



31 James Wadsworth Close, Over, Cambridge, CB24 5AA  
Guide Price £585,000 Freehold



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**A SUPERB FAMILY HOME ARRANGED OVER THREE FLOORS AND OF OVER 1700 SQ FT, PROVIDING MODERN OPEN PLAN LIVING ACCOMMODATION AND FIVE DOUBLE BEDROOMS IN THIS SOUGHT AFTER CAMBRIDGESHIRE VILLAGE.**

- Attractive family home
- Five generous bedrooms
- Modern open plan living
- Southerly facing garden
- Garaging and driveway parking
- Quiet cul-de-sac position

5 bedrooms – 2 bathrooms – entrance hall – cloakroom WC – living room – kitchen/dining room – gardens – driveway parking – garaging

This modern five bedroom detached home is constructed of traditional brick elevations under a pitched tiled roof. The property is positioned at the end of a quiet cul-de-sac which makes up part of a popular small development in the centre of Over. Located just off the High Street, James Wadsworth Close provides easy access to village amenities, exceptional schooling and open green space. In a little more detail, the ground floor accommodation comprises entrance hall with understairs cupboard, cloakroom WC, bay fronted living room and exceptional open plan kitchen/dining room with sky lights and French doors leading to the garden. The kitchen is fitted with a range of cabinetry, integral Smeg and Bosch appliances and a breakfast bar with an oak worktop. Upstairs, the first floor offers four double bedrooms, two of which have pleasant views over the open green space beyond, and a family bathroom fitted with three-piece white suite. The master suite occupies the entire second floor, benefitting from a dressing area with walk-in cupboard, built in wardrobes and eaves storage and an ensuite shower room.

Outside lies a small front garden, which is mainly laid to lawn with a mature tree and some low-lying shrubs. There is gated access on both sides of the house and driveway parking for two cars in front of the garage as well as additional visitor parking opposite the property. The garage has been divided in two sections, with the rear section being fully insulated and power and light connected. At the rear, there is a well-stocked southerly facing garden with patio area well suited to alfresco dining.

**Location**

Over is a large and popular village situated about 9 miles north west of Cambridge. The village offers a wide range of local facilities including general store, hairdresser, public house, green, recreation ground and a very popular community centre. There is a primary school in the village with secondary schooling available at the highly regarded Swavesey Village College. Whilst being a quiet village it is ideally well situated to access the guided bus stop located between Over and Swavesey with buses running to St Ives and Cambridge, and the new Cambridge North Railway Station and north to St Ives, Huntingdon and Peterborough. In addition, there is an adjoining off road cycle/walkway. Access to the A14 is only five miles away. There are plentiful local walks including along the River Ouse and at the nearby RSPB reserve at Fen Drayton Lakes.

**Fixtures and Fittings.**

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

**Services.**

All mains services are connected.

**Statutory Authorities.**

South Cambridgeshire District Council  
Council Tax Band F

**Viewing.**

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris

**Agent's Note**

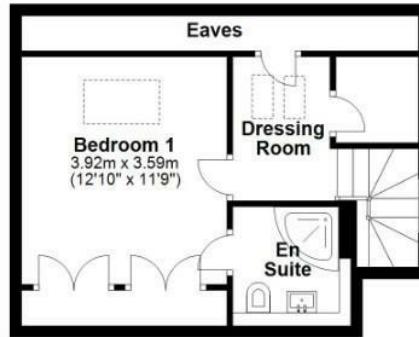
Shared driveway and garages are joined to each other.

Twice a year payment into the Residential Management company to maintain the joint outside spaces and hedges - £180 x2



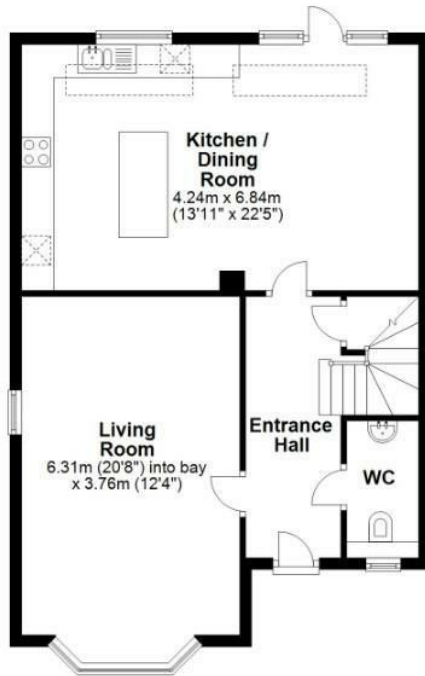
### Second Floor

Approx. 35.5 sq. metres (382.6 sq. feet)



### Ground Floor

Approx. 65.8 sq. metres (708.5 sq. feet)



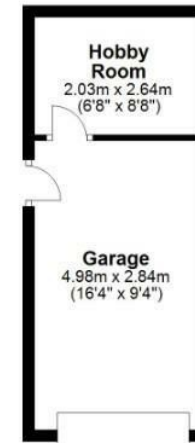
### First Floor

Approx. 57.4 sq. metres (617.9 sq. feet)



### Garage

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 158.8 sq. metres (1709.1 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		78	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

