



HARVEY ROBINSON

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harveyrobinson.co.uk
FOR SALE

Offers In Excess Of
£475,000

Hammond Way
Somersham, PE28 3YE

- Detached Family Home
- Prime Cul-de-sac Location
- Four Double Bedrooms
- Four Reception Rooms

- Two Ensuite Bathrooms
- Refitted Family Bathroom
- Large Driveway
- Double Garage

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PROPERTY SUMMARY

Harvey Robinson Estate Agents St Ives are delighted to offer for sale this rarely available detached family home, situated in a quiet, cul-de-sac location of the village of Somersham. Offering versatility and plenty of space throughout, this property would be perfect for a growing family, or those that prefer to enjoy the slower pace of village life. The accommodation in brief comprises a downstairs cloakroom, front to back lounge, a dining room, a kitchen, and a utility room. Upstairs, there are four generous double bedrooms, two impressive ensuite bathrooms to the master and second bedrooms. There is also a recently refitted family bathroom which has been finished to a very high standard. This property benefits from a larger than average, corner plot, with an 18ft double garage located to the side of the property, plus a large driveway with ample parking for several vehicles. To the rear of the property the majority of the garden is west facing and enjoys a good degree of privacy and generous space to enjoy those warmer months. There is a large storage shed as well as a greenhouse, perfect for growing your own vegetables from. Viewings of this well maintained family home are highly recommended, and can be arranged by contacting our 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 3YE
What3Words Location: dart.saints.wasps
Property Built: 1991
Council Tax Band: E
EPC Rating: C
School Catchment Areas: Somersham Primary and Ramsey Abbey
Current Owners Lived in Property: 23 Years
Seller's Onward Movements: Retiring, downsizing
Bathroom Refitted: 2023
Rear Garden Boundaries: Left
Rear Garden Aspect: West
Water Meter: Yes
Loft: Part Boarded with Loft Ladder



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.

Need to sell your property? Please contact us to arrange your free, no obligation Market Appraisal.

For independent whole of market mortgage advice please call the team to book your appointment.

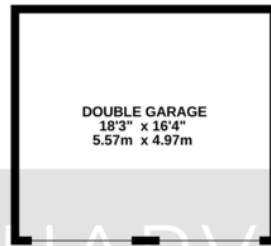
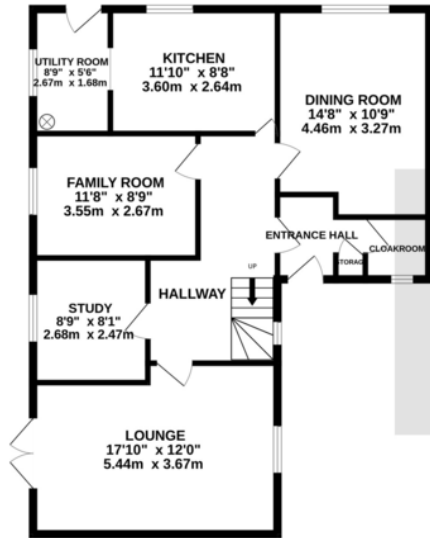
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Rated Exceptional in Best Estate Agent Guide 2024
British Property Awards 2024 – Gold Winner
4.9 Star Google Review Rating

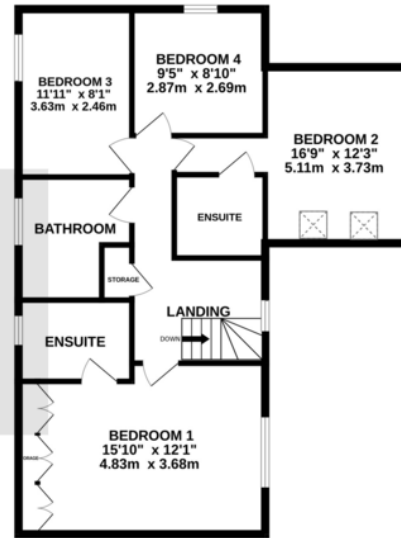




GROUND FLOOR
1139 sq.ft. (105.9 sq.m.) approx.



1ST FLOOR
770 sq.ft. (71.6 sq.m.) approx.



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TOTAL FLOOR AREA : 1910 sq.ft. (177.4 sq.m.) approx.
Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		97
(81-91)	B		
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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