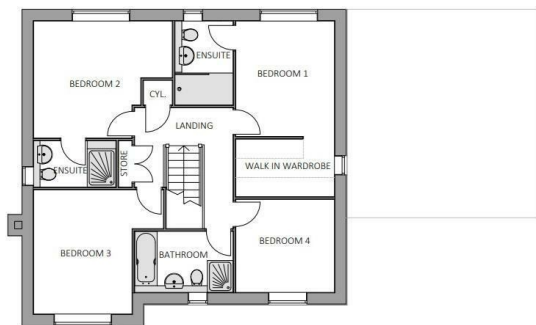


GROUND FLOOR - Plot 13



FIRST FLOOR - Plot 13

Ellis Winters are delighted to offer for sale The Saxon plus, a BRAND NEW, detached home situated on East Newlands in Somersham due for completion in the Autumn. 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.

\* 5% (£28,750) reduction to £546,250 is an Off Plan Reservation Only incentive. This incentive will remain in place until the property is at roof level and becomes viewable. After that time the incentive will be withdraw

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.

Buyer ID Checks  
To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment. The cost is £40 + VAT (£48) per transaction, payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete. Our team will guide you through the process when you make an offer on a property.

Disclaimer  
All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.

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£575,000  
East Newlands  
Somersham, Cambridgeshire, PE28 3EB



PROPERTY SUMMARY

BUY THIS PROPERTY FOR £546,250 - T's and C's Apply

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