



Hammond Way, Somersham
£500,000



HARVEY
ROBINSON

- Four Bedroom Detached House
- Popular Village Location
- Extended Accommodation
- Downstairs Shower Room
- Close to Local Amenities
- Single Garage
- Driveway Parking
- Four Reception Rooms
- Generous Garden
- Viewing Highly Recommended

FAQs

Tenure: Freehold

Postcode for SatNav: PE28 3YE

What3Words Location: [///lemons.twirls.glassware](https://www.what3words.com/?q=lemons.twirls.glassware)

Property Constructed: 1980's

Council Tax Band: E

EPC Rating: C

Conservation Area: No

Heating Type: Gas Central Heating

Boiler Age: 3 years old

Utilities: Mains Gas, Electric, Water and Sewerage

Broadband: Cable

Loft: Boarded with light and ladder

Current Owner Purchased Property: 2022

Sellers Onward Movements: No Forward Chain

Rear Garden Aspect: North-East

Rear Garden Boundaries: Unknown

Primary School Catchment: Somersham Primary School

Secondary School Catchment: Ramsey Abbey College

Water Meter: Yes

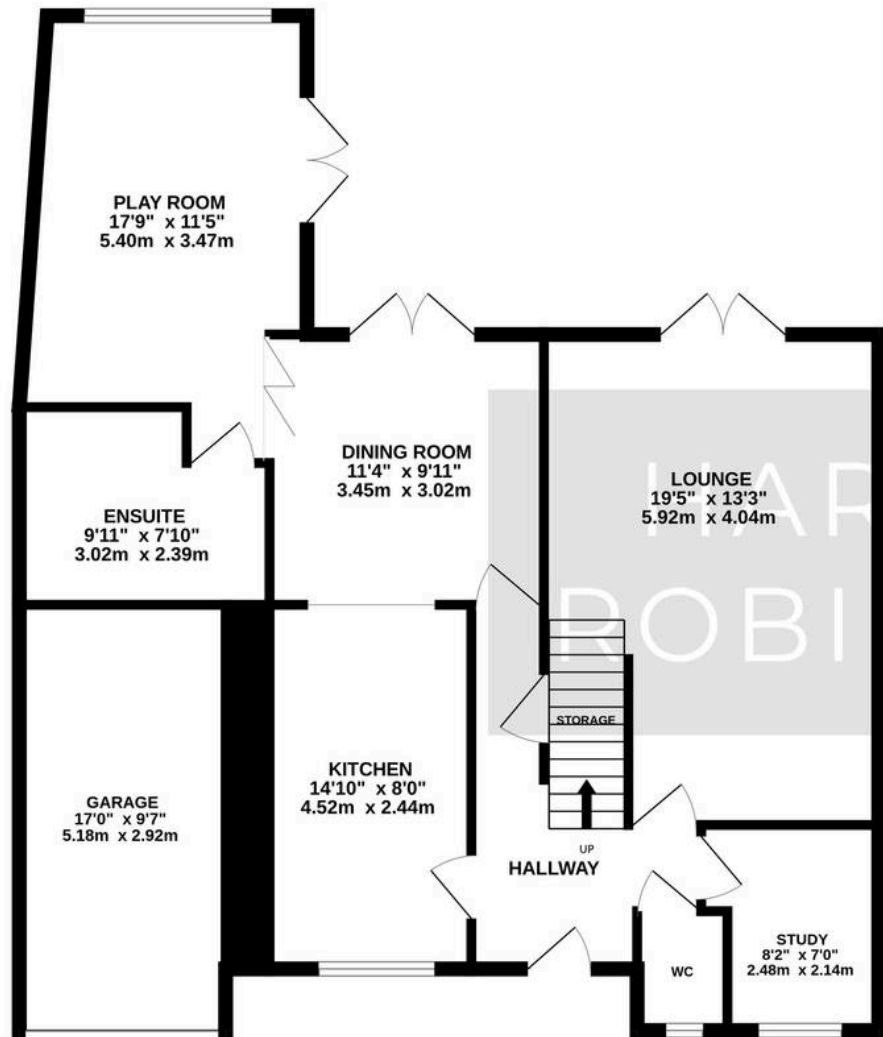


PROPERTY DESCRIPTION

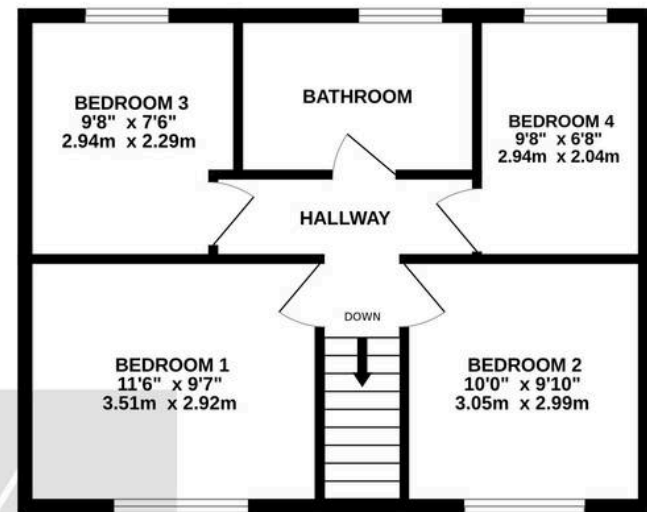
Harvey Robinson Estate Agents are proud to present to the market this impressive four-bedroom detached house, situated in the highly sought-after village location of Somersham. Offering spacious and versatile accommodation ideal for modern family living, the property has been thoughtfully extended and provides a wealth of living space that includes four well-proportioned reception rooms, perfect for entertaining, relaxing, or accommodating a home office or playroom as required. The bright and welcoming entrance hall leads to a stylish lounge, a study, WC, a good sized family kitchen opening into a dining room, a comfortable family room/playroom and a spacious utility room with ground-floor shower, ensuring there is ample space for every member of the household. The contemporary kitchen is well-equipped with quality fittings and generous storage. Upstairs, the property features four good-sized bedrooms, complemented by a four piece modern family bathroom. The single garage provides secure storage or parking, and the private driveway offers additional off-road parking for multiple vehicles. Located just a short walk from a variety of local amenities, including shops, schools, and transport links, this home is perfectly positioned for both daily convenience and a sense of community. The generous garden completes the appeal, offering a wonderful setting for outdoor activities or relaxation. With its combination of extended living space, desirable location, and excellent facilities, this property represents an outstanding opportunity for those seeking a substantial family home in a vibrant village setting. Viewing is highly recommended to fully appreciate the space, comfort, and flexibility this exceptional residence has to offer.



