



HARVEY ROBINSON

Offers In Excess Of
£425,000

Manor Close
Somersham, PE28 3HS

- Detached Chalet Style House
- Three Double Bedrooms
- Versatile Accommodation
- Refitted Open Plan Kitchen Diner

- Extended Ground Floor Accommodation
- Refitted Family Bathroom
- Generous Rear Garden
- Ample Off-Road Parking



PROPERTY SUMMARY

Harvey Robinson Estate Agents are delighted to present for sale this detached chalet, located in the north of the popular village of Somersham. Renovated thoughtfully throughout, this extended property offers expansive ground floor accommodation, and in brief comprises an entrance porch, an open lounge with large front windows, a separate study perfect for home-office use, a rear-facing kitchen diner, a family bathroom, and a converted garage which is currently used as a snug. Upstairs, there are two generous double bedrooms both benefitting from integrated storage or storage space. Externally the property benefits from a private rear garden, whilst to the front there is ample off-road parking for multiple vehicles. Viewings of this well-presented property are essential to truly appreciate the accommodation on offer and can be arranged via the St Ives office.



LOCATION AND AMENITIES

Somersham is a well-served and popular village situated approximately 5 miles from St Ives and 8 miles from Huntingdon. The village offers a wide range of amenities including a Co-op convenience store with Post Office counter, two pubs, several independent shops and cafés, a doctors' surgery, pharmacy, village hall, library and community gym. In addition, there is a recreation ground with sports facilities and children's play area, making the village ideal for families and those with an active lifestyle.

Education is well catered for with Somersham Primary School in the heart of the village (rated Good by Ofsted), whilst highly regarded secondary education is available in nearby St Ivo Academy (St Ives) and Hinchbrook School (Huntingdon).

The village is well connected, with regular bus services to both St Ives and Huntingdon where a more comprehensive selection of shops, supermarkets, leisure facilities and services can be found. From St Ives, the Guided Busway provides frequent and direct services into Cambridge city centre and the Cambridge Science and Business Parks. Huntingdon also benefits from a mainline railway station, offering fast services into London Kings Cross in less than an hour, and the A141, A14 and A1 are all within easy reach, providing excellent road links to Cambridge, Peterborough and beyond.

Surrounded by open countryside and close to a number of scenic walks and cycle routes, Somersham combines peaceful village living with convenient access to major towns, transport connections and everyday amenities.





FAQ'S

Tenure: Freehold

Post Code for SatNav: PE28 3HS

What3Words Location: midwinter.modifies.trap

Property Constructed: 1970

Council Tax Band: C

EPC Rating: D

Conservation Area: No

Heating Type: Gas Central Heating

Utilities: Mains Electric, Mains Water, Mains Sewage

Broadband: Fibre to Cabinet

Current Owner's Purchased Property: 10 Years Ago

Seller's Onward Movements: Upsizing Locally

Rear Garden Boundaries: Right and Share of Rear

Rear Garden Aspect: South

Primary School Catchment Area: Somersham

Secondary School Catchment Area: Ramsey Abbey or Chatteris

Water Meter: Yes in Driveway

Boiler Replaced: 2020

Boiler Last Serviced: 2024

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.

View all our properties at [harveyrobinson.co.uk](https://www.harveyrobinson.co.uk)

Rated Exceptional in Best Estate Agent Guide 2023 & 2024

British Property Awards 2023 & 2024 – Gold Winner

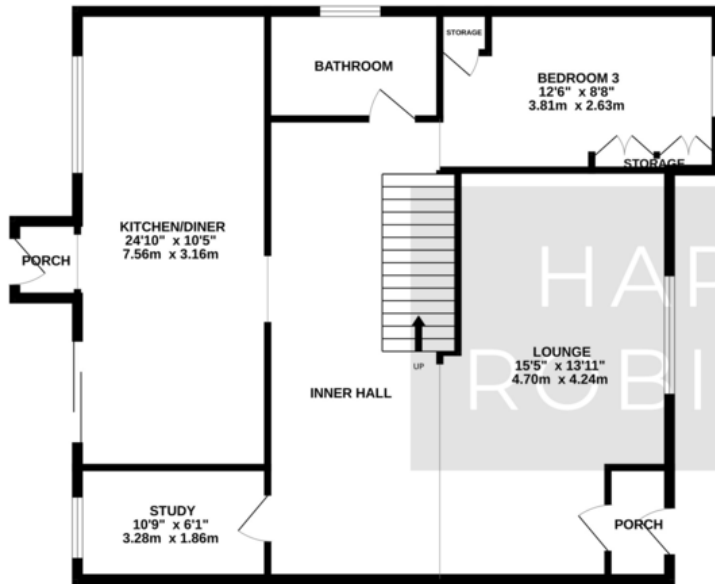
British Property Awards 2024- Silver Winner for the East of England

4.9 Star Google Review Rating





GROUND FLOOR
1035 sq.ft. (96.1 sq.m.) approx.



1ST FLOOR
312 sq.ft. (29.0 sq.m.) approx.



TOTAL FLOOR AREA: 1347 sq.ft. (125.1 sq.m.) approx.
Made with Metropix ©2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	65 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

HARVEY ROBINSON

OFFICE ADDRESS

9 White Hart Court, St Ives,
Cambridgeshire, PE27 5EA

CONTACT

01480 454040
stives@harveyrobinson.co.uk
www.harveyrobinson.co.uk