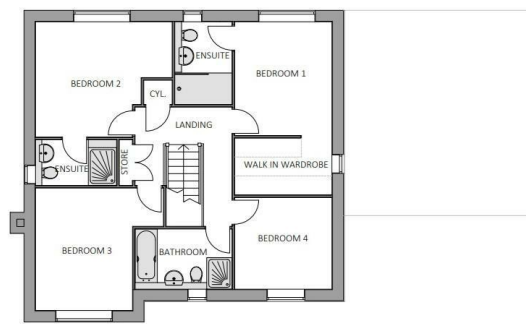


GROUND FLOOR - Plot 13



FIRST FLOOR - Plot 13

**GROUND FLOOR**

- Entrance Hall
- Cloakroom
- Snug  
2.95m (9'8") x 2.69m (8'9")
- Lounge  
5.20m (17'0") x 4.11m (13'5")
- Kitchen / Dining / Family  
9.41m (30'10") x 3.89m (12'9")
- Utility Room  
1.92m (6'3") x 1.73m (5'8")

**FIRST FLOOR**

- Landing
- Bedroom 1  
5.52m (18'1") x 3.11m (10'2")
- Dressing Room
- En Suite
- Bedroom 2  
4.30m (14'1") x 2.85m x (9'4")
- En Suite
- Bedroom 3  
4.08m (13'4") x 3.91m (12'9")
- Bedroom 4  
3.10m (10'2") x 2.93m (9'7")

**Bathroom**

**Outside**  
The property has off road parking, double garage, and an enclosed rear garden with patio seating area.

**Further Information**  
Tenure: Freehold  
Council Tax Band: TBC  
Predicted EPC Rating: TBC  
Management Company Charge: £320pa

A reservation fee is applicable to secure a property. Speak to a member of the Ellis Winters team for further information

**Location**  
Somersham is a thriving village with plenty of amenities. The village is located approximately 6 miles from St Ives, 10 miles from Huntingdon and 20 miles from Cambridge. It is also well connected by train to London from either Huntingdon or Cambridge.

The village boasts two primary schools, two pubs, a doctors, dentist, library, coffee shop, take aways, florist, tesco express, garden centre, and post office. There are lots of clubs run at the village hall which adjoins a popular playground and the Somersham Local Nature Reserve is a lovely place for a walk around the lake.

**Agents Note**  
All photos have been taken from on site, however, some photos do not correspond to the specific plot being marketed.

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



**OFFICE ADDRESS**

14 Market Hill  
St Ives  
Cambridgeshire  
PE27 5AL

**OFFICE DETAILS**

01480 388888  
infostives@elliswinters.co.uk  
www.elliswinters.co.uk



**£550,000**  
**EAST NEWLANDS**  
SOMERSHAM, PE28 3EB



## PROPERTY SUMMARY

Ellis Winters are delighted to offer for sale The Saxon plus, a BRAND NEW, detached home situated on East Newlands in Somersham. Located on an exciting new development being built by AWARD WINNING builders Rose Homes, the property offers four bedrooms, three bathrooms, two reception rooms, kitchen/diner/family room, utility room and cloakroom. The property also includes off road parking, double garage and an enclosed rear garden.

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