GROUND FLOOR
1013 sq.ft. (94.1 sq.m.) approx.



1ST FLOOR
478 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA : 1490 sq.ft. (138.5 sq.m.) approx.
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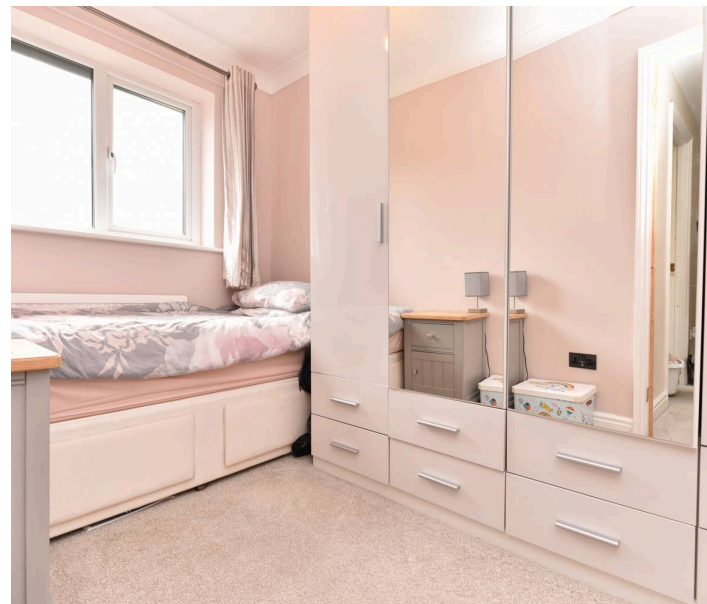
LOCATION AND AMENITIES

Somersham is a well-served and popular village situated approximately 5 miles from St Ives and 8 miles from Huntingdon. The village offers a wide range of amenities including a Co-op convenience store with Post Office counter, two pubs, several independent shops and cafés, a doctors' surgery, pharmacy, village hall, library and community gym. In addition, there is a recreation ground with sports facilities and children's play area, making the village ideal for families and those with an active lifestyle.

Education is well catered for with Somersham Primary School in the heart of the village (rated Good by Ofsted), whilst highly regarded secondary education is available in nearby St Ivo Academy (St Ives) and Hinchingsbrooke School (Huntingdon).

The village is well connected, with regular bus services to both St Ives and Huntingdon where a more comprehensive selection of shops, supermarkets, leisure facilities and services can be found. From St Ives, the Guided Busway provides frequent and direct services into Cambridge city centre and the Cambridge Science and Business Parks. Huntingdon also benefits from a mainline railway station, offering fast services into London Kings Cross in less than an hour, and the A141, A14 and A1 are all within easy reach, providing excellent road links to Cambridge, Peterborough and beyond.

Surrounded by open countryside and close to a number of scenic walks and cycle routes, Somersham combines peaceful village living with convenient access to major towns, transport connections and everyday amenities.





GENERAL

These particulars are for guidance only and do not form part of any contract. Descriptions, dimensions and references to condition are given in good faith but should not be relied upon as statements of fact. Measurements and floorplans are approximate. Services, systems and appliances have not been tested and no warranty is given. The property is offered subject to contract and availability. Purchasers must provide identification in accordance with Anti-Money Laundering regulations; a fee of £30 (incl. VAT) per purchaser is payable to Landmark Property services for each electronic verification check. We may receive a referral fee for any of our recommended service providers.

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British Property Awards 2023 & 2024 - Gold Winner
British Property Awards 2024- Silver Winner for the East of England

4.9 Star Google Review Rating



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