



Moot Way, Woodhurst

In Excess of £425,000



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- Semi-Detached Family Home
- Four Generous Bedrooms
- Two Reception Rooms
- Open Plan Kitchen Dining Room
- Large Utility and Ground Floor Bathroom
- Driveway Parking and Big Outbuilding
- Extended Throughout
- Large Wrap-Around Garden
- Village Location
- Viewing Essential

FAQ'S

Tenure: Freehold

Postcode for SatNav: PE28 3BJ

What3Words Location: [///voter.charge.walls](https://www.what3words.com/PE283BJ)

Property Constructed: 1940 - 1960

Council Tax Band: C

EPC Rating: E

Conservation Area: No

Heating Type: Oil Central Heating

Boiler Age: 2026

Warranty: 10 Years

Utilities: Standard UK domestic, Direct mains water, National Grid

Loft: Partially

Current Owner Purchased Property: 2019

Sellers Onward Movements: Moving Locally

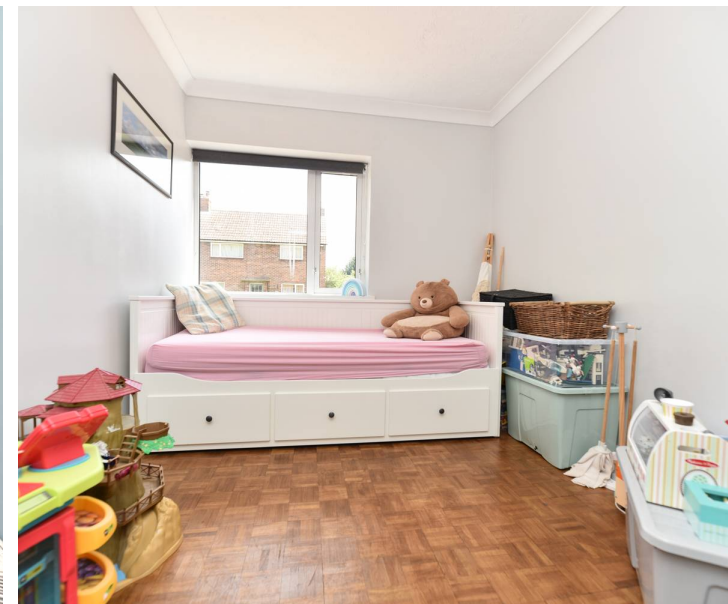
Rear Garden Aspect: SouthWest

Rear Garden Boundaries: Left

Primary School Catchment: Somersham Primary School

Secondary School Catchment: Ramsey Abbey College

Water Meter: No



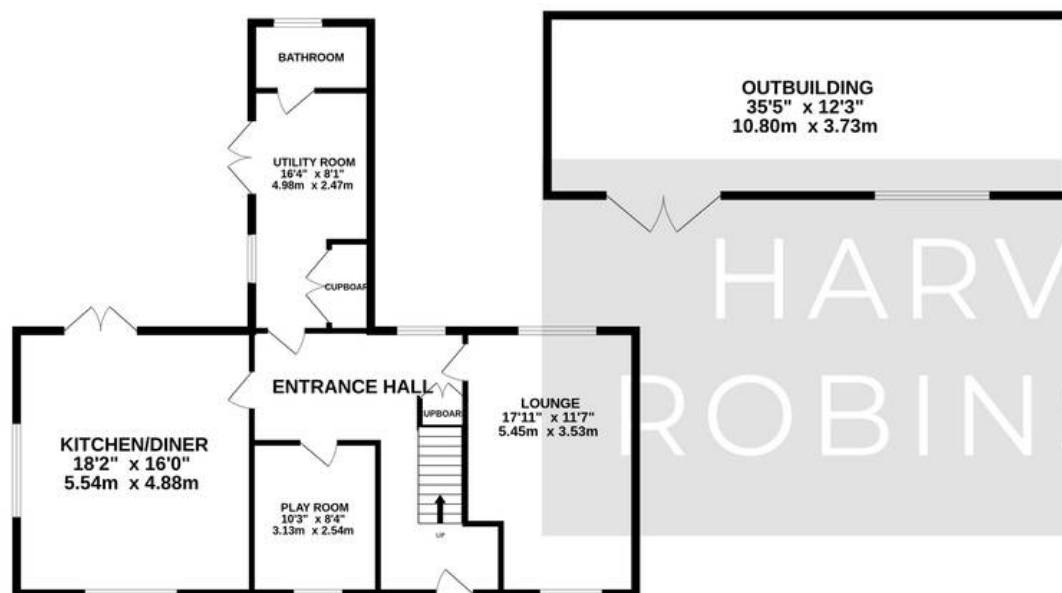


PROPERTY SUMMARY

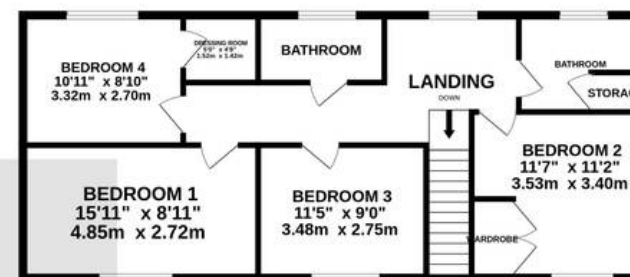
Harvey Robinson Estate Agents in St Ives are delighted to present For Sale this beautifully extended four bedroom semi-detached family home located in the popular village of Woodhurst. This property offers generous and versatile living accommodation, ideal for modern family life, and young professionals alike. The property features a large entrance hall and two spacious reception rooms, which provide ample space for relaxation and entertaining. The open plan kitchen dining room is the heart of the home, designed for both every-day meals and special gatherings. This has been finished to a high standard with shaker-style cabinets and a large island, perfect for hosting. A large utility room and a ground floor bathroom add convenience and functionality. Upstairs, four well-proportioned bedrooms ensure plenty of space for the whole family. There are two family bathrooms serving the bedrooms, and two of the four bedrooms benefit from built-in storage. The property has been thoughtfully extended throughout, creating a comfortable and stylish environment. Driveway parking is available to the front, as well as further potential for parking in the garden. There is a substantial outbuilding which offers excellent storage or potential for a workshop/ home bar. Outside, the property boasts a large wrap-around garden, perfect for children to play or for hosting summer barbeques. The garden offers a tranquil retreat and is mainly laid to lawn, with mature shrubs and trees providing a pleasant outlook. There is also a paved patio area, ideal for alfresco dining and relaxing outdoors. The village location offers a peaceful setting with a strong sense of community, while still providing easy access to local amenities and transport links. Viewing is essential to fully appreciate the space and potential this impressive family home has to offer. To arrange your appointment, contact the St Ives office to arrange your appointment.



