



COOKS YARD

HIGH STREET • OVER



All CGI's are for illustrative purposes only and may vary from finishes within individual properties



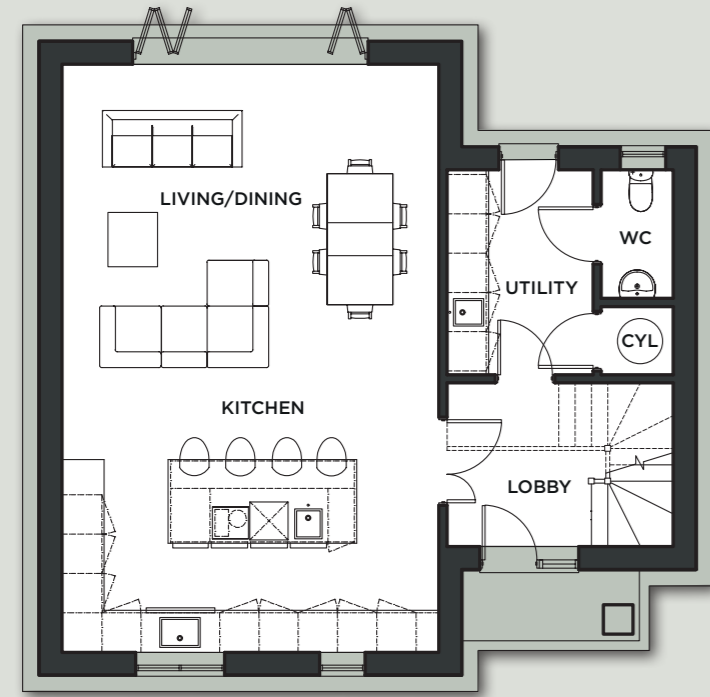
COOKS YARD HIGH STREET • OVER

Nicely situated close to the centre of the pretty village of Over, Cooks Yard is a small collection of just five 2 and 3 bedroom homes built to a traditional style using high-quality materials and finishes. Set back in a private development just off the High Street, the properties benefit from a peaceful countryside setting beyond whilst being within walking distance of all the village has to offer.

The properties have been designed to offer the best of traditional build quality together with internal space to meet the requirements of today's modern living. Each property benefits from generous open-plan kitchen/dining/living rooms to the heart of the home with large bi-folds opening out to landscaped gardens. Kitchens have been carefully considered and feature a suite of integrated appliances and quartz worksurfaces. Upstairs there are two or three bedrooms (plot specific) and well-appointed bathrooms with contemporary sanitaryware.

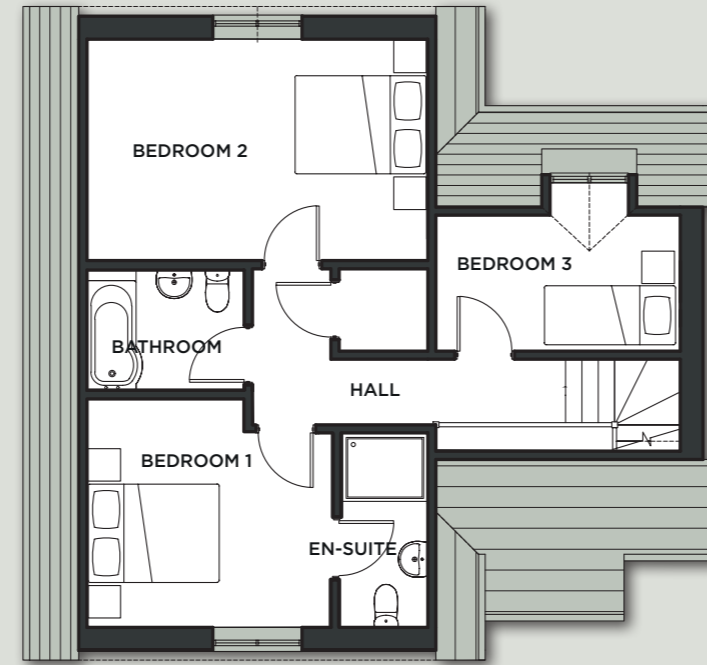
PLOTS 1-3 (plot 2 is handed)

3 bedroom detached home



Ground floor

Kitchen/ Living/Dining	5.66m x 8.92m 18'5" x 29'2"
Utility	3.18m x 2.45m 10'4" x 8'0"

