



The Paddock, Somersham  
£290,000



- Detached Family Home
- Three Generous Bedrooms
- Open Plan Kitchen Dining Room
- Impressive Corner Plot
- Single Garage
- Off Road Parking for Two Vehicles
- Private, Expansive Rear Garden
- Gas Central Heating
- Sought After Village Location
- No Forward Chain

#### FAQ's

Tenure: Freehold

Postcode for SatNav: PE28 3JU

What3Words Location: relies.torn.monks

Council Tax Band: C

EPC Rating: C

Construction Type: Standard

Conservation Area: No

Heating Type: Gas Central Heating

Utilities: Mains Water, Mains Electricity, Mains Sewage

Seller's Onward Movements: No Forward Chain

Current Owner Purchased Property: 1991

Primary School Catchment: Somersham Primary

Secondary School Catchment: Cromwell Community College,  
Abbey College Ramsey

Boiler Age: 15 Years Old and serviced in June 2025

Loft: Part-Boarded

Rear Garden Aspect: North-West



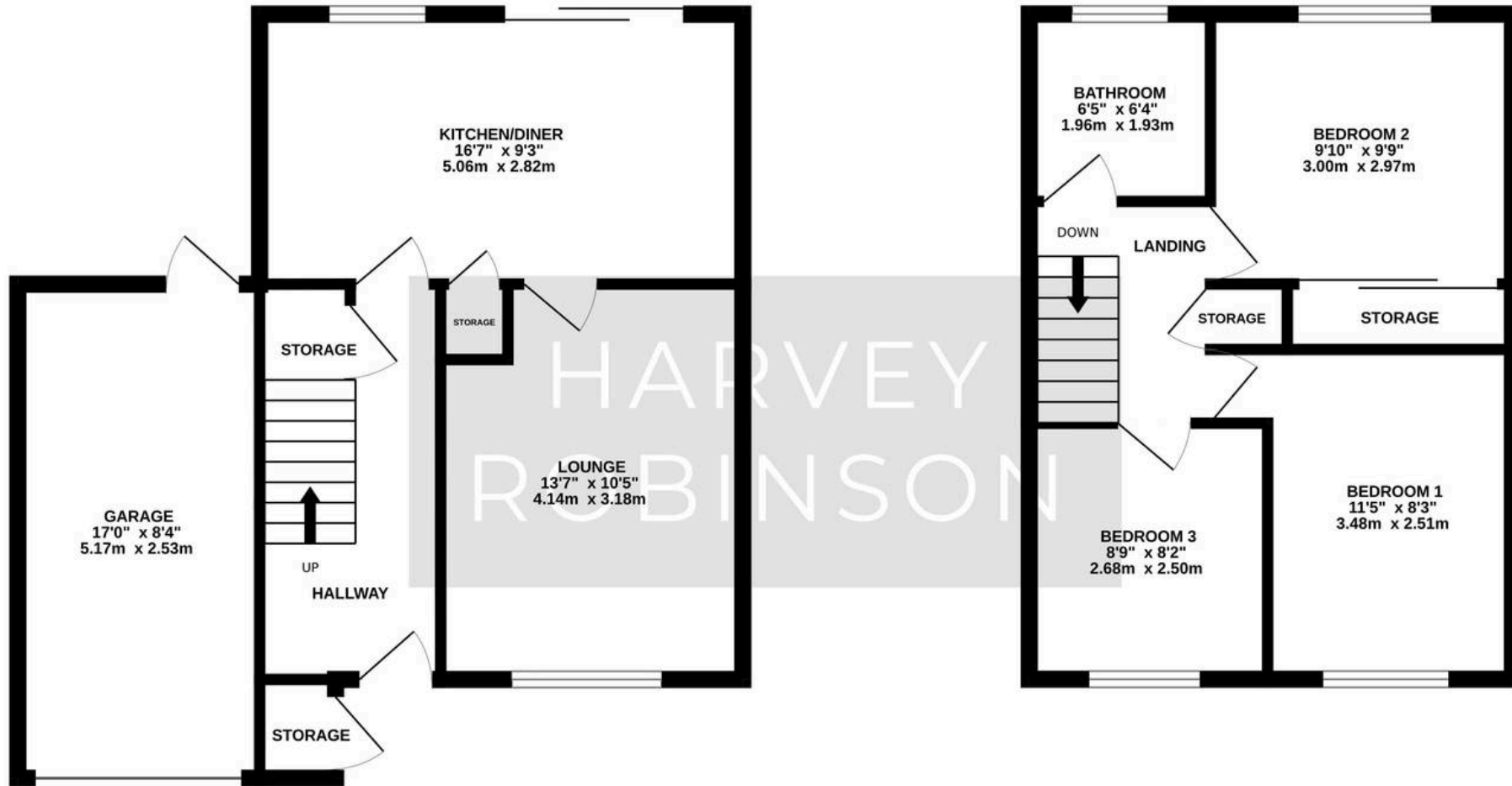
## PROPERTY SUMMARY

This impressive detached family home presents an exceptional opportunity to acquire a spacious and well-appointed residence in a highly sought after village location. The property is set on an enviable corner plot, offering a sense of privacy and space within the garden. Upon entering, you are welcomed by a bright and airy hallway that leads into a generous living room, perfect for relaxing or entertaining guests. The heart of the home is the open plan kitchen dining room, which is thoughtfully designed to provide a seamless flow for both everyday living and special occasions, with ample space for a family dining table. Upstairs, the home boasts three generous bedrooms, each offering plenty of room for furnishings and personalisation, making them ideal for families or those requiring additional space for a home office or guest accommodation. The family bathroom is well-appointed and finished to a high standard, ensuring comfort and functionality for all residents. The property also benefits from a single garage, providing secure storage or parking, and off road parking for two vehicles - a valuable asset in this popular location. With its combination of generous living spaces, practical features, and prime village setting, this detached home represents a rare opportunity to secure a property that meets the needs of modern family life. Early viewing is highly recommended to fully appreciate the quality and potential of this outstanding home.



GROUND FLOOR  
529 sq.ft. (49.1 sq.m.) approx.

1ST FLOOR  
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA : 908 sq.ft. (84.3 sq.m.) approx.

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## LOCATION SUMMARY

Somersham can be found just 10 miles from Huntingdon and 4 miles from St Ives making it well placed for families and young professionals. Somersham offers a wealth of amenities alongside schooling making it an ideal community. The Ofsted rated 'Outstanding' Primary School can be found within the village alongside Whitehall School which is an independent nursery and primary school. The local amenities within the village include a coffee shop, a local Tesco Express, Costcutter & Post Office, a hairdresser, pubs, and several takeaways. For those that enjoy the outdoors Somersham has its own nature reserve offering 12 hectares of land and fantastic walks. In St Ives you will find plenty of shops including Waitrose along with some great independent stores and cafes, as well as the river Great Ouse. The pubs are also highly rated by residents, and you'll find plenty of great restaurants in the area. One of the area's biggest draws is its proximity to Cambridge via the A1307 or the St. Ives Park & Ride both of which can be accessed from Somersham in less than 15 minutes. The nearest station is at Huntingdon, which is just a twenty-minute drive away. From here, you can catch a train to London Kings Cross, which takes just over an hour.



## Harvey Robinson St Ives

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