



8 Colne Fields

Somersham, PE28 3DL

elliswinters & co

Exclusive & New Homes

Welcome to

8 Colne Fields

Accommodation Summary

A rarely available, extended detached bungalow, within a sought-after and private road location. This stunning home occupies a handsome plot, measuring approx. 0.6 of an acre and backs onto open countryside. The accommodation, including the garage, measures approx. 2,176 SQFT.

This superb property has been extended and improved to create a property and accommodation suitable for all. There is a large lounge that features a vaulted ceiling, large windows, and French doors providing dual-aspect views over the garden and patio seating areas, and a wood-burning stove. The kitchen/breakfast room has been refitted featuring a central breakfast bar island, and has spaces for a Range-style cooker, an American-style fridge/freezer, and a wine cooler. Further features of this home include a formal dining room, a primary bedroom with fitted and built-in wardrobes, a refitted en-suite shower room, French doors opening to a private patio seating area, and electronically controlled Velux skylight windows, three further double bedrooms all with built-in wardrobes, and a refitted four-piece family bathroom.

Outside, to the front of the property is a large sweeping in and out driveway, enclosed with brick wall and wrought iron railings. There is a good-sized garage that features an electric roller door, a window to the side, eaves storage, and power and light connected. There is gated access to

the side that leads to the rear garden.

To the rear of the property, there is a large, paved patio seating area that is split into open and private zones, perfect for entertaining. The large rear garden is southeast facing, features a sunken patio seating area and feature pond, is laid mainly to lawn with mature stocked beds and borders, and is split by laurel hedging. The second part of the large garden is laid mainly to the lawn with enclosed vegetable planters. There is a large timber workshop, and a log store. There is also external lighting, power, and water supplies.

Ground Floor

Entrance Hall

Kitchen/Breakfast Room

4.89m (16'1") x 3.59m (11'9")

Utility Room

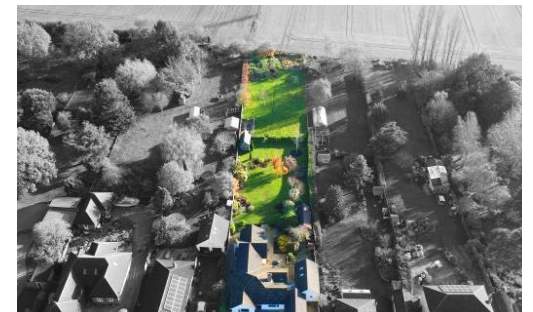
3.09m (10'2") x 1.59m (5'3")

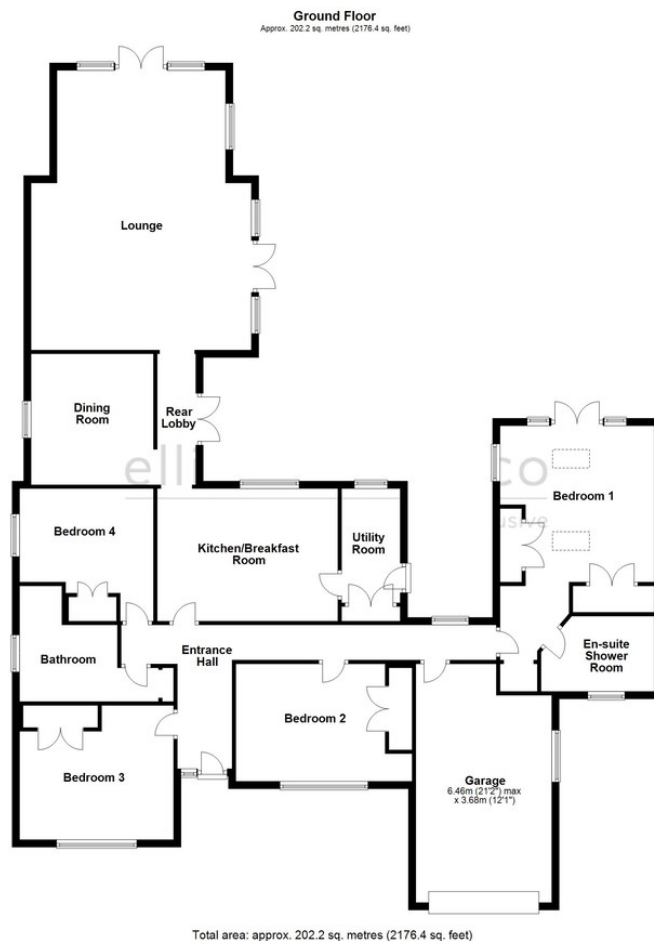
Lounge

7.57m (24'10") x 5.96m (19'7")

Dining Room

3.54m (11'8") x 3.31m (10'11")





Bedroom 1

6.34m (20'10") x 4.18m (13'9")

En-suite Shower Room

Bedroom 2

4.77m (15'8") x 3.18m (10'5")

Bedroom 3

4.17m (13'8") x 3.64m (11'11")

Bedroom 4

3.63m (11'11") x 3.59m (11'9") max

Bathroom

Further Information

Tenure: Freehold

Council Tax Band: D

EPC Rating: TBC



Ellis Winters has not tested any apparatus, equipment fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Floor plans are for representational purposes only and are not to scale.

elliswinters & co

Exclusive & New Homes



elliswinters & co

Exclusive & New Homes

14 Market Hill
St Ives
Cambridgeshire
PE27 5AL

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