GROUND FLOOR
1356 sq.ft. (125.9 sq.m.) approx.



1ST FLOOR
753 sq.ft. (69.9 sq.m.) approx.



TOTAL FLOOR AREA : 2108 sq.ft. (195.9 sq.m.) approx.

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LOCATION AND AMENITIES

Situated just four miles from St Ives and six miles from Huntingdon, Woodhurst perfectly blends rural living with great access to amenities. Woodhurst is one of a few remaining examples of an Anglo-Saxon ring village connecting St Ives to nearby Oldhurst and Woodhurst. The small population of approximately 500 people is served by a church dating back to the 12th century, as well as an active village hall that hosts a selection of events including craft club, table tennis and music club and further regularly scheduled clubs that can be joined. The Raptor Foundation can also be found just outside the village providing an educational day out for the family. The village is within the catchment area for nearby Warboys Primary School whilst the secondary school can be found at Ramsey Abbey College. The village is also well-positioned for private schooling such as Cambridge and Kimbolton. Further information about the village can be found on their website: www.Woodhurst-cambs.com. Within the next village of Oldhurst, you can find Johnson's Farm shop providing fresh home grown produce, a zoo and restaurants. With its proximity to St Ives, Woodhurst has great access to amenities with good quality Italian, Indian, Mediterranean and Chinese restaurants to choose from. St Ives is also where you'll find the One Leisure Indoor Centre, that offers everything from swimming facilities to numerous keep-fit classes. There's a large Morrisons, Aldi and Waitrose in St Ives where you can do your weekly or monthly shopping and if you want to head into nearby Cambridge, Huntingdon Road/A1307 will take you there in only 25 minutes. There is also access to the guided bus which provides a regular direct service to central Cambridge and the Cambridge Science Park. The opening of the new A1307 link road means that you can access Huntingdon train station in approximately 10 minutes and trains from Huntingdon arrive into Kings Cross or St Pancras within 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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For independent whole of market mortgage advice please call the team to book your appointment.

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British Property Awards 2023 & 2024 – Gold Winner

British Property Awards 2024- Silver Winner for the East of England

4.9 Star Google Review Rating

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