



HARVEY ROBINSON

£260,000

The Paddock

Somersham, PE28 3JU

- End Terraced Family Home
- Three Bedrooms
- Open Plan Lounge Dining Room
- Cul-de-sac Location Overlooking a Green

- Enclosed Rear Garden
- Perfect First Time Home
- Single Garage and Off-Road Parking
- Sought After Village Location



PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are delighted to present For Sale this charming end-terrace family home in the beloved village of Somersham. Overlooking a section of green space, this property is well positioned on a cul-de-sac, offers privacy, and is within walking distance to the local amenities. The ground floor boasts a spacious entrance hall, with a stained-glass window feature. This leads to the kitchen which has been finished with light grey shaker-style units and granite effect work surfaces. The open-plan lounge dining room completes the ground floor accommodation and provides the perfect place to relax with friends and family. Upstairs, the property boasts three bedrooms and a three-piece family bathroom suite which has been finished with light blue tiles and a decorative flooring. A back door from the lounge leads to the garden at the rear of the property, which is laid to both patio and lawn with low maintenance in mind. The property benefits from off-road parking to the rear which can be accessed from the garden and from the adjoining road, as well as a low maintenance paved front garden, shed for storage, and adjoining single garage. Interest in this beautiful home is expected to be high, so to avoid disappointment contact the St Ives office to arrange a viewing.

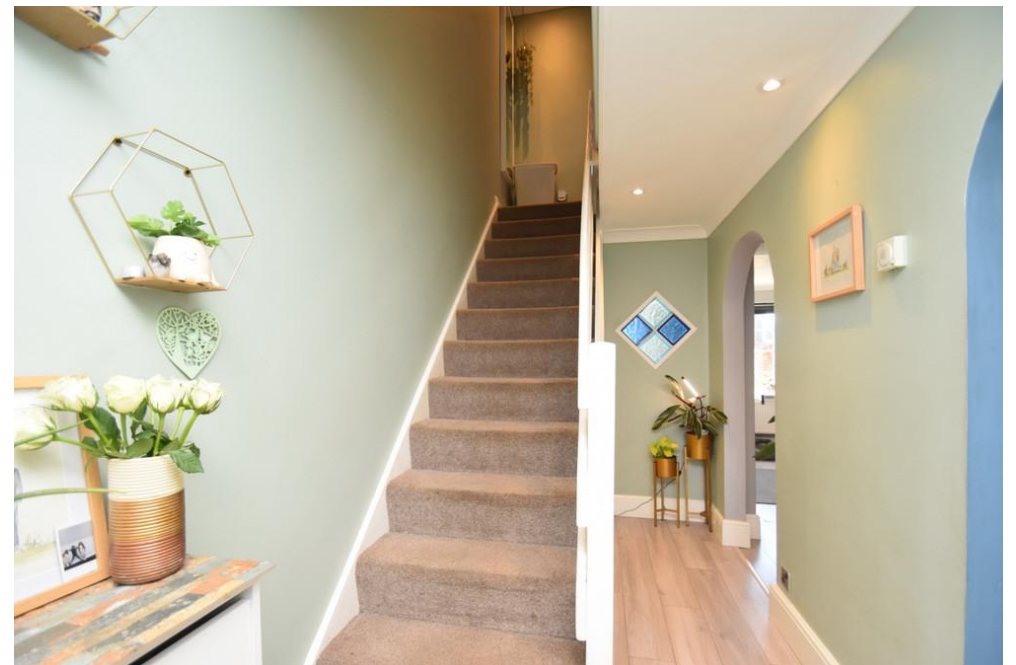


LOCATION AND AMENITIES

Somersham can be found just 10 miles from Huntingdon and 4 miles from St Ives making it well placed for families and young professionals.

Somersham offers a wealth of amenities alongside schooling making it an ideal community. The Ofsted rated 'Outstanding' Primary School can be found within the village alongside Whitehall School which is an independent nursery and primary school. The local amenities within the village include a coffee shop, a local Tesco Express, Costcutter & Post Office, a hairdresser, pubs, and several takeaways. For those that enjoy the outdoors Somersham has its own nature reserve offering 12 hectares of land and fantastic walks.

In St Ives you will find plenty of shops including Waitrose 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. One of the area's biggest draws is its proximity to Cambridge via the A1309 or the St. Ives Park & Ride both of which can be accessed from Somersham in less than 15 minutes. The nearest station is at Huntingdon, which is just a twenty-minute drive away. From here, you can catch a train to London Kings Cross, which takes just over an hour.





FAQ'S

Tenure: Freehold

Post Code for SatNav: PE28 3JU

What3Words Location: ///visions.imperious.impose

Current Owners Purchased Property: 2013

Property Build: 1970's

Seller's Onward Movements: Upsizing Locally

EPC Rating: C

Council Tax Band: B

Council Tax Cost: £1,844.47 per year

Primary School Catchment: Somersham Primary

Secondary School Catchment: Cromwell Community College, Abbey College

Ramsey

Rear Garden Boundary: Both shared

Rear Garden Aspect: South East

Water Meter: No

Boiler Installed: 2016

UPVC Windows: Prior to 2013

Loft: Mostly boarded, light and ladder



GENERAL

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

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Rated Exceptional in Best Estate Agent Guide 2023 & 2024

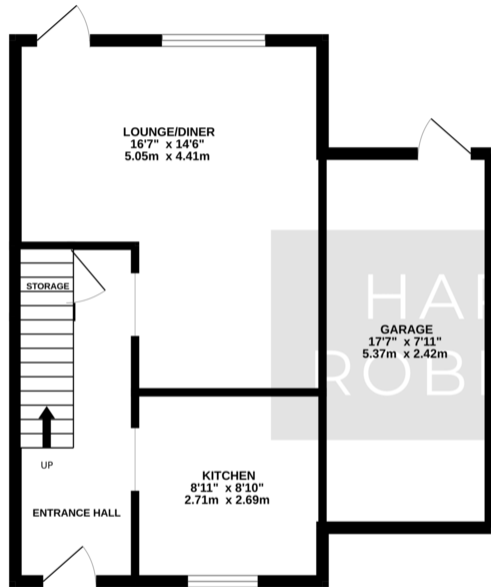
British Property Awards 2023 & 2024 – Gold Winner

4.9 Star Google Review Rating

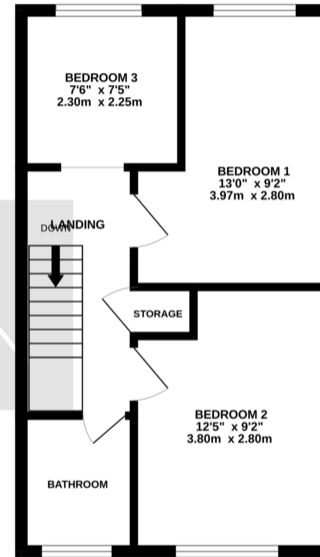




GROUND FLOOR
509 sq.ft. (47.3 sq.m.) approx.



1ST FLOOR
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 878 sq.ft. (81.6 sq.m.) approx.
Made with Metropix ©2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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