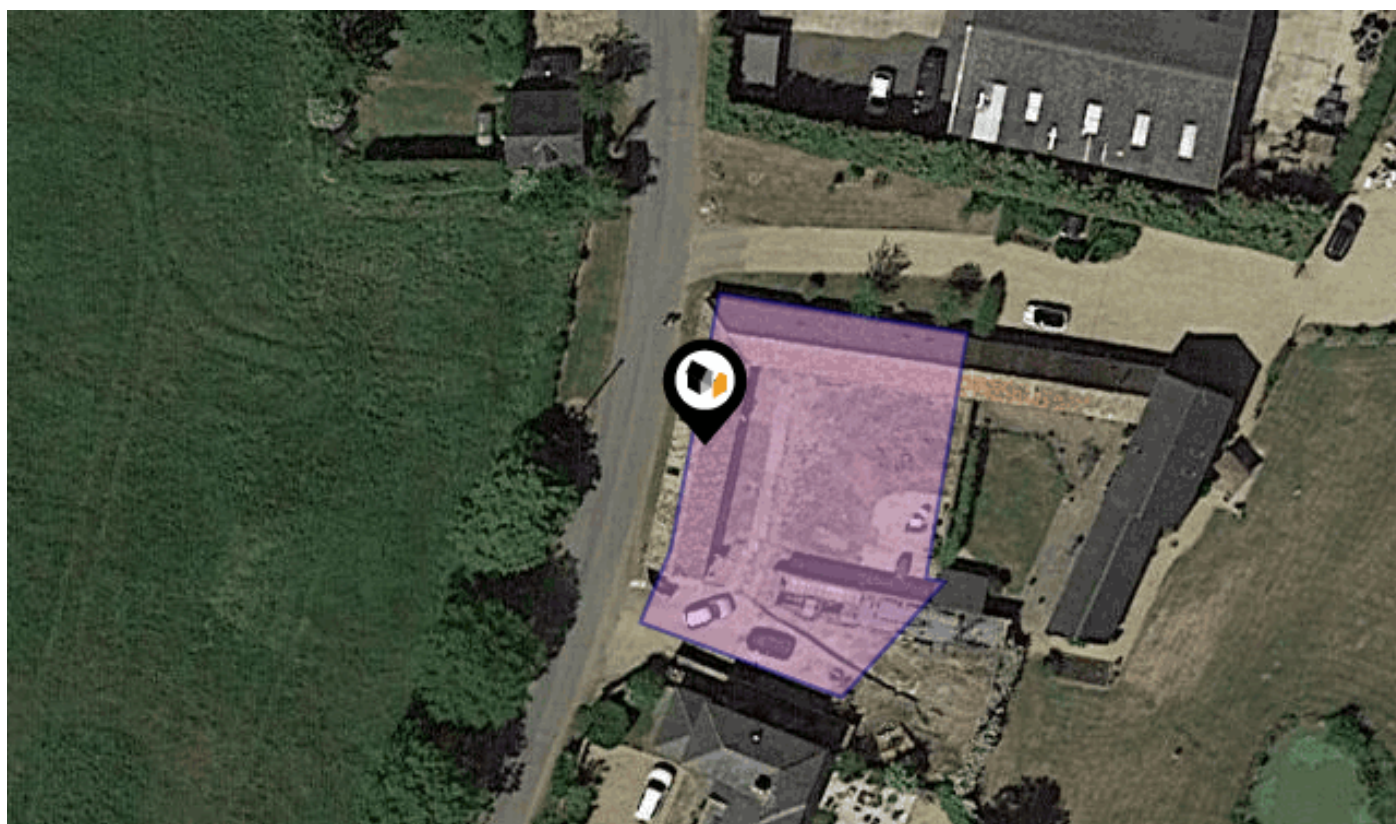


KFB: Key Facts For Buyers

An insight into your property and the local area

Saturday 5th November 2022



HAMERTON, HUNTINGDON, PE28

Oliver James Property

1 George Street, Huntingdon, PE29 3AD

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www.ojproperty.co.uk

Introduction

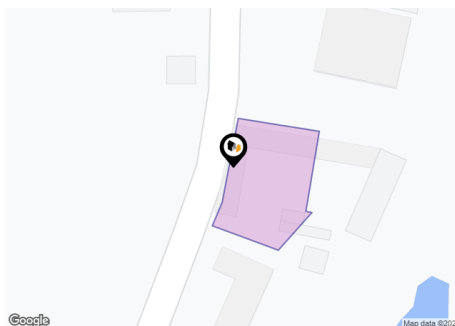
Our Comments

Fig Tree Barn is a sympathetically converted single storey barn in a plot of 0.16 acres within a rural countryside setting, yet only a 10 minute drive from local shops, amenities within the town of Sawtry.

