



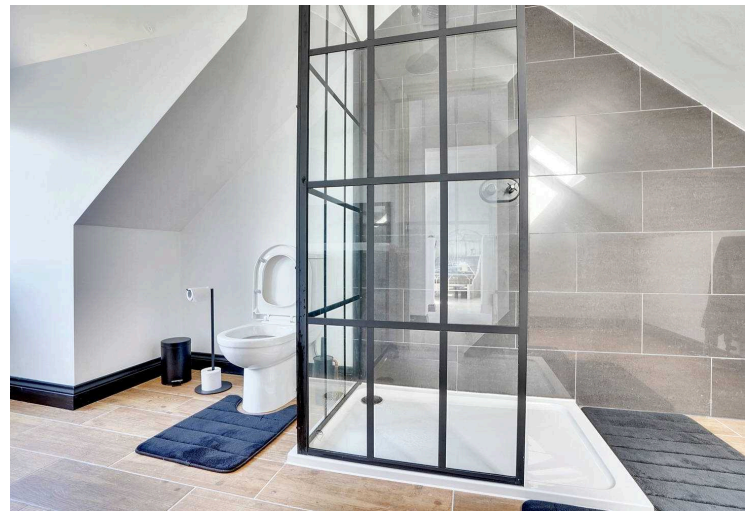
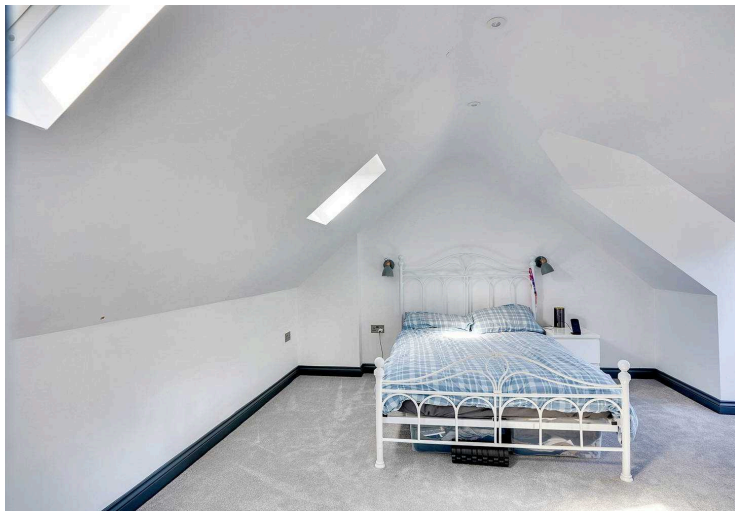
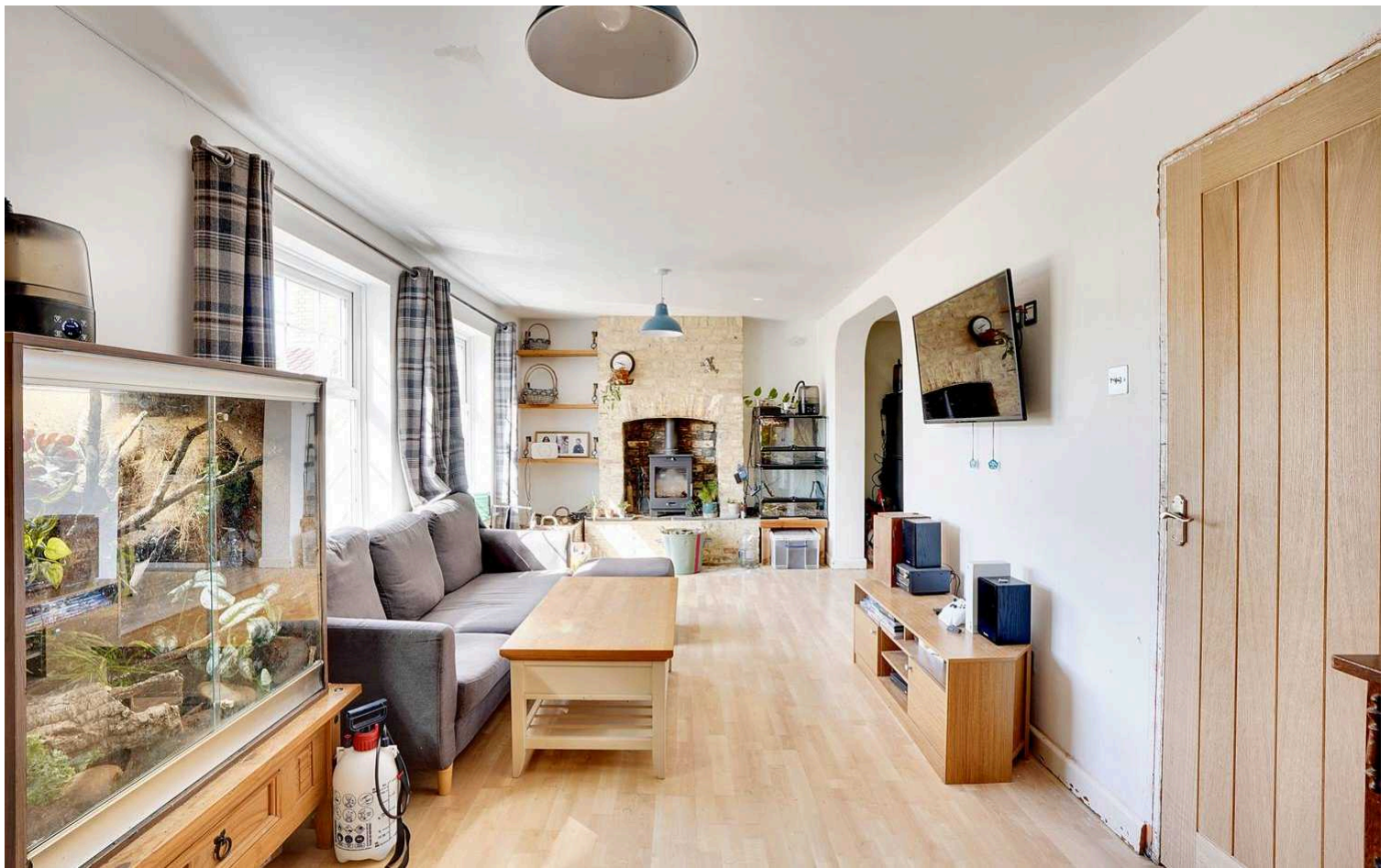
28 Broad Piece, Soham

