



HARVEY ROBINSON

£325,000

The Doles

Over, CB24 5QD

- Semi-Detached Family Home
- Four Bedrooms
- Open Plan Kitchen Diner
- Downstairs Cloakroom

- Sought After Village Location
- Single Garage and Off-Road Parking
- Private Rear Garden
- Garden Workshop/Office



PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are delighted to present For Sale this generous four-bedroom semi-detached home. Situated in the sought-after village of Over, this property provides an ideal first time buy, or family home. Benefitting from sitting on a pedestrianised route, this property provides privacy and tranquillity away from any busy roads. The ground floor accommodation in brief comprises a spacious entrance hall, downstairs cloakroom, open-plan kitchen/diner, a large lounge and an additional conservatory which overlooks the rear garden. To the first floor, there are four bedrooms and a family bathroom which has been fitted with a white three-piece suite. The rear garden boasts privacy, with no overlooking properties. There is a spacious outdoor building which has been divided to create both storage and a workshop, which is perfect for those who have any hobbies, or need to work from home. This property is within commutable distance to central Cambridge and would be ideal for anyone who needs to get to work with easy access to the A14 and the guided bus route. Interest in this property is expected to be high, so to avoid disappointment contact the St Ives office to arrange a viewing.



LOCATION AND AMENITIES

Over is a highly sought-after village, located approximately 10 miles from the centre of Cambridge via car or the guided bus stop at Swavesey. The village is well served with a popular primary school, village shop, hairdressers, village pub, a community centre which hosts many groups, sports clubs, and local events. In the centre of the village is the green which hosts cricket and football matches as well as the annual Over village carnival and Christmas market. There is an orchard located in the village which offers 'pick your own' each summer, which is a lovely activity to enjoy. The RSPB nature reserve and the river Ouse can be found on the edge of the village and provide excellent walks to neighbouring villages. The property is within the catchment area for Swavesey village college which is rated as outstanding by Ofsted.





FAQ'S

Tenure: Freehold

Post Code for SatNav: CB24 5QD

What3Words Location: invest.tradition.welfare

Property Built: 1976

Owned Since: 2019

Seller's Onward Movements: Upsizing Locally

EPC Rating: D

Council Tax Band: C

Heating Type: Gas Central Heating

Utilities: Mains Electric, Mains Water, Mains Sewage

Broadband: Cable

Primary School Catchment: Over Primary School

Secondary School Catchment: Swavesey Village College

Conservation Area: No

Rear Garden Aspect: North West

Rear Garden Boundary: Left

Water Meter: Yes, under sink

Boiler Installed: 2007, with installation logbook

Boiler Serviced: November 2024

UPVC Windows: July 2024

Conservatory: 2013

Loft: Part-boarded

GENERAL

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

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British Property Awards 2023 & 2024 – Gold Winner

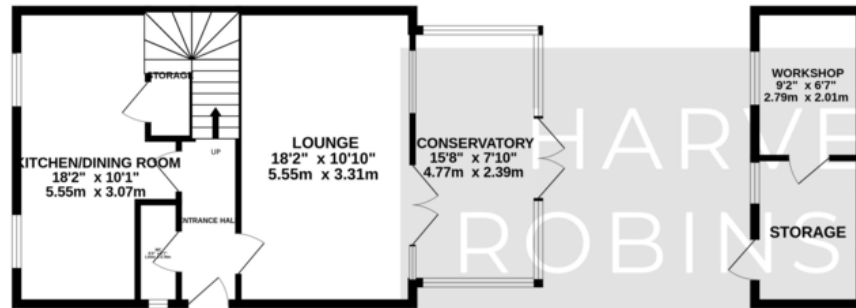
British Property Awards 2024- Silver Winner for the East of England

4.9 Star Google Review Rating

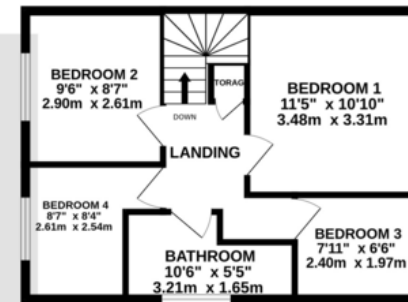




GROUND FLOOR
691 sq.ft. (64.2 sq.m.) approx.



1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 1131 sq.ft. (105.1 sq.m.) approx.
Made with Metropix ©2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

HARVEY ROBINSON

OFFICE ADDRESS

9 White Hart Court, St Ives,
Cambridgeshire, PE27 5EA

CONTACT

01480 454040
stives@harveyrobinson.co.uk
www.harveyrobinson.co.uk