The property immediately has a feeling of space and quality upon entry, with high ceilings and original wooden beams. A large kitchen / dining / family area is the focal point with a separate living room with log burner providing a second reception room.

The bedrooms are all a good size, with the principal and guest bedroom benefiting from en-suite shower rooms as well as an additional family bathroom, all well appointed with stylish modern tiling, fixtures and fittings.

The grounds are neatly framed by the property and well manicured with a gravelled driveway providing parking for numerous vehicles.



Property

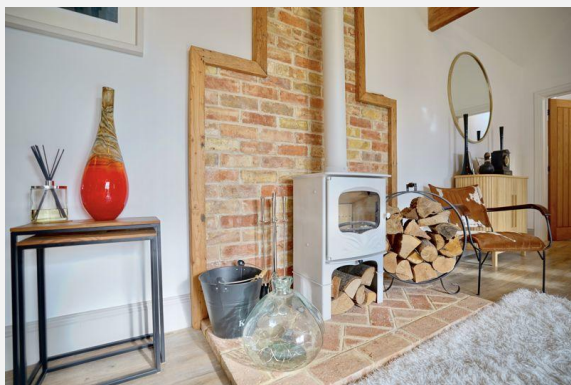
Type:	Dwelling	Last Sold £/ft ² :	£407.97
Bedrooms:	4	Tenure:	Freehold
Floor Area:	1,831 ft ² / 170.11 m ²		
Plot Area:	0.16 acres		
Council Tax :	Band E		
Annual Estimate:	£2,537		
Title Number:	CB395797		
UPRN:	10094922421		

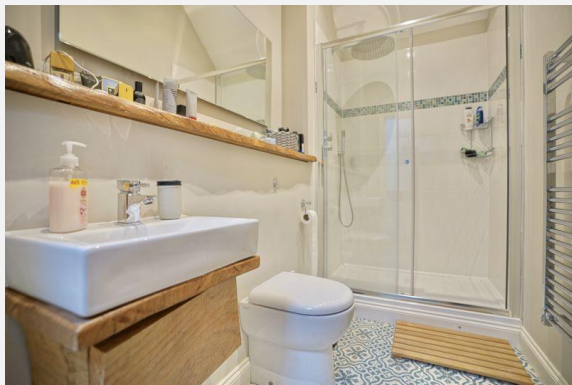
Local Area

Local Authority:	Huntingdonshire
Flood Risk:	Very Low
Conservation Area:	No

Satellite/Fibre TV Availability:

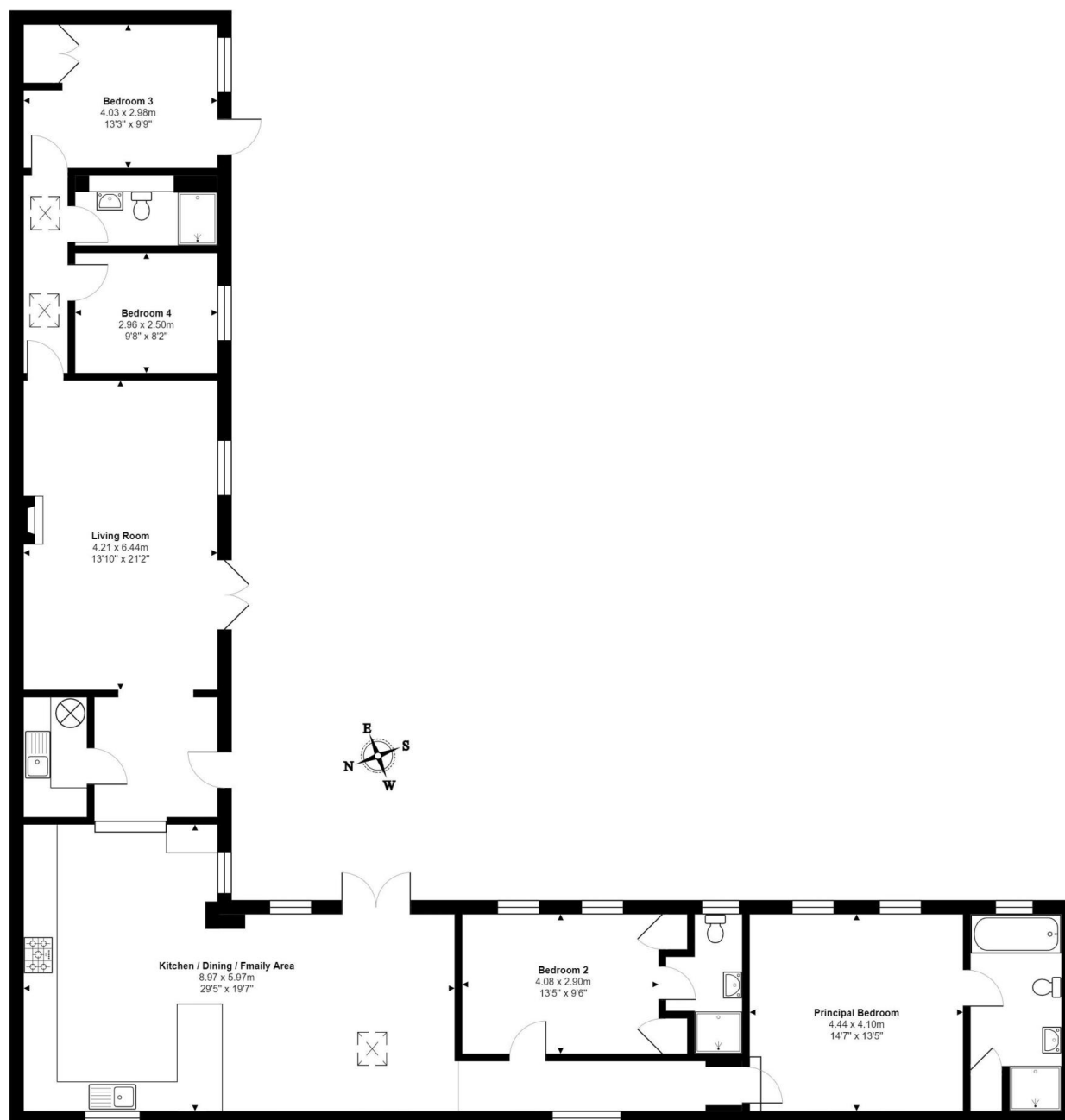








HAMERTON, HUNTINGDON, PE28



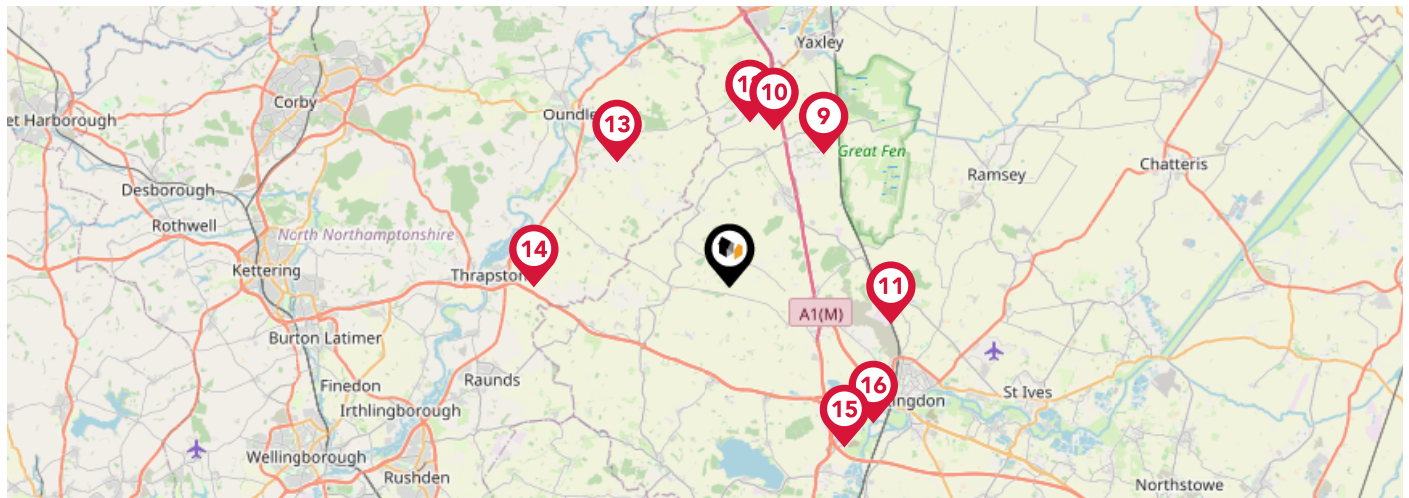
Total Area: 170.1 m² ... 1831 ft²
All measurements are approximate and for display purposes only









