



HARVEY ROBINSON

Offers In Excess Of
£315,000

Rectory Lane
Somersham, PE28 3EL

- Charming Character Cottage
- Three Double Bedrooms
- Four Piece Bathroom Suite
- 15ft Kitchen/Diner

- Two Further Reception Rooms
- Driveway For Two Cars
- Enclosed Rear Garden With Large Shed/Workshop
- Walking Distance To Amenities



PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are delighted to present for sale this charming character cottage in the heart of the ever-popular village of Somersham. Formerly the village shop, the 23ft lounge is light and airy with dual aspect windows and is finished with solid wood flooring. Adjoining the lounge is a separate dining room with an open fireplace, and an easterly facing window which floods the room with light and gives the ground floor an open plan feel. To the rear of the property, there is a 15ft kitchen/dining room, which provides direct access to the driveway. Completing the ground floor, there is a spacious utility area with flagstone tiled flooring and a downstairs cloakroom which formerly included a shower. To the first floor, there are three double bedrooms, two with inbuilt storage and a beautifully refitted four-piece bathroom suite. Leading outside, beyond the driveway there is a passage which leads you to the detached but enclosed garden which is mainly laid to lawn. This westerly facing area boasts a great degree of privacy and incorporates a large workshop/shed and is perfect for any avid gardener. Viewing of this charming property is essential and can be organised by contacting the St Ives office.



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

Postcode for SatNav: PE28 3EL

What3Words Location: ///shorten.parade.spud

Current Owners Owned Property: Since 2007

Property built: 1910

Seller's Onward Movements: Relocating

Council Tax Band: D

EPC Rating: D

Rear Garden Aspect: West

Rear Garden Boundary: Left and Right

Primary School Catchment: Somersham Primary

Secondary School Catchment: Cromwell Community College, Abbey College

Ramsey

Water Meter: No

Loft: Boarded: Not known, no ladder, no light

UPVC windows: Fitted in 2008

Boiler Installed: 2016



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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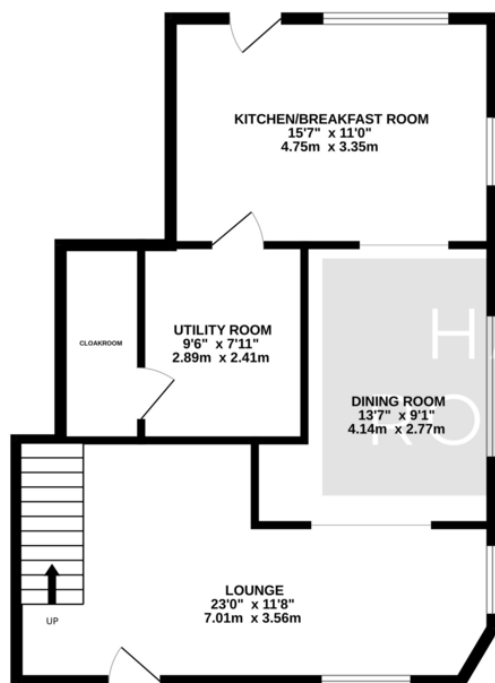
British Property Awards 2023 & 2024 – Gold Winner

4.9 Star Google Review Rating

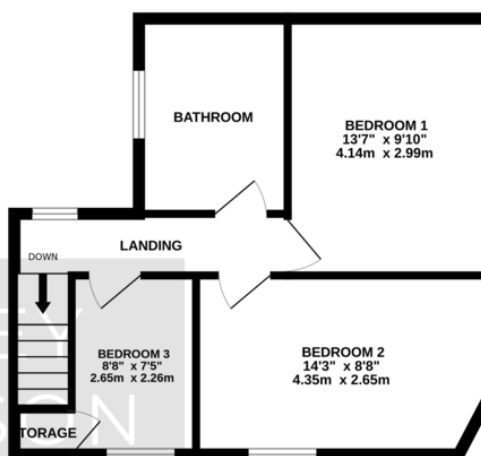




GROUND FLOOR
638 sq.ft. (59.2 sq.m.) approx.



1ST FLOOR
429 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA: 1066 sq.ft. (99.1 sq.m.) approx.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 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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