



**Hodson Close, Soham CB7 5PL**

**Guide Price £475,000**

**MA**  
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# Hodson Close, Soham CB7 5PL

An exceptional three story townhouse that has been thoughtfully modernised in a quiet cul de sac location with views over one of Soham's Commons.

Soham is a large village with various shops, cafes and restaurants, several pubs, three primary schools and a highly regarded secondary school. The station provides commuter links to Cambridge and beyond.

The accommodation includes a kitchen, utility room, large living room/diner, WC, two first floor bedrooms with en-suites and two further 2nd floor bedrooms with a shared family bathroom.

Externally, the rear garden is fully enclosed with an artificial lawn and patio. The front provides off road parking for several cars and access to the garage (storage only)

Must be seen to be fully appreciated.

## Entrance Hall

With doors leading to the kitchen, living/dining room, utility room and cloakroom. Radiator. Stairs leading to the first floor landing.

## Kitchen

11'8" x 8'3"

Contemporary range of eye and base level cupboards with quartz worktop over. Separate matching breakfast bar. Inset sink with mixer tap over. Integrated Bosch over with inset gas hob and stainless steel extractor above. Integrated fridge/freezer. Integrated dishwasher. Attractive coloured glass splashback with under cupboard lighting. Tiled flooring. Radiator. Window to the front aspect. Door to the entrance hall.

## Living/Dining Room

24'9" x 13'1"

Beautifully presented living/dining room with attractive feature fireplace with delightful ornate stone surround, hearth and mantel. Attractive tiled flooring. Radiator. Dual windows to the rear aspect. French doors leading to the rear garden. Door leading to the entrance hall.

## Utility Room

9'8" x 9'0"

With a range of built-in eye and base level cupboards with work top over. Space and plumbing for washing machine and tumble dryer. Tiled flooring. Door leading to the entrance hall.

## Cloakroom

White suite comprising low level W.C. and hand basin. Radiator. Door leading to the entrance hall.

## First Floor Landing

With doors leading to the Master bedroom and bedroom 2. Built-in storage cupboard. Window to the front aspect. Radiator. Stairs leading to the entrance hall and second floor landing.

## Master Bedroom

15'3" x 13'5"

Beautifully presented, spacious double bedroom with dual windows to the rear aspect. Radiator. Doors leading to the dressing room and en suite beyond and the first floor landing.

## Dressing Room

8'5" x 7'0"

With built-in, black mirrored sliding doors wardrobes. Radiator. Doors leading to the Master bedroom and en suite.

## En Suite

8'5" x 6'10"

Contemporary white suite comprising low level, concealed cistern, W.C., hand basin with mixer tap over and built-in storage cabinet under, panelled bath with mixer tap over and walk-in shower. Attractively tiled to wet areas. Attractively tiled flooring. Obscured window. Ladder radiator. Door leading to the dressing room.

## Bedroom 2

18'9" x 9'0"

Spacious double bedroom with window to the rear aspect. Radiator. Airing cupboard. Doors leading to the en suite and first floor landing.

## En Suite

9'0" x 8'6"

Modern white suite comprising low level W.C., pedestal hand basin with mixer tap over and generous walk-in shower. Tiled to wet areas. Tiled flooring. Ladder radiator. Obscured window. Door leading to bedroom 2.

## Second Floor Landing

With doors leading to two bedrooms and bathroom. Stairs leading to the first floor landing.

## Bedroom 3

15'3" x 13'0"

Spacious double bedroom with Dormer window to the rear aspect. Radiator. Door to the second floor landing.

## Bedroom 4

23'8" x 9'0"

Spacious double bedroom with dual aspect dormer windows. Radiator. Door to the second floor landing.

## Bathroom

11'1" x 10'7"

Contemporary white suite comprising low level W.C., handbasin with mixer tap over and built-in storage cabinet under, panelled bath with mixer tap and wall mounted shower over. Attractively tiled to wet areas. Tiled flooring. Obscured dormer window. Door to the second floor landing.

## Garage

9'0" x 6'5"

With up and over door leading to the driveway.