HAMERTON, HUNTINGDON, PE28





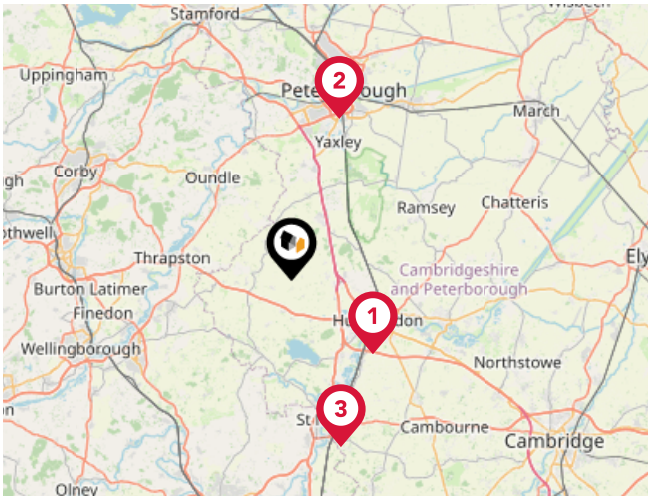
		Nursery	Primary	Secondary	College	Private
1	Great Gidding CofE Primary School Ofsted Rating: Good Pupils: 50 Distance:2.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Sawtry Infants' School Ofsted Rating: Good Pupils: 187 Distance:2.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Sawtry Junior Academy Ofsted Rating: Good Pupils: 229 Distance:2.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Sawtry Village Academy Ofsted Rating: Good Pupils: 850 Distance:3.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Alconbury CofE Primary School Ofsted Rating: Good Pupils: 196 Distance:3.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Brington CofE Primary School Ofsted Rating: Good Pupils: 70 Distance:4.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Spaldwick Community Primary School Ofsted Rating: Good Pupils: 102 Distance:4.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Ermine Street Church Academy Ofsted Rating: Good Pupils: 134 Distance:4.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Holme CofE Primary School Ofsted Rating: Not Rated Pupils: 103 Distance:5.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stilton Church of England Primary Academy Ofsted Rating: Not Rated Pupils: 172 Distance:5.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Abbots Ripton CofE Primary School Ofsted Rating: Good Pupils: 100 Distance:6.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Folksworth CofE Primary School Ofsted Rating: Good Pupils: 104 Distance:6.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Polebrook Church of England Primary School Ofsted Rating: Not Rated Pupils:0 Distance:6.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Titchmarsh Church of England Primary School Ofsted Rating: Good Pupils: 100 Distance:7.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Brampton Village Primary School Ofsted Rating: Good Pupils: 484 Distance:7.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cromwell Academy Ofsted Rating: Requires improvement Pupils: 187 Distance:7.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

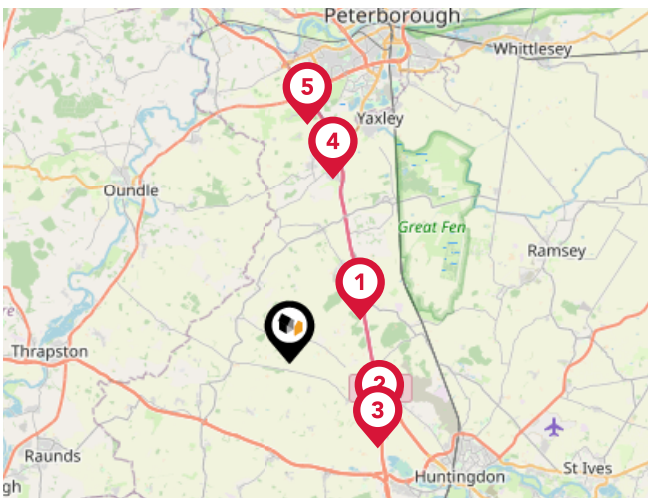
Area

Transport (National)



