



KINGS COURT

OVER

AN EXCLUSIVE DEVELOPMENT OF THREE 4-BEDROOM DETACHED FAMILY HOMES



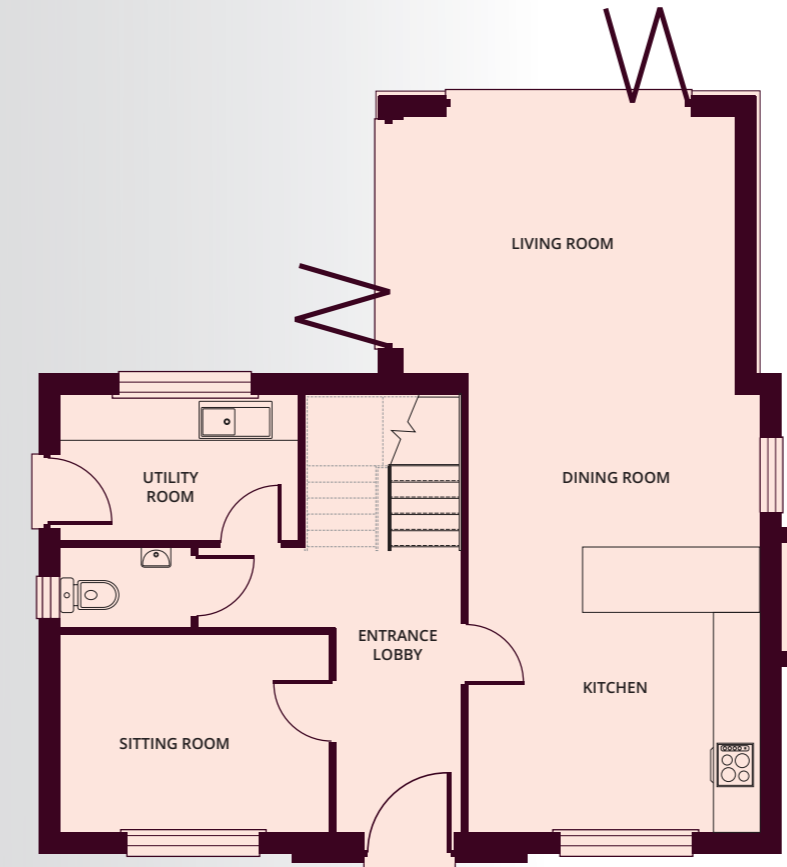
KINGS COURT OVER

Situated in the charming riverside village of Over surrounded by glorious fenland countryside, Kings Court offers an exclusive development of just three 4 Bedroom family homes expertly blending traditional style with a modern flare. Each home has been designed with today's modern living in mind, providing considered and flexible space with a high specification finish throughout. The properties benefit from superb open-plan kitchen/dining/family rooms to the heart of the home with large bi-fold doors opening out to landscaped gardens. Comfortably sitting in this prominent position within the village, the properties are well placed for all that village life has to offer whilst benefitting from easy access road links into Cambridge City and major routes. Excellent schooling is available at Swavesey Village College (Ofsted 'Outstanding') and Over County Primary (Ofsted 'Good').



PLOT 1

Double-fronted Victorian-style



Ground floor

Sitting Room	3.71m x 2.73m	12.2ft x 9ft
Living Area	4.56m x 3.82m	15ft x 12.6ft
Dining/Kitchen	6.02m x 4.01m	19.8ft x 13.2ft
Utility	3.28m x 2.01m	10.9ft x 6.7ft



