



Total area: approx. 231.4 sq. metres (2490.4 sq. feet)

Ground Floor
 Entrance Hall
 Refitted Shower Room
 Study
 3.44m (11'4") x 2.43m (8")
 Lounge
 4.74m (15'6") x 4.45m (14'7")

Dining Room
 4.45m (14'7") x 3.44m (11'3")
 Kitchen/Breakfast Room
 4.21m (13'10") x 3.25m (10'8")

Utility Room
 3.44m (11'4") x 1.76m (5'9")

Family Room/ Bedroom 5
 5.21m (17'1") x 2.64m (8'8")

First Floor

Landing

Bedroom 1
 5.75m (18'11") x 4.95m (16'3")

Refitted En-suite Shower Room

Bedroom 2
 5.05m (16'7") x 4.74m (15'7")

En-suite Shower Room

Bedroom 3
 3.55m (11'8") x 3.25m (10'8")

Bedroom 4
 3.25m (10'8") x 2.99m (9'10")
 Refitted Bathroom

Outside

To the front of the property is a generous gravelled driveway that is access via wrought iron gates, there is a part enclosed garden that is laid to lawn, with well-maintained hedging and flower bed borders. There is access to the rear from both sides of the property. The gravelled driveway leads to a Double Garage 5.62m (18'5") x 5.17m (17') that has power and light connected, eaves storage, and up-and-over doors. To the rear of the property is a large, landscaped

garden, that is extremely well-maintained, with a variety of established flower beds, borders, trees, shrubs, a wildflower garden, vegetable planters, numerous seating areas, a greenhouse, a shed, and a summer house that has power and light connected.

Further Information
 Tenure: Freehold
 Council Tax Band: F
 EPC Rating: C

Buyer ID Checks

To meet legal requirements, we must verify the identity of all buyers. Our partner, Simply, 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 £66.67 + VAT (£80) 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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OFFERS OVER

£700,000

4a Station Approach

Somersham, Cambridgeshire, PE28 3JD

PROPERTY SUMMARY

Ellis Winters is delighted to welcome you to Fawley House. This individually constructed home is found within a popular and well-served village location, running alongside Somersham Nature Reserve. This superb home offers many features, including a vaulted ceiling within the lounge, a picture window over the stairwell, well-proportioned accommodation throughout, and occupies a handsome plot.

The accommodation in brief comprises a generous entrance hall, a refitted shower room, a study, a dining room, a lounge, a kitchen/breakfast room, a utility room, a family room/bedroom five, four generous bedrooms, one with a refitted en-suite shower room and one with an en-suite shower room, and a refitted bathroom.

Outside, there is a generous gravelled driveway providing off-road parking for numerous cars, a double garage, and a large landscaped enclosed rear garden.

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