



Mereside, Soham CB7 5XE

Offers In Excess Of £375,000



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Mereside, Soham CB7 5XE

A delightful semi detached family home that has been extended and fully renovated throughout located in this quiet street in the popular village of Soham.

Soham has several shops, pubs and restaurants, three primary schools, a highly regarded secondary school, sports centre, health centre and many other amenities. It also has a railway station that provides commuter routes to Cambridge and beyond.

The accommodation includes a living room, fitted kitchen/diner, playroom/study/sitting room, WC, four bedrooms with ensuite and dressing room to master and a family bathroom.

Outside, the garden wraps itself around the house and has a patio area, large workshop and a garden office. To the front there is a block paved driveway that offers off road parking for several cars.

Available with no upward chain.

Entrance Hall

With doors leading to the playroom/study, living room, bedroom 4 and cloakroom. Attractively tiled flooring. Radiator.

Kitchen/Breakfast Room

20'8" x 11'5"

Stunning kitchen/breakfast room with a range of contemporary eye and base level cupboards with granite worktop over. Space and connection for range style cooker, set within an inglenook fireplace, attractively tiled with bressumer beam mantel over. Composite sink and drainer with mixer tap over. Integrated dishwasher and washing machine. Space for American style fridge/freezer. Spacious breakfast/dining area. Built-in pantry cupboard. Herringbone LVT wood flooring. Dual windows to the front aspect. Stairs leading to the first floor landing. Opening to the playroom/study.

Playroom/Study

17'1" x 12'3"

Delightful playroom/study, offering a variety of uses. Wooden flooring. Vertical radiator. Doors leading to the living room and entrance hall. French doors leading to the rear garden. Opening to the kitchen/breakfast room.

Living Room

12'11" x 12'1"

Charming living room with exposed brick feature fireplace, currently fitted with a wood burner stove with oak beam mantel over. Built-in storage cupboards and shelving to the alcoves either side. Radiator. French doors leading to the rear garden. Doors leading to the playroom/study and entrance hall.

Bedroom 4

9'3" x 6'8"

Well proportioned room with window to the front aspect. Radiator. Door leading to the entrance hall.

Cloakroom

White suite comprising low level W.C. and handbasin. Window to the side aspect. Door leading to the entrance hall.

Landing

With doors leading to three bedroom and bathroom. Window to the front aspect. Stairs leading to the kitchen/breakfast room.

Master Bedroom

12'1" x 11'7"

Well presented, spacious double bedroom with window to the rear aspect. Radiator. Air conditioning. Doors leading to the en suite and landing. Opening to the dressing room.

En Suite

6'8" x 6'5"

Modern Victorian style white suite comprising low level W.C., pedestal handbasin and generous walk-in shower. Beautifully tiled to wet areas. Attractively tiled flooring. Ladder radiator. Obscured window. Door leading to the Master bedroom.

Dressing Room

5'7" x 5'4"

Well presented dressing room with window to the front aspect. Radiator. Opening to the Master bedroom.

Bedroom 2

12'7" x 8'5"

Spacious double bedroom with window to the rear aspect. Exposed wooden flooring. Radiator. Air conditioning. Door leading to the landing.

Bedroom 3

12'7" x 8'3"

Spacious double bedroom with window to the front aspect. Exposed wooden flooring. Radiator. Air conditioning. Door leading to the landing.

Bathroom

8'9" x 5'0"

Modern white suite comprising low level W.C., handbasin and panelled bath with wall mounted shower over. Attractively tiled to wet areas. Tiled flooring. Window to the front aspect. Door leading to the landing.

Outside - Front

Block paved driveway, providing ample off road parking.

Garden Room

Fully insulated garden room offering a variety of uses. Window and French doors leading to the rear garden.

Outside - Rear

Raised central lawned area with steps down to the rear of the house with French doors leading to the playroom/study and living room. Charming paved seating area with pergola over. Further lawned area with large timber workshop and garden room.

PROPERTY INFORMATION

EPC - E

Tenure - Freehold

Council Tax Band - C (East Cambs)

Property Type - Semi-Detached House

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 80 SQM

Parking - Driveway

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - the

Broadband Type - Ultrafast available, 1800Mbps

download, 1000Mbps upload

Mobile Signal/Coverage - Ofcom advise likely on all networks

Rights of Way, Easements, Covenants - None that the vendor is aware of

Location

Soham is a small town located in Cambridgeshire, England, known for its community atmosphere and historical sites. It features various shops, including local bakeries, convenience stores, and independent retailers, alongside amenities like schools, parks, and healthcare facilities. Key distances include approximately 6 miles to Ely City centre, 8 miles to Newmarket town centre, 15 miles to Cambridge city centre and about 25 miles to Bury St Edmunds, making it well-positioned for access to urban conveniences while retaining its rural charm. The town is also well served by public transport, contributing to its connectivity with nearby areas.



- Charming Sem Detached House
- Spacious Accommodation Throughout
- Stunning Kitchen/Breakfast Room
- Play/Room Study
- Charming Living Room
- Master Bedroom with En Suite & Dressing Room
- Three Further Bedrooms
- Family Rear Garden with Workshop and Garden Room
- NO CHAIN
- Viewing Highly Recommended

GROUND FLOOR
762 sq.ft. (70.8 sq.m.) approx.



1ST FLOOR
553 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA : 1315 sq.ft. (122.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating	
Current	Potential
	86
39	
<small>Very energy efficient - lower running costs</small> <small>Very energy efficient - lower running costs</small> <small>(92 plus) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not energy efficient - higher running costs</small>	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
<small>Very environmentally friendly - lower CO₂ emissions</small> <small>Very environmentally friendly - lower CO₂ emissions</small> <small>(81-91) A</small> <small>(69-80) B</small> <small>(55-68) C</small> <small>(39-54) D</small> <small>(21-38) E</small> <small>(1-20) F</small> <small>(1-20) G</small> <small>Not environmentally friendly - higher CO₂ emissions</small>	
England & Wales	EU Directive 2002/91/EC

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