



HARVEY ROBINSON

£700,000

Rose Meadows

Somersham, PE28 3YU

- Executive Detached Family Home
- Four Double Bedrooms
- Two Ensuite Bathrooms and Family Bathroom
- Open Plan Kitchen / Dining / Family Room

- Double Garage with Utility Space
- Large Private Rear Garden
- Study and Downstairs Cloakroom
- Off Road Parking

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PROPERTY SUMMARY

'The Collection' by Harvey Robinson are delighted to offer for sale this immaculately presented, executive-style home in the ever-popular village of Somersham. Constructed by Lumley Homes in 1998 and situated at the end of a private drive of just five houses, this spacious property has been thoughtfully upgraded and improved by the current owners throughout and would make an excellent family home. The ground floor in brief consists of an impressive, galleried entrance hall leading to a cloakroom. Accessed via the entrance hall, there is a dual aspect lounge with feature fireplace, a study with views over the rear garden and an impressive open plan kitchen / dining / family room that completes the downstairs space. Formerly three rooms, this space truly is the heart of the home and has been refitted to an impeccable standard with a gloss kitchen and quartz worktops. The kitchen is full of integrated appliances including a fridge freezer, a steam oven, a main oven, a built-in coffee machine, two warming drawers, an induction hob with concealed extractor fan, a Quooker boiling water tap, and a dishwasher. There are three sets of doors providing access to the garden from this open plan living space as well as direct access to the double garage, which contains a utility space including the washing machine, sink and fridge freezer. Upstairs, the property benefits from four double bedrooms, two-ensuite shower rooms and a family bathroom, all accessed from a central galleried landing space which is light and airy. Situated on a spacious corner plot, there is ample off-road parking in front of the double garage whilst the rear garden wraps around the south and east elevations of the house. The rear garden has been landscaped with two large patio areas perfect for outdoor dining, mature shrubs and borders, a large section of grass and garden shed, all of which enjoy a good degree of privacy and splendid views over the village church.



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 3YU

What3Words Location: edit.shrub.crops

Council Tax Band: G

EPC Rating: C

School Catchment Areas: Somersham Primary and Ramsey Abbey

Current Owners Lived in Property: Since New in 1998

Seller's Onward Movements: Moving out of the Area

Plot Size: 0.16 acres (STS)

Kitchen refitted: 2017

Boiler Replaced: December 2016

Rear Garden Boundaries: Rear and Left

Water Meter: Yes

Loft: Part Boarded with Loft Ladder

Underfloor Heating: In Kitchen and Master Ensuite



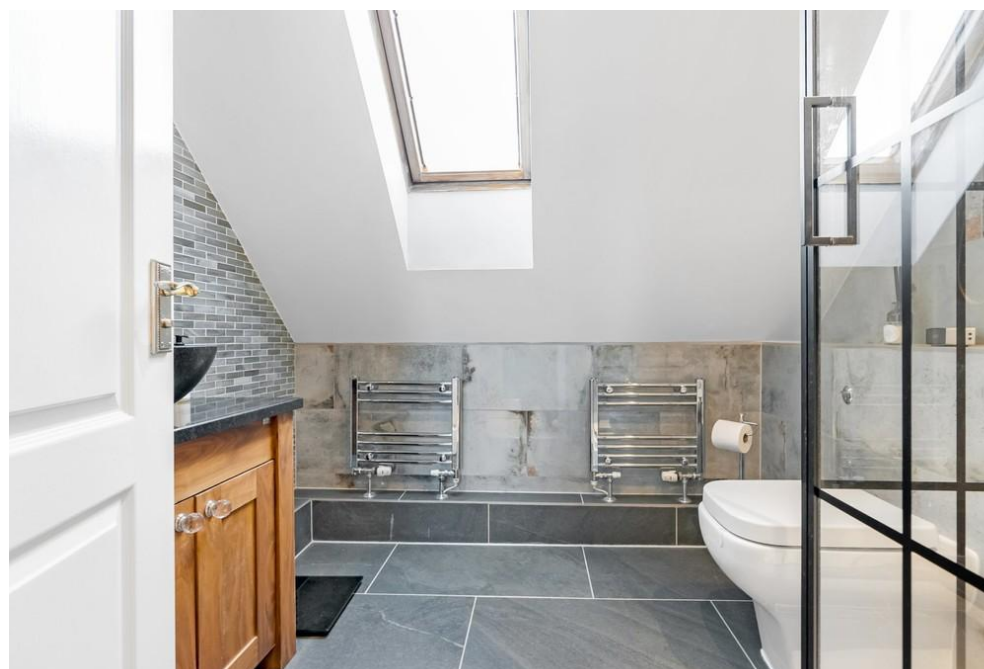
GENERAL

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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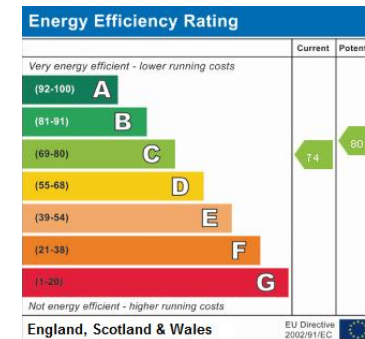
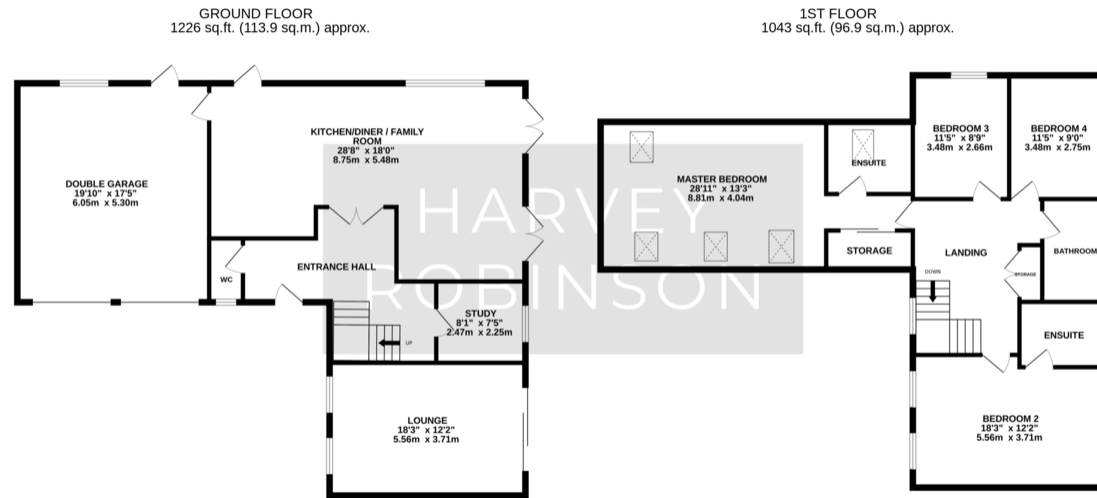
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TOTAL FLOOR AREA : 2269 sq.ft. (210.8 sq.m.) approx.
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate 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

HARVEY ROBINSON

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