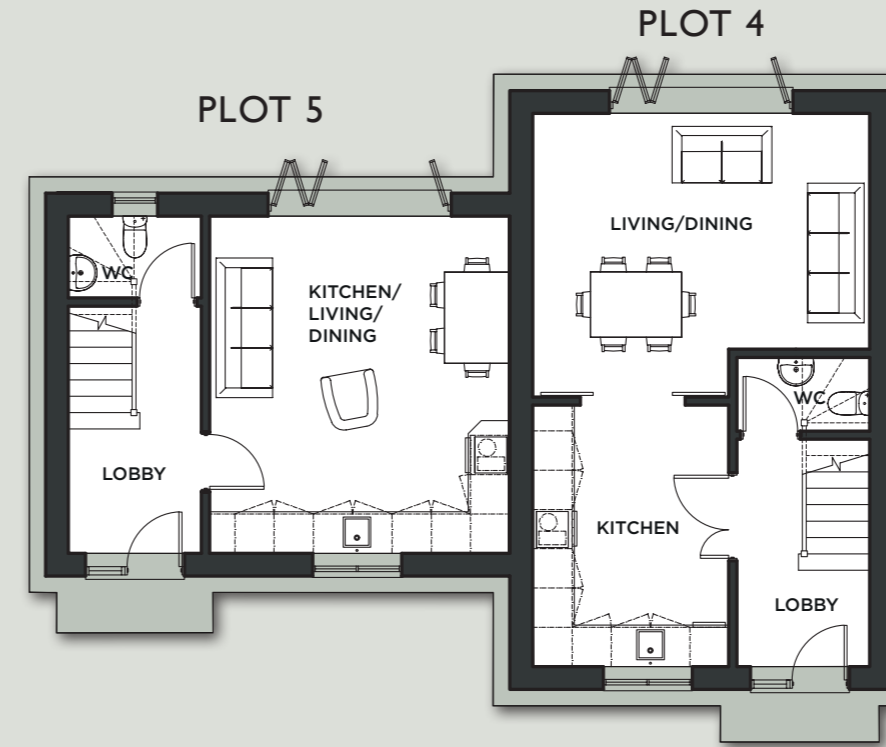


First floor

Bedroom 1	3.88m x 3.15m 12'7" x 10'3"
Bedroom 2	4.83m x 3.28m 15'8" x 10'7"
Bedroom 3	3.67m x 2.47m 12'0" x 8'1"

PLOTS 4-5

2 bedroom semi-detached home

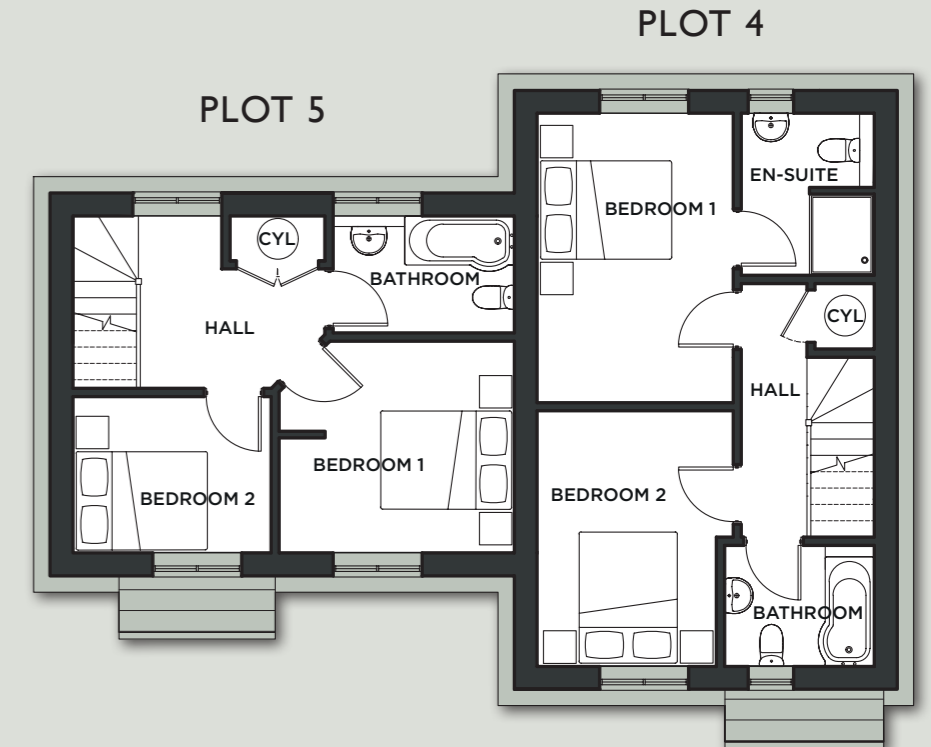


Ground floor

Kitchen/ Living/Dining	5.20m x 5.10m 17.0" x 16'7"
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Ground floor

