



HARVEY ROBINSON

£325,000
High Street
Somersham, PE28 3EN

- Four Bedrooms
- Semi-Detached
- Sought After Village Location
- Charming Character Throughout

- Four Piece Bathroom Suite
- En-suite to Main Bedroom
- Walking Distance to Local Amenities
- Rear Courtyard with Two Outbuildings



PROPERTY SUMMARY

Harvey Robinson Estate Agents are delighted to present to the market this rarely available four bedroom semi-detached home in the highly sought after village of Somersham. Offering charming character throughout and stand-out features such as the large inglenook fireplace in the kitchen there is plenty to be impressed by from the moment you walk through the door. In brief, the property comprises a spacious entrance hallway which offers access to the bright sitting room on your right and a large spacious living room to the left complete with fireplace. To the rear of the property you can find the large kitchen complete with built in appliances and a kitchen island with under worktop seating and moving further through the property, the kitchen opens into a handy dining area come utility space. Heading upstairs, you will find the large and bright bathroom complete with four piece suite, the main bedroom offering built in wardrobes and an en-suite complete with a shower, two further double bedrooms both complete with built in storage and finally a single bedroom which could double as a handy work from home/office space. Externally, the property benefits from a rear courtyard which offers two handy outbuildings, one of which currently serves as an external WC. Viewing of this charming period property is highly recommended to fully appreciate.



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 A1307 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.





FAQS

Tenure: Freehold

Post Code for SatNav: PE28 3EN

What3Words Location: ///gradually.merit.copies

Property Built: Approx. 1850

Owned For: 10+ Years

Seller's Onward Movements: Upsizing

EPC Rating: D

Council Tax Band: D

Heating Type: Gas Central Heating

Utilities: Mains Electric, Mains Water, Mains Sewage

Primary School Catchment: Somersham Primary

Secondary School Catchment: Abbey College

Boiler Installed: 2015

Loft: Part-boarded, with a light



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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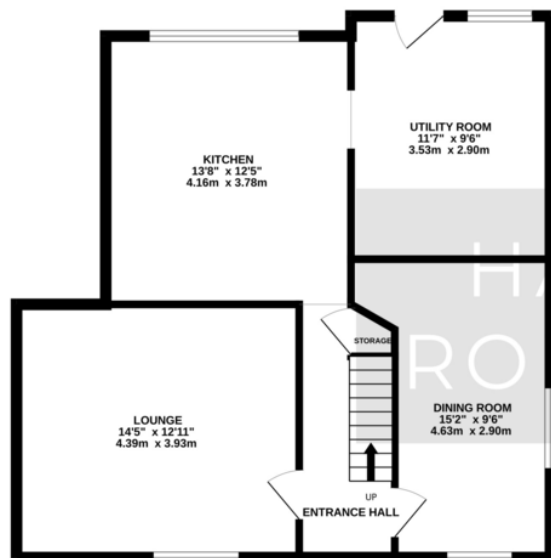
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4.9 Star Google Review Rating

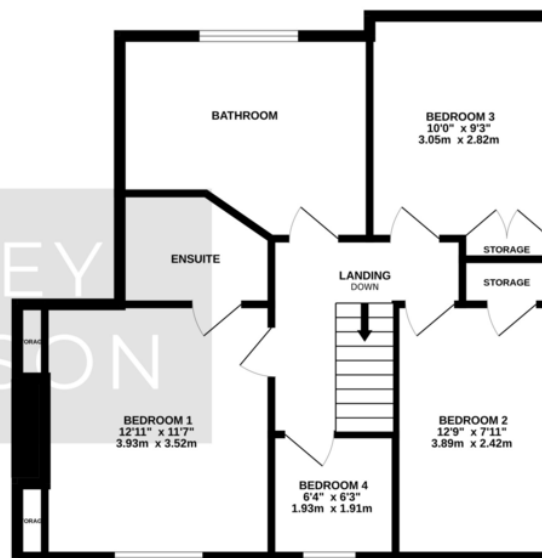




GROUND FLOOR
671 sq.ft. (62.3 sq.m.) approx.



1ST FLOOR
653 sq.ft. (60.7 sq.m.) approx.



TOTAL FLOOR AREA: 1324 sq.ft. (123.0 sq.m.) approx.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 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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