£550,000 Freehold

Three Storey Detached Family Home • Five Generous Bedrooms • Newly Installed Ensuite To Principal Bedroom • Open-Plan Living/Dining Room • Private Gated Driveway & Detached Garage • Generous Size Plot Approximately 1/4 Acre • Beautiful Non-Estate Location • Close To Train Station & Town Centre • Beautifully Presented Throughout

HOCKEYS
ESTABLISHED 1885

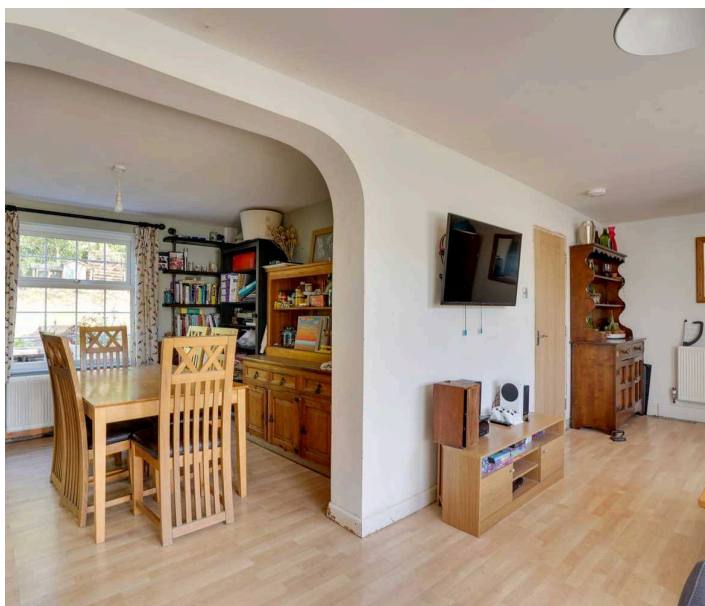




Nestled within a serene non-estate setting, this impeccable three-storey detached family home offers an ideal retreat for those seeking space, comfort, and style. Boasting five generously sized bedrooms, including a newly installed ensuite to the principal bedroom, this property is designed to accommodate the modern family with ease and elegance.

