



#### GROUND FLOOR

Entrance Hall

Cloakroom

Snug  
2.95m (9'8") x 2.69m (8'9")

Lounge  
5.20m (17'0") x 4.11m (13'5")

Kitchen / Dining / Family  
9.41m (30'10") x 3.89m (12'9")

Utility Room  
1.92m (6'3") x 1.73m (5'8")

#### FIRST FLOOR

Landing

Bedroom 1  
5.52m (18'1") x 3.11m (10'2")

Dressing Room

En Suite

Bedroom 2  
4.30m (14'1") x 2.85m x (9'4")

En Suite

Bedroom 3  
4.08m (13'4") x 3.91m (12'9")

Bedroom 4  
3.10m (10'2") x 2.93m (9'7")

Bathroom

#### OUTSIDE

A block paved driveway provides off road parking and leads to a detached double garage with power and lighting. Gated side access leads to the fully enclosed southerly facing corner plot garden with a patio seating area.

#### FURTHER INFORMATION

Tenure: Freehold  
Council Tax Band: TBC  
Predicted EPC Rating: TBC  
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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**£585,000**

**East Newlands**

Somersham, Cambridgeshire, PE28 3EB

## PROPERTY SUMMARY

Ellis Winters are delighted to offer for sale The Saxon, 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, the property offers four bedrooms, three bathrooms, two reception rooms, kitchen/diner/family room, utility room and cloakroom. The property also benefits from being situated in a southerly facing corner plot garden with open countryside views to the front.

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