## Outside - Front

Block paved driveway providing off road parking leading to the garage and front door with storm porch over. EV charging point. Access gate to the rear garden.

## Outside - Rear

Block paved patio area to the rear of the house with French doors leading to the living/dining room. Block paved pathway to the side of the house with access gate to the front driveway. Central faux lawn area, with stepped decked seating area to the rear.

## PROPERTY INFORMATION

EPC - tbc

Tenure - Freehold

Council Tax Band - E (East Cambs)

Property Type - Detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - tbc

Parking – Garage & Driveway, EV charging point

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Ultrafast available, 1800Mbps

download, 1000Mbps upload

Mobile Signal/Coverage – Ofcom advise likely on all networks

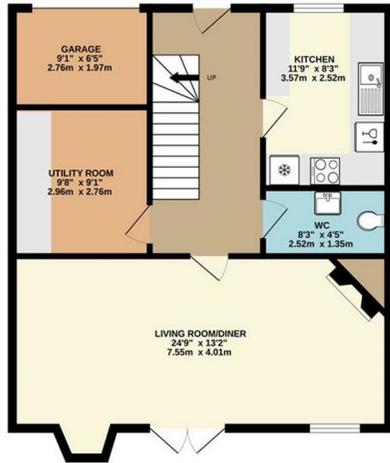
Rights of Way, Easements, Covenants – None that the vendor is aware of

## Location

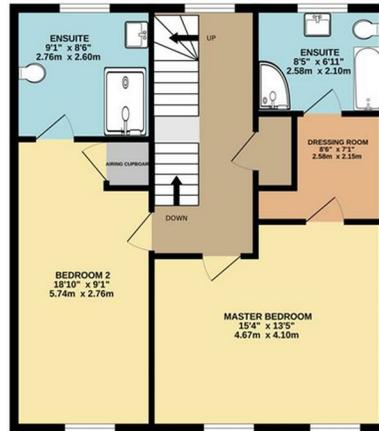
Soham is a small town located in Cambridgeshire, England, known for its community atmosphere and historical sites. It features various shops, including local bakeries, convenience stores, and independent retailers, alongside amenities like schools, parks, and healthcare facilities. Key distances include 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.



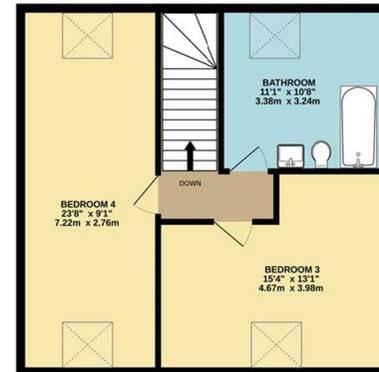
GROUND FLOOR  
680 sq.ft. (63.2 sq.m.) approx.



1ST FLOOR  
666 sq.ft. (61.9 sq.m.) approx.



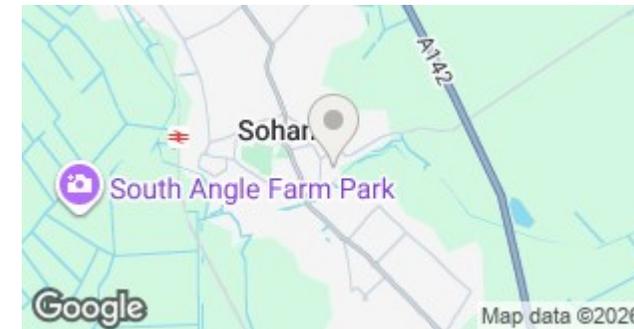
2ND FLOOR  
577 sq.ft. (53.6 sq.m.) approx.



TOTAL FLOOR AREA : 1924 sq.ft. (178.7 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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- **Detached House**
- **Contemporary Kitchen**
- **Beautifully Presented Living/Dining Room**
- **Master Bedroom with Dressing Room & En Suite**
- **Bedroom 2 with En Suite**
- **Two Further Bedrooms**
- **Contemporary Bathroom**
- **Family Rear Garden**
- **Driveway & Garage**
- **Viewing Highly Recommended**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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

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