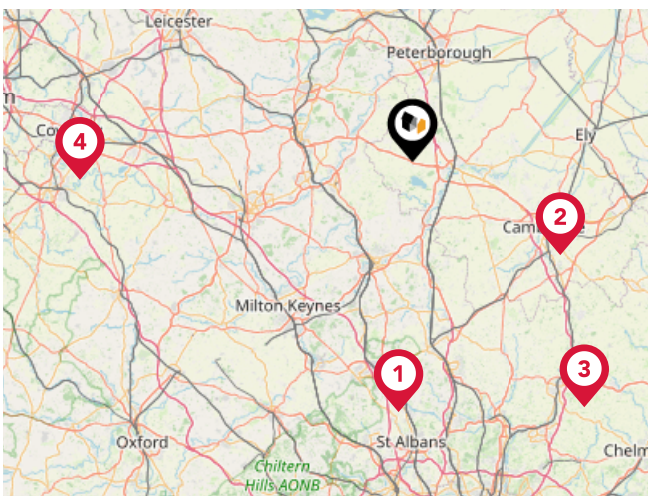
National Rail Stations

Pin	Name	Distance
	Huntingdon Rail Station	7.97 miles
	Peterborough Rail Station	12.17 miles
	St Neots Rail Station	12.59 miles



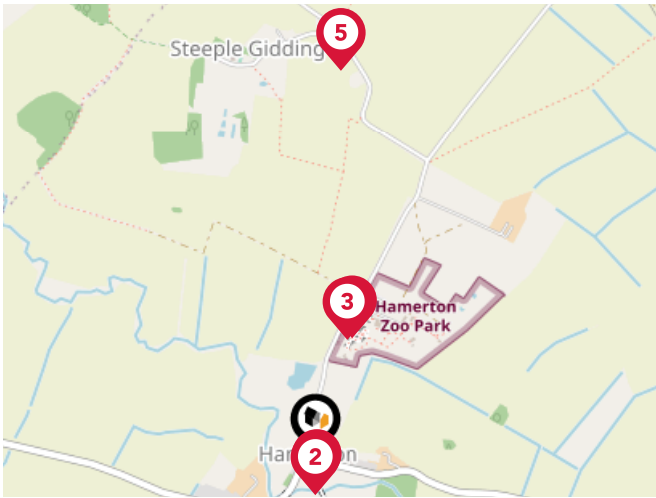
Trunk Roads/Motorways

Pin	Name	Distance
	A1(M) J15	3.04 miles
	A1(M) J14	3.89 miles
	A1(M) J13	4.43 miles
	A1(M) J16	6.88 miles
	A1(M) J17	8.67 miles



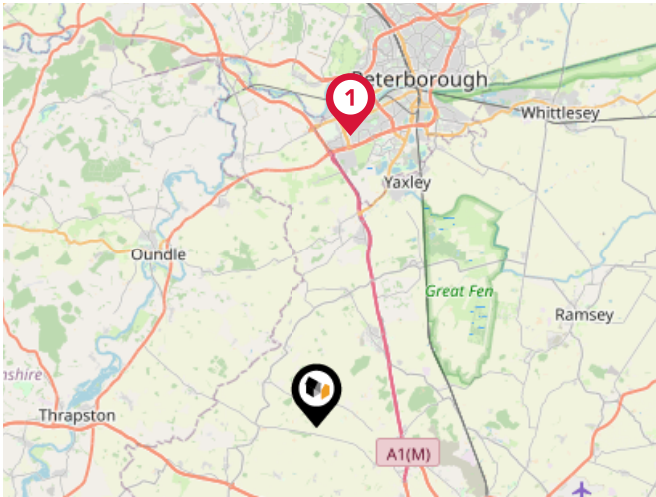
Airports/Helipads

Pin	Name	Distance
	London Luton Airport	36.48 miles
	Cambridge Airport	25.33 miles
	London Stansted Airport	43.63 miles
	Coventry Airport	48.34 miles



Bus Stops/Stations

Pin	Name	Distance
1	School Lane	0.08 miles
2	School Lane	0.09 miles
3	Hamerton Zoo Park	0.27 miles
4	Hamerton Zoo Park	0.28 miles
5	Steeple Gidding Turn	0.88 miles



