



HARVEY ROBINSON

Offers In Excess Of
£300,000

The Paddock
Somersham, PE28 3JU

- Detached Family Home
- Three Generous Bedrooms
- Extended Ground Floor Accommodation
- Downstairs Cloakroom

- Recently Refitted Kitchen
- Private Rear Garden
- Sought After Village Location
- Off Road Parking



PROPERTY SUMMARY

Harvey Robinson Estate Agents St Ives are delighted to present for sale this stunning detached family home, nestled in the heart of the beloved village of Somersham. Benefitting from extended ground floor accommodation, this property in brief comprises an entrance porch which leads into an entrance hallway, a refitted kitchen finished in a neutral-coloured unit and powder-blue tiling, a converted laundry room, downstairs cloakroom finished in the same powder-blue half-height tiling, and a 17ft rear-facing lounge diner. The first floor offers a generous principal bedroom, a comfortable double room, and a comfortable single room. There is also a neutrally presented three-piece bathroom suite, finished in a complementary white and sand-coloured full height tile. Outside to the rear is a south-east facing private garden with parking for one vehicle behind it, and to the front the property overlooks a pleasant green. The whole property has been redecorated to a high standard over the course of the ten years the current owners have lived there.

Interest on this stunning family home is expected to be very high so to arrange a viewing on this property, contact 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

Post Code for SatNav: PE28 3JU

What3Words Location: crafts.ambient.dream

Current Owners Purchased Property: 2015

Property Built: 1970's

Seller's Onward Movements: Upsizing Locally

EPC Rating: D

Council Tax Band: C

Utilities: Mains Electric, Mains Water, Mains Sewage

Broadband: Fibre to Cabinet

Primary School Catchment: Somersham Primary

Secondary School Catchment: Cromwell Community College, Abbey College Ramsey

Rear Garden Boundary: Left (shared with adjoining property. Replaced 2024)

Rear Garden Aspect: South East

Water Meter: Yes, in front garden

Boiler Installed: 2020, with installation certificate. New radiators and heating system also installed.

Boiler Service: 2022, with service certificate

Loft: Part-boarded

Garden re-paved 2022.

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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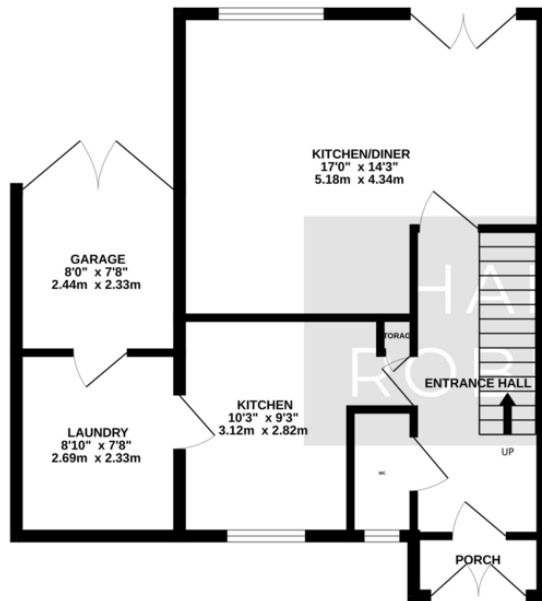
British Property Awards 2023 & 2024 – Gold Winner

4.9 Star Google Review Rating

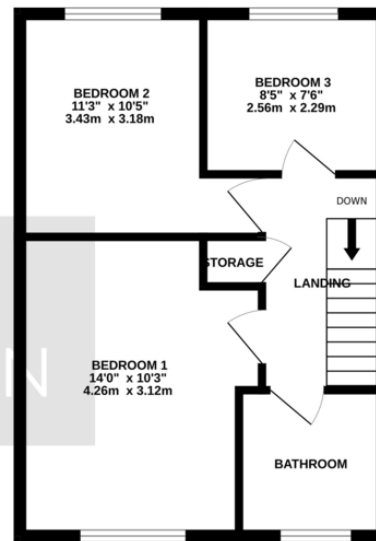




GROUND FLOOR
555 sq.ft. (51.5 sq.m.) approx.



1ST FLOOR
414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 969 sq.ft. (90.0 sq.m.) approx.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	58 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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