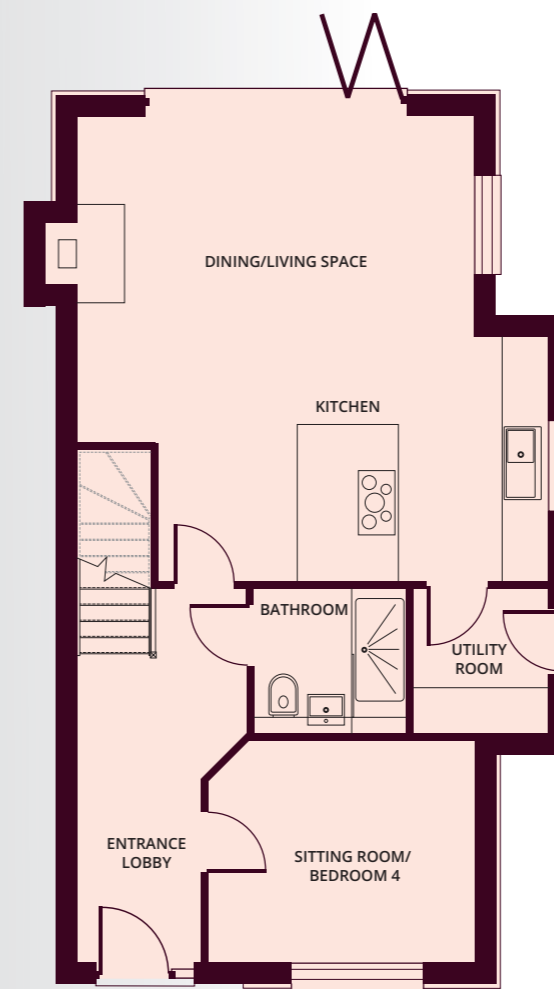
First floor

Bedroom 1	4.01m x 3.28m	13.2ft x 10.9ft
Bedroom 2	4.56m x 3.54m max	14.11ft x 11.7ft max
Bedroom 3	3.41m x 2.74m	11.2ft x 9ft
Bedroom 4	2.77m x 2.74m	9.1ft x 9ft



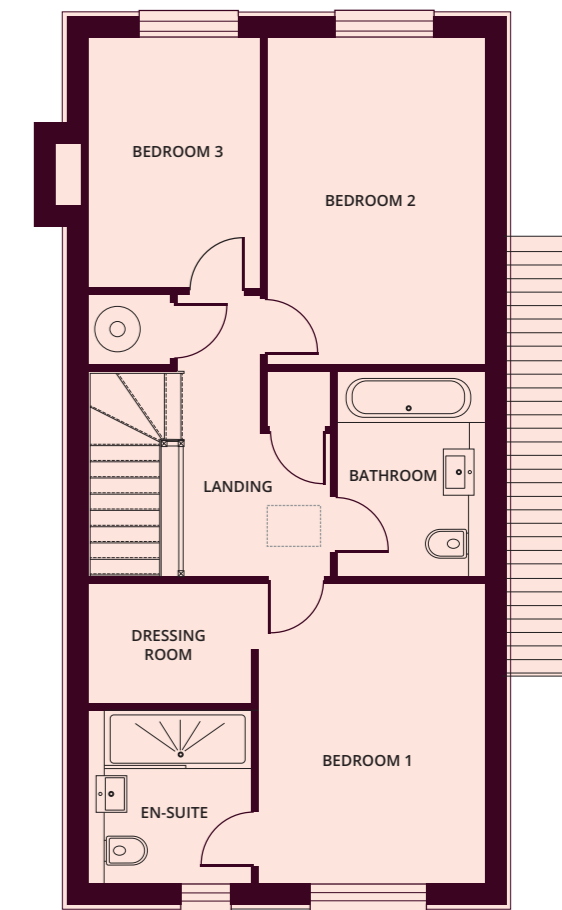
PLOT 2

Contemporary barn-style living



Ground floor

Sitting Room/Bed 4	3.56m x 3.55m	11.8ft x 11.65ft
Living/Dining/Kitchen	6.38m x 5.6m max	20.93ft x 18.4ft max
Utility	2.1m x 1.72m	6.9ft x 5.6ft

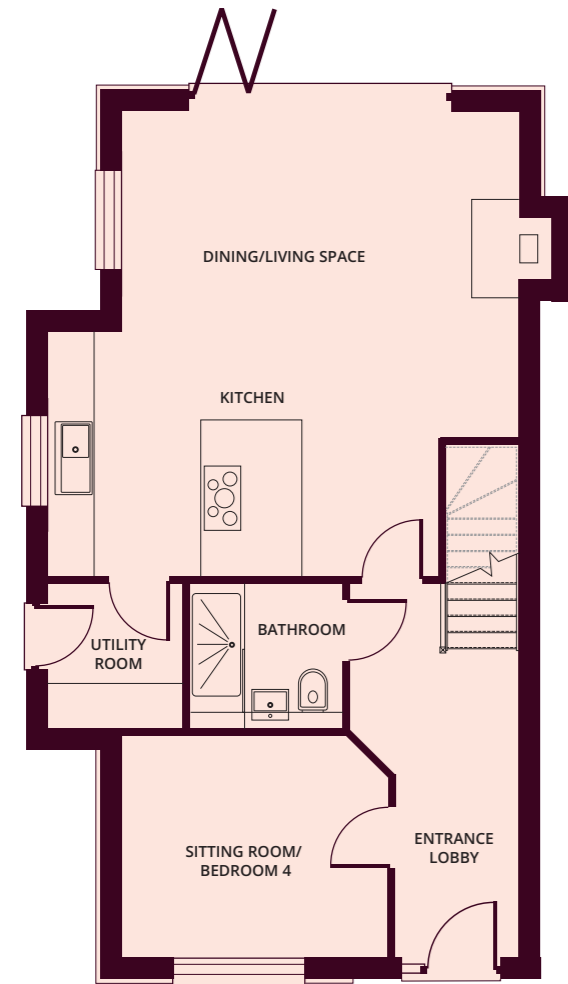


First floor

Bedroom 1	4.1m x 3.1m	13.5ft x 10.2ft
Dressing Room	2.22m x 1.65m	7.3ft x 5.4ft
Bedroom 2	4.51m x 2.96m	14.8ft x 9.7ft
Bedroom 3	3.42m x 2.34	11.2ft x 7.7ft