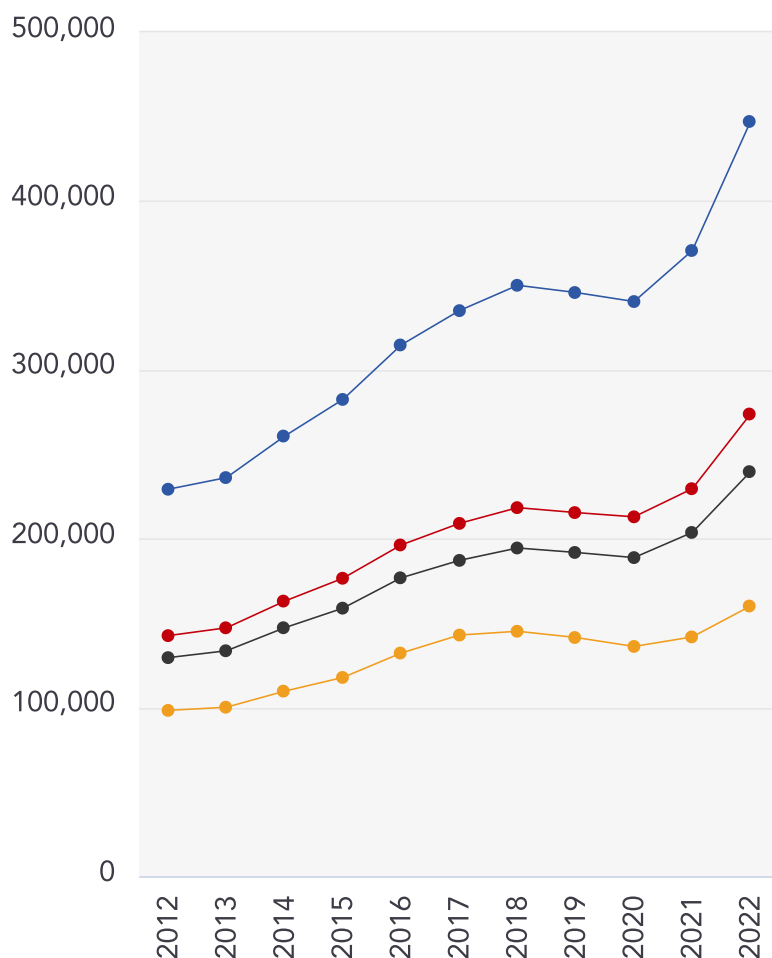
Local Connections

Pin	Name	Distance
1	Ferry Meadows (Nene Valley Railway)	10.64 miles

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in PE28



Detached

+95.04%

Semi-Detached

+92.11%

Terraced

+85.1%

Flat

+62.96%



Oliver James Property

Oliver James was established in 2014 by childhood friends Oliver Huggins and James Hodgson from a 121 sq/ft serviced office in central Huntingdon. Completely self funded and owner operated, we have grown our company since its inception into our first High Street office at 4 Princes Street in 2015, then more recently following the expansion of our lettings arm through the acquisition of Pennington Properties into a central Huntingdon position at 1 George Street, opposite the George Hotel. We are however, still the same independent company, excited and passionate about helping people move home.

Our team all live local, their children go to local schools, shop in local stores and know the local area inside out. We hold the same belief that people come first, we focus on you the customer. We believe that when you get the customer service right the sales will follow. Of course, there i

Testimonial 1



I recently purchased a house which was being sold by Oliver James Property Sales and I cannot rate their support and service enough.

As I first time buyer, it is fair to say I was clueless about the process but they were always on hand to answer my questions and appease my worries. Genuinely one of the most accommodating businesses and most certainly the most accommodating estate agents, I have ever dealt with.

Truly 5* service!

Testimonial 2



I bought a house through Oliver James estate agents and dealt with Oliver directly. He was extremely professional, responsive and most of all reassuring. I felt he listened to what we needed, worked fast to get us info we needed and was always calm - even when I was not! Bravo to the guy for handling a heavily pregnant (and emotional!) woman trying to buy a house during a pandemic. If we ever sell this dream home, it will be with Oliver.

Testimonial 3



Friendly, helpful, efficient, effective. I highly recommend using this agency!



/oliverjamesps



/oliverjamesps



/oliverjames_salesandlettings

Oliver James Property

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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