



HARVEY ROBINSON

£375,000

Loftsteads

Somersham, PE28 3HX

- Detached Family Home
- Four Generous Bedrooms
- Two Reception Rooms
- En-Suite to Master Bedroom

- Immaculately Presented Throughout
- Off Road Parking
- Single Garage
- Sought After Village Location



PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are delighted to present to the market this beautifully presented four-bedroom detached family home. Located in the sought-after village of Somersham, this property is well-positioned on a quiet cul-de-sac and is just a walk away from local amenities. Boasting generous living accommodation and impressive countryside views to the rear, this property is ideal for families seeking both space and tranquillity. Internally, the property features two generous reception rooms, a modern kitchen, utility space, an extensive dining room and a convenient cloakroom. Upstairs offers four good-sized bedrooms, including a master bedroom with en-suite facilities, along with an immaculate family bathroom. Externally, the home benefits from a private rear garden with stunning views across open fields – perfect for enjoying peaceful rural surroundings. To the front, there is a driveway and a single garage providing off-road parking and additional storage. Interest in this property is expected to be high, so to avoid disappointment, contact the St Ives office today to arrange a viewing.



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.





FAQ'S

Tenure: Freehold

Post Code for SatNav: PE28 3HX

What3Words Location: ///minerals.deflated.sweep

Council Tax Band: D

Property Built: 1974

Current Vendors Owned Property: For 33 years

EPC Rating: C

Construction Type: Standard Brick

Conservation Area: No

Heating Type: Gas Central Heating

Boiler Installed: 2022, with service history

Seller's Onward Movements: Downsizing Locally

Primary School Catchment: Somersham Primary

Secondary School Catchment: Cromwell Community College, Abbey College Ramsey

Water Meter: No

Rear Garden Boundary: Left and Rear

Rear Garden Aspect: North



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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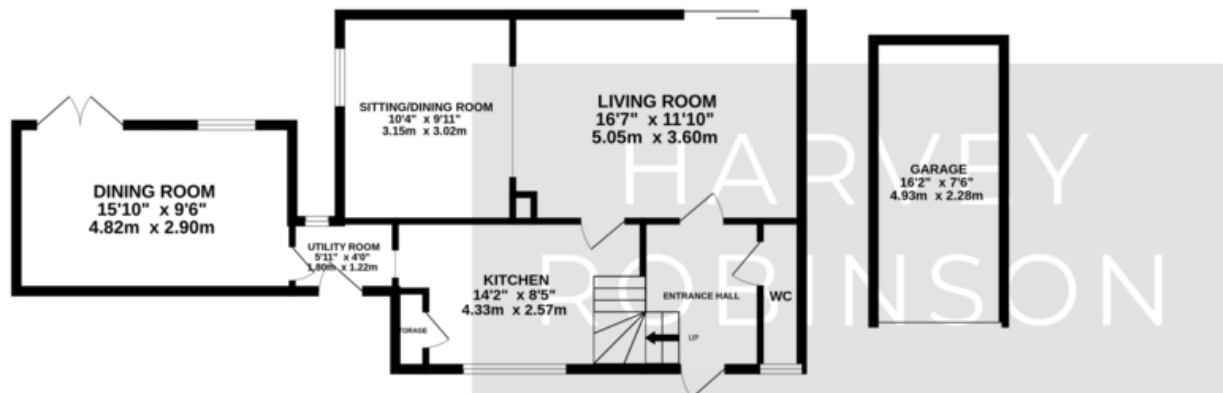
British Property Awards 2024- Silver Winner for the East of England

4.9 Star Google Review Rating

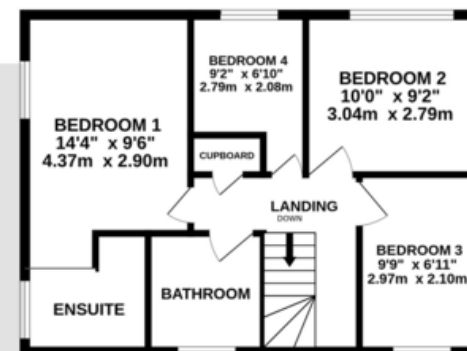




GROUND FLOOR
805 sq.ft. (74.8 sq.m.) approx.



1ST FLOOR
504 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA : 1309 sq.ft. (121.6 sq.m.) approx.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	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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