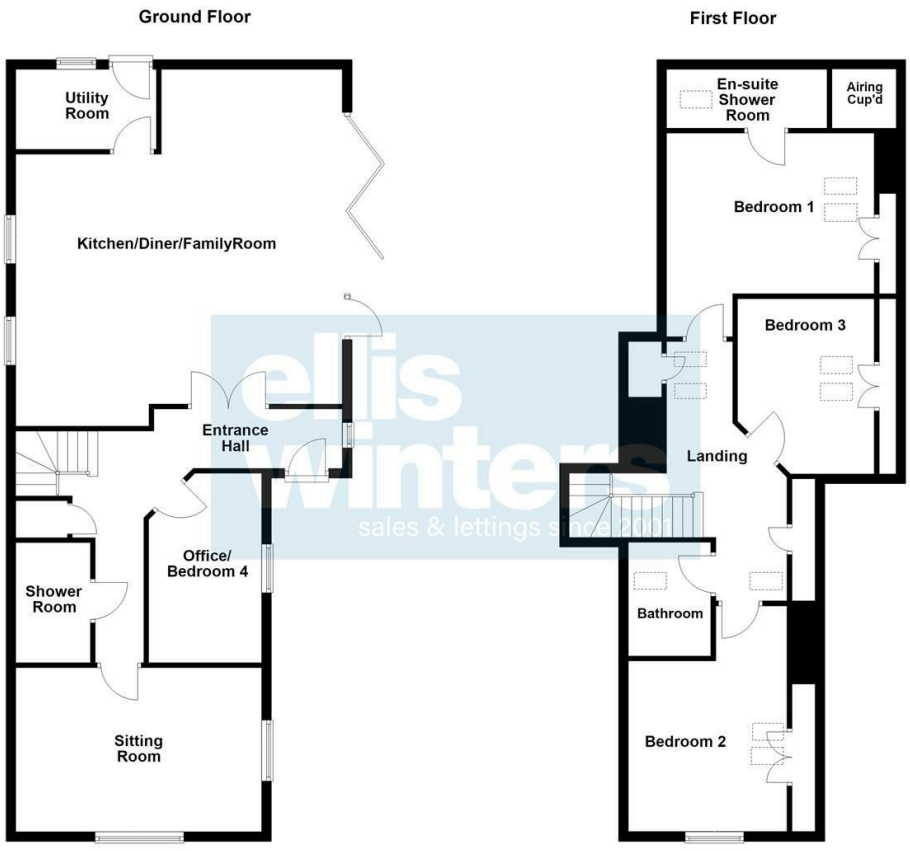


Total area: approx. 156.1 sq. metres (1680.0 sq. feet)

Situated in a popular residential area of Somersham and offered with No Forward Chain, this unique detached home provides approximately 1,680 sq ft of accommodation following a comprehensive conversion. Finished to a high specification throughout, the property benefits from a high level of attention to detail and has never previously been occupied. Adding further appeal, the property is also offered with a 10-year warranty.

The well-planned accommodation offers three/four bedrooms, with the principal bedroom benefiting from an en suite shower room, in addition to a first-floor family bathroom and a further ground-floor shower room. At the heart of the home is the impressive open-plan kitchen/dining/family room, providing an excellent space for both everyday living and entertaining. A separate double-aspect sitting room offers an additional reception space, while the office, which can also be used as a fourth bedroom, provides further flexibility to suit individual needs. Further features include an attractive oak and glass staircase, Velux windows with fitted blinds and LVT oak flooring fitted throughout.

The landscaped rear garden is accessed directly from the kitchen/dining/family room via southerly-facing bi-folding doors, creating a natural connection between the indoor and outdoor spaces. The garden features a covered entertaining area and generous patio seating area both ideal for outdoor dining and entertaining, a lawned area and a practical garden shed. To the front, a block-paved driveway provides ample off-road parking and incorporates an EV charging point.

Somersham offers a range of local shops, a public house and recreational facilities, while the surrounding countryside provides opportunities for walking and outdoor pursuits. Road links and public transport connections also provide access to neighbouring towns and wider commuter routes.

GROUND FLOOR

Entrance Hall

Sitting Room
5.05m (16'7") x 3.37m (11'1")

Office/ Bedroom 4
3.90m (12'9") x 2.32m (7'7")

Shower Room
2.89m (9'6") x 1.64m (5'5")

FIRST FLOOR

Landing

Bedroom 1
4.27m (14') max x 4.19m (13'9") max

En-suite Shower Room

Bedroom 2
4.64m (15'3") max x 3.26m (10'9") max

Bedroom 3
3.61m (11'10") max x 2.76m (9'1") max

Bathroom

AGENTS NOTES
Please note that some of the original images taken in the property have been staged using AI.

FURTHER INFORMATION
Tenure: Freehold
EPC Rating: B
Council Tax Band: E
Warranty: 10 Years

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 £66.67 plus 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.

Kitchen/Diner/Family Room
6.88m (22'7") max x 6.71m (22') max

Utility Room

ellis winters
sales & lettings since 2001

OFFICE ADDRESS

14 Market Hill
St Ives
Cambridgeshire
PE27 5AL

OFFICE DETAILS

01480 388888
infostives@elliswinters.co.uk



GUIDE PRICE
£500,000
The Pasture
Somersham, Cambs, PE28 3YX

PROPERTY SUMMARY

Offered with No Forward Chain, this unique detached home provides approximately 1,680 sq ft of accommodation following a comprehensive conversion, finished to a high specification throughout and offered with a 10-year warranty. The property benefits from three/four bedrooms, an impressive open-plan kitchen/dining/family room, separate sitting room, landscaped garden with covered entertaining area and ample parking with an EV charging point.

4

3

2