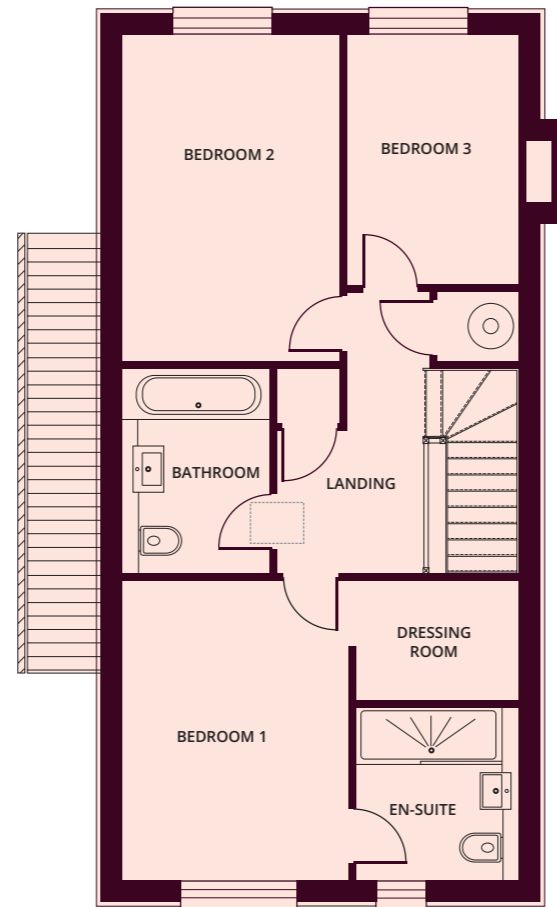
PLOT 3

Versatile family home



Ground floor

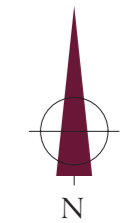
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SITE PLAN





SPECIFICATION

CONSTRUCTION AND EXTERNAL FINISHES

- Traditional cavity construction (Block/Brickwork)
- High quality buff brick and composite black clad elevations
- Slate roof
- High performance composite front door
- Windows double glazed flush casement upvc
- Bi-fold doors
- Velux skylight window

KITCHEN FITTING

- German contemporary kitchens in two-tone oak and graphite grey
- Quartz work surfaces (marbled effect)
- Composite sink
- Integrated electric fan assisted oven
- Induction hob with stainless steel hood
- Integrated fridge/freezer
- Integrated dishwasher
- Wood-effect laminate flooring

HEATING AND WATER SYSTEM

- Underfloor heating to ground floor with independent zoned thermostat's
- Radiators to first floor
- Wood burner to living room
- Chrome ladder style towel rails to bathroom
- Airsource heat pump
- Outside tap

BATHROOM, EN-SUITES AND CLOAKROOMS

- Duravit contemporary white sanitary ware
- Vanity unit
- Chrome mixer taps and shower fittings
- Heated chrome towel rails
- Porcelanosa tiled floor
- Porcelanosa tiled bath/shower walls

ELECTRICAL

- Television points to reception rooms and bedrooms
- LED down lighters to kitchen, living rooms and bathrooms
- Pendants to all other rooms
- External lights to front and rear
- Wired smoke alarms

FLOORING

- Wood-effect flooring to ground floor (Kitchen/Dining/Living)
- Tiled flooring to ground and first floor bathrooms
- Carpet flooring to ground and first floor (Bedroom-Sitting/Stairs/Landing/Bedrooms)

LANDSCAPING

- Sandstone paved patios and paths
- Block paved driveways
- Soft and hard landscaping to gardens
- 1.8m close boarded fencing and gates with post and rail fencing to the rear boundary

PROPERTY DETAILS

- Warranty: 10 year Advantage warranty
- Tenure: Freehold

SERVICES - Mains water, electric and drainage are connected.

LOCAL AUTHORITY - South Cambridgeshire District Council.



KINGS COURT OVER

- Plot 1: 1A Longstanton Road, Over, CB24 5PP
- Plot 2: 2 Kings Court, King Street, Over, CB24 5PS
- Plot 3: 3 Kings Court, King Street, Over, CB24 5PS



For enquiries please contact
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