



Ground Floor

Entrance Hall

Cloakroom

Lounge  
5.05m (16'7") x 4.16m (13'8")

Kitchen/Diner  
6.19m (20'4") x 3.90m (12'10")

Utility Room  
2.96m (9'9") x 1.82m (6')

First Floor

Landing

Bedroom 1  
4.77m (15'8") max x 2.93m (9'7")

En-suite Shower Room

Bedroom 2  
3.46m (11'4") x 3.20m (10'6")

En-suite Shower Room

Bedroom 3  
4.19m (13'9") x 3.28m (10'9")

Bedroom 4  
3.46m (11'4") x 2.94m (9'8")

Bathroom

**Outside**  
A block paved driveway provides off road parking and leads to a garage with an electric roller door, power and lighting. Gated side access leads to the fully enclosed rear garden with a patio seating area.

**Further Information**

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

Builder Incentives available for early reservations. Speak to a member of Ellis Winters team for more information.

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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#### OFFICE ADDRESS

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#### OFFICE DETAILS

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## PROPERTY SUMMARY

LAST ONE REMAINING. Ellis Winters are delighted to offer for sale The Bishop, a BRAND NEW, executive detached home situated on East Newlands in Somersham. Located on an exciting new development being built by AWARD WINNING builders Rose Homes, this light and airy home offers four double bedrooms, three bathrooms, a kitchen/diner, utility room, a double aspect lounge and cloakroom. The property also benefits from a block paved driveway providing off road parking, a garage and a rear garden with patio seating area.

4



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