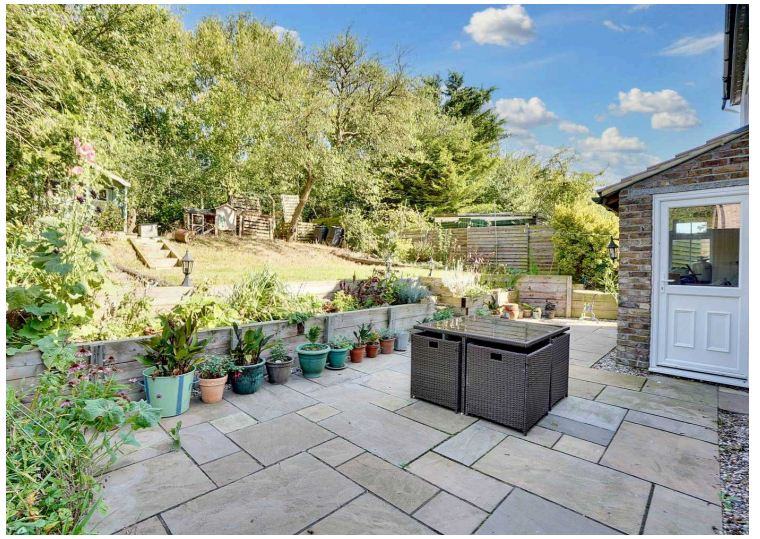
Situated on a generous plot of approximately 1/4 acre, this residence offers a private gated driveway and detached garage, ensuring ample parking and storage space for convenience and security. The expansive outdoor area presents a blank canvas for the discerning homeowner, with endless possibilities for creating your own personal oasis. Conveniently located close to the train station and town centre, this property balances peaceful

seclusion with easy access to amenities and transport links. Whether you're commuting for work or leisure, you'll appreciate the convenience of being within reach of everything you need. Beautifully presented from top to bottom, with a little TLC required in the living room, this home is a testament to quality craftsmanship and attention to detail. From the well-appointed bedrooms to the stylish kitchen and bathrooms, every inch of this property has been thoughtfully designed with family in mind. The first floor boasts four generous bedrooms, with the family bathroom. Bedroom five would be practical for a home office. The top floor accommodation offers the principal bedroom, generous in size, built in wardrobe/dressing area space with a door leading through into the immaculate ensuite shower room.



Why Soham? Soham is a growing town of around 12,000 people located in East Cambridgeshire between Ely and Newmarket, with easy access by road and rail to all the nearby towns and cities. Its history stretches back thousands of years, with archaeological evidence suggesting that the area has been inhabited since prehistoric times. Since then, Soham has continued to grow, with several housing developments planned or in progress aimed at accommodating the area's increasing population. This expansion is balanced with a focus on preserving the natural beauty that makes Soham unique; initiatives aimed at boosting green spaces and enhancing the town's infrastructure promise a bright future for both current residents and newcomers. Although Soham has grown significantly over the years, it retains a small-town atmosphere that appeals to both residents and visitors.

Transport Links: Soham's transport system has improved significantly in recent years, making it a convenient place to live for commuters and those seeking easy access to the surrounding area. The re-opening of Soham railway station in 2021 - after being closed for over 55 years - has been a massive boost to the town's connectivity. The station offers regular services to Cambridge and Ely, making it ideal for those who work in the cities but prefer to live in a more rural setting...an increasingly popular trend in the past decade. Soham also benefits from good road links, with the A142 connecting directly to Ely and Newmarket. The nearby A14 provides access to Cambridge, Ipswich, and beyond, and bus services offer regular routes to the local area if public transport is your preferred option.





Social Scene: Today, Soham has evolved into a well-rounded community, offering a wide range of facilities and amenities, including various shops, a sports centre, a bowls club, a non-league football club, a library, a doctors' surgery, and a drama club. For sports enthusiasts, Soham Town Rangers F.C., the town's football club, plays in the lower tiers of English football and has a dedicated local following. The King's Meadow community hub serves as a focal point for various local events and activities, fostering a strong sense of community. Within the town, there are a number of annual events that bring residents together. The Soham Carnival and Heavy Horse Show, held every May, is one of the most popular events in the town's calendar, attracting visitors from across the region. The event features traditional carnival rides, a parade, and a variety of craft stalls. Additionally, the town holds regular markets, where local traders sell everything from fresh produce to handmade goods. The nearby towns of Newmarket and Ely provide a further range of amenities, such as shops, hotels, restaurants, and leisure facilities (including health clubs, a swimming pool and a golf club). Newmarket is famous for thoroughbred horses and boasts two separate racetracks with quality horses competing throughout the season. The racetrack also hosts regular music events throughout the summer months, which are hugely popular.

Eateries and Shops: Soham offers a range of shopping facilities, catering to both daily needs and more specialist tastes. The town's High Street is home to several independent shops and local businesses, including butchers, florists, and small grocery stores. There is also a larger co-op, Budgens and Asda supermarket, providing more extensive grocery options.

In terms of dining, Soham has a variety of eateries to suit different tastes – and there are several that we can highly recommend. For traditional British fare, pubs such as The Cherry Tree and The Fountain



Total area: approx. 144.9 sq. metres (1560.0 sq. feet)

Whilst every attempt has been made to provide an accurate floorplan, All measurements are approximate and we take no responsibility for error, omission or misrepresentation. This floorplan is for illustrative purposes only.
Plan produced using PlanUp.

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