



Summer Lodge

22 Westwood Road, St Ives, Cambs. PE27 6DJ

elliswinters & co

Exclusive & New Homes

Welcome to

Summer Lodge

Accommodation Summary

Ellis Winters are delighted to offer for sale Summer Lodge, an individual detached family home, enviably positioned within one of St Ives' most sought-after and established non-estate locations. The property enjoys exceptional convenience, being just a short walk from picturesque riverside walks, the town centre and its wide range of amenities, as well as the St Ivo School and the popular Berman Park. Offering versatile accommodation throughout, the property is in need of cosmetic updating but presents a rare opportunity to create a fantastic, individual forever family home tailored to your own taste and style.

The accommodation is arranged over two floors and begins with a welcoming entrance hall, which provides access to all the principal ground floor rooms. To the front of the property is a useful study, ideal for those working from home or requiring a quiet workspace. The lounge is a particularly well-proportioned reception room, enjoying direct access to the southerly facing garden. A separate dining room provides the perfect setting for formal dining and entertaining, while the kitchen offers ample space for a range of units and appliances, with a practical utility room situated adjacent. A spacious cloakroom completes the ground floor accommodation.

The first floor features an airy landing which serves four bedrooms, three of which are comfortable doubles. The principal bedroom is an excellent size and benefits from its own en suite shower room. The remaining bedrooms are served by a family bathroom, making the layout ideally suited to modern family living.

Outside, Summer Lodge has ample off-road parking and access to a garage, providing excellent storage. The rear garden enjoys a desirable southerly aspect, offering a private and sunny outdoor space ideal for relaxing, gardening or entertaining. Being situated in a non-estate position, the property benefits from a more individual setting and established surroundings.

Summer Lodge is offered with the added advantage of no forward chain, and Ellis Winters highly recommend a viewing to fully appreciate the potential, location and unique opportunity this individual home presents.

GROUND FLOOR

Entrance Hall

5.04m (16'6") x 2.09m (6'10")

Cloakroom

1.86m (6'1") x 1.51m (4'11")

Study

3.33m (10'11") x 1.88m (6'2")

Kitchen

3.63m (11'11") x 3.05m (10')

Utility Room

1.99m (6'6") x 1.83m (6')

Dining Room

3.33m (10'11") x 3.03m (9'11")

Lounge

5.06m (16'7") x 3.88m (12'9")

FIRST FLOOR

Landing

5.01m (16'5") x 2.10m (6'11")

Bedroom 1

4.36m (14'3") max x 3.88m (12'9")

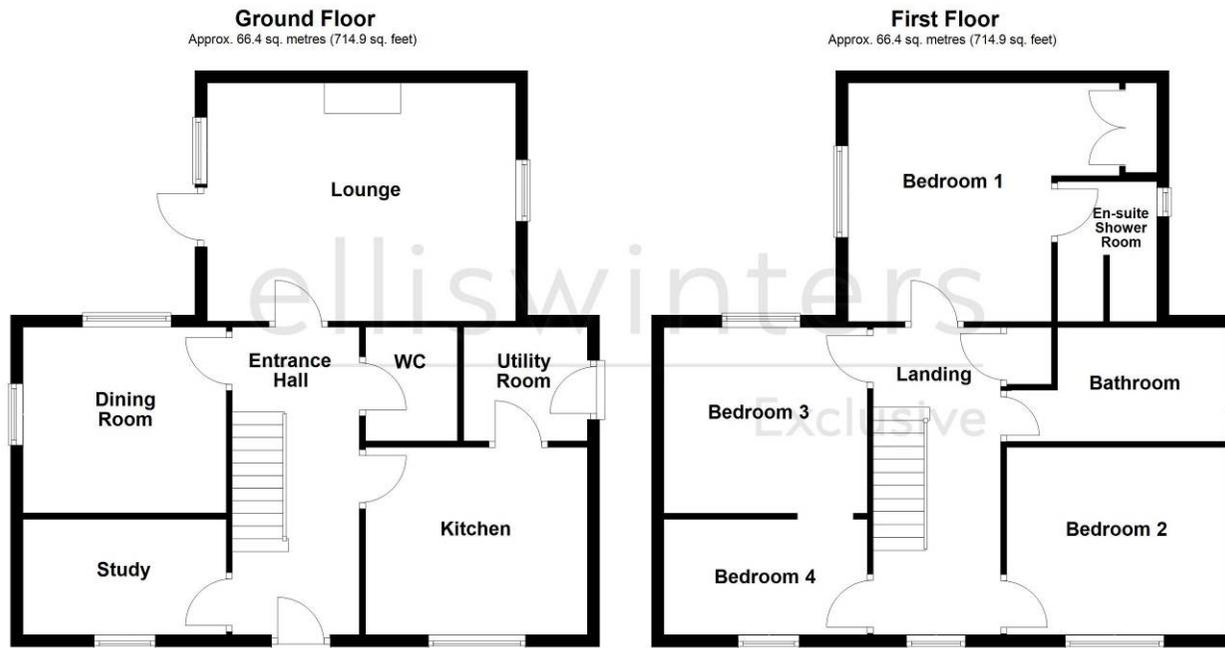
En-suite Shower Room

2.27m (7'6") x 1.58m (5'2")

Bedroom 2

3.64m (11'11") x 3.06m (10')





Total area: approx. 132.8 sq. metres (1429.8 sq. feet)



Bedroom 3

3.32m (10'11") x 3.04m (10')

Bedroom 4

3.32m (10'11") x 1.87m (6'2")

Bathroom

3.63m (11'11") x 1.83m (6')

OUTSIDE

The property is accessed via a driveway shared with one other individual home. The gravel driveway provides ample off road parking and leads to a garage measuring 5.42m (17'9") x 2.68m (8'9") with an up and over door, pedestrian side door, storage in the roof trusses, power and lighting. The front garden is laid to lawn and surrounded by mature hedge borders. Gated side access on both sides of the property leads to the side southerly facing garden which is also laid to lawn and benefits from a large patio seating area with access from the lounge.

FURTHER INFORMATION

Tenure: Freehold

EPC Rating: TBC

Council Tax Band: F

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.

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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