Kitchen	3.79m x 3.13m 12'4" x 10'2"
Living/Dining	5.21m x 4.68m 17'0" x 15'3"



First floor

Bedroom 1	3.94m x 3.24m 12'9" x 10'6"
Bedroom 2	3.37m x 2.36m 11'0" x 7'7"

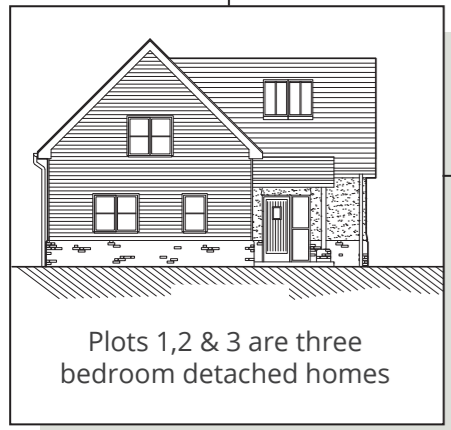
First floor

Bedroom 1	4.49m x 2.98m 14'7" x 9'7"
Bedroom 2	3.95m x 2.98m 12'9" x 9'7"

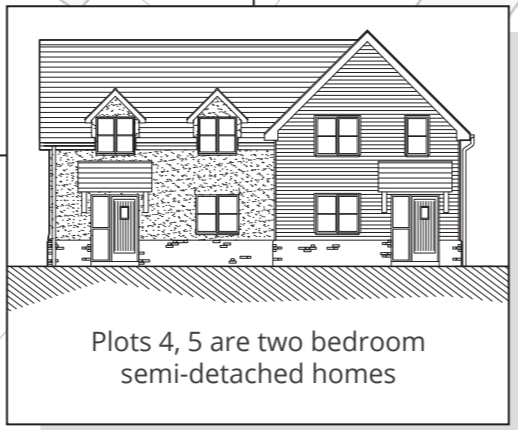
SITE PLAN



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Plots 1,2 & 3 are three bedroom detached homes



Plots 4, 5 are two bedroom semi-detached homes

SPECIFICATION

EXTERNAL FINISHES

- High quality facing bricks to fit local village style
- High quality Spanish slate to main roof
- Block and Brick construction
- Double glazed upvc windows
- Powder coated aluminium bi-fold doors
- Quality colour rendering for maximum longevity

INTERNAL FINISHES

- Smooth plastered ceilings
- Oak staircase
- Oak internal doors

FLOOR FINISHES

- Quality porcelain tiles throughout ground floor
- Tiles to first floor bathroom and en-suite
- Carpet to all bedrooms

UTILITY ROOM

- Contemporary fitted units
- Plumbing and space for washing machine
- Space for tumble dryer
- High quality Quartz worktop

KITCHEN

- Locally designed kitchen by Parker Rose (Can be altered by purchaser)
- Siemens appliances throughout
- high quality Quartz worktop
- Shaker style
- Plots 1-3 include Bora extractor hob

BATHROOMS/SHOWER ROOMS

- Contemporary white sanitaryware
- Chrome mixer taps
- Mains pressure showers to family bathroom and en-suite
- Vanity unit with hand basin
- Chrome heated towel rails
- Tiled floors
- Tiled walls

HEATING AND WATER SYSTEM

- Zoned underfloor heating to ground floor
- Radiators to first floor
- Highly efficient air source heat pump

ELECTRICAL

- Television points to principal rooms and bedrooms
- Outside lighting provision
- Fiber optic provision throughout

LANDSCAPING

- Permeable Tarmac road
- Block paved driveway
- Close board fencing
- Landscaped rear garden

WARRANTY

- 10-year NHBC warranty

TENURE

- Freehold

SERVICES

All mains services are connected to the property

STATUTORY AUTHORITIES

South Cambridgeshire District Council
Cambridgeshire County Council

VIEWING

Should you require further information or to arrange a viewing please contact the vendor's sole agents Redmayne Arnold and Harris.

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Example of plot 2



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COOKS YARD

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For enquiries please contact
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