward Movements: Moving Locally

Rear Garden Aspect: South-West

Rear Garden Boundaries: Unknown

Primary School Catchment: Houghton and Wyton

Secondary School Catchment: St Ivo Academy

Kitchen Renovated: Dec 2020

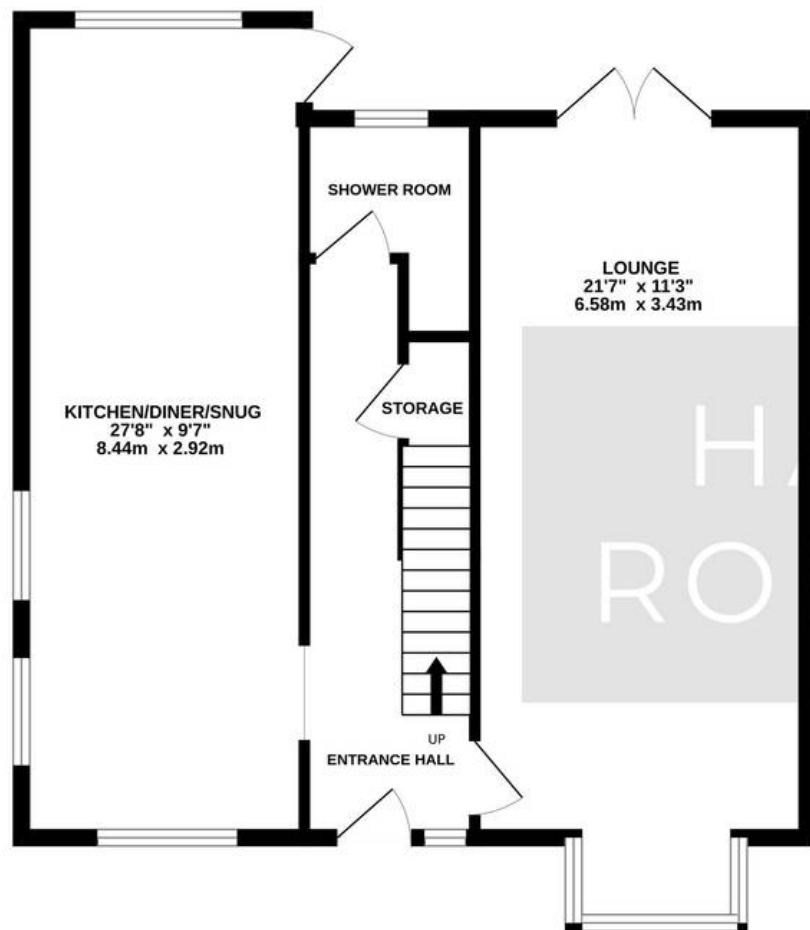


PROPERTY SUMMARY

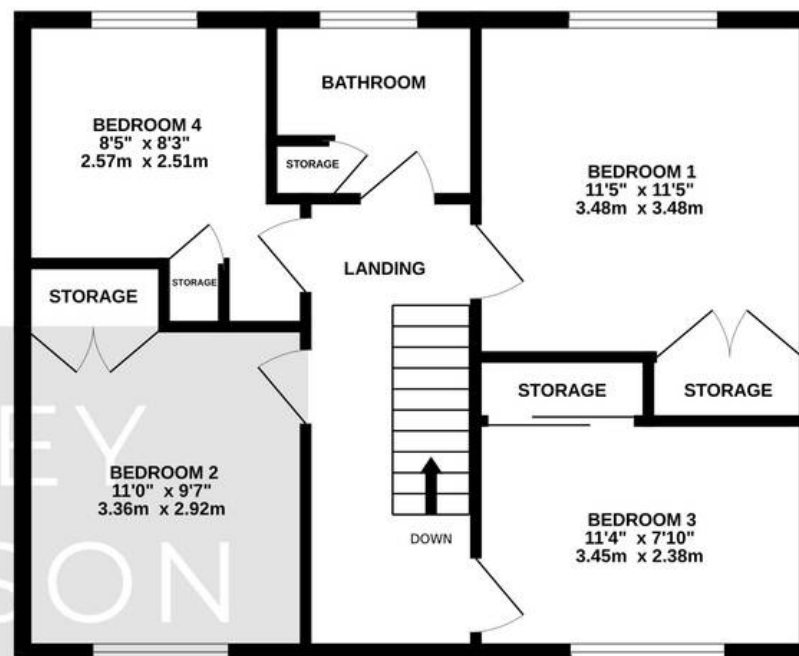
Harvey Robinson Estate Agents in St Ives are delighted to present For Sale this well presented four bedroom detached family house. Situated on a popular cul-de-sac, in the ever-popular village of Wyton, this property would create an ideal home for families or young professionals alike. The property offers spacious and versatile accommodation, including an inviting entrance hall, a generous lounge, and an impressive open plan kitchen dining room that is ideal for modern family living, featuring a separate snug area. There is a convenient ground floor toilet and shower room, perfect for guests or busy mornings. Upstairs, four generous bedrooms provide ample space for family and guests, while a well appointed family bathroom completes the accommodation. Tasteful decor and quality finishes feature throughout, creating a welcoming and comfortable home environment. Outside, the property boasts a large rear garden, perfect for outdoor entertaining, children's play, or simply relaxing in the warmer months. The garden is mainly laid to lawn with a patio area, offering plenty of space for garden furniture and summer barbeques. To the front, there is a driveway parking for multiple vehicles as well as a single garage. Viewing is essential to fully appreciate all that this delightful family home has to offer.



GROUND FLOOR
695 sq.ft. (64.6 sq.m.) approx.



1ST FLOOR
569 sq.ft. (52.8 sq.m.) approx.



TOTAL FLOOR AREA : 1264 sq.ft. (117.4 sq.m.) approx.

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LOCATION AND AMENITIES

The property is a short walk from the clock tower in the village square, which is surrounded by a local shop, village pub, tearoom, antiques shop and an art gallery. The National Trust - Houghton Mill and Waterclose Meadows is a short stroll from the property, as is the river Ouse. In the other direction is the cricket pitch, tennis club and Thicket Lane providing excellent picturesque walks which are perfect for dog walkers or ramblers. The pubs are also highly rated by residents, with both the Three Horseshoes and the popular Three Jolly Butchers pub/restaurant within a stones throw of this property. The Ofsted rated "Good" Houghton and Wyton primary school is within stones throw of this property. In nearby St Ives you will find plenty of shops along with some great independent stores and 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 as the A1307 provides easy access into the centre of Cambridge in approximately 20 minutes, in addition to the St. Ives Park & Ride terminal providing access via the guided bus. 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.



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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