



1a Willingham Road, Over, Cambridge, CB24 5PD  
Guide Price £675,000 Freehold



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**A SPACIOUS AND VERSATILE DETACHED FAMILY HOME, WITH SELF-CONTAINED ANNEXE SITUATED OVERLOOKING THE VILLAGE GREEN IN ONE OF THE BEST LOCATIONS WITHIN THIS SOUGHT AFTER VILLAGE**

- Detached house with a one-bedroom annexe. • 4/5 Bedrooms, 2/3 Reception Rooms, 3 Bathrooms • Constructed in 2004. • Gas Central Heating. • Occupying a plot of 0.09acres. • Driveway Parking. • EPC rating - 76/C • Council Tax Band - E

sitting room – kitchen/diner – living room – utility room – cloakroom with w.c – 4 bedrooms – en suite – family bathroom – self contained annexe with kitchen/living room to ground floor, bedroom with en suite bathroom to first floor.

This substantial 5 bedroom detached house has been extended and modernised by the current owners and offers spacious well presented accommodation that is currently split creating a 1-bedroom self-contained annexe. This can be easily changed to incorporate the annexe back into the main house.

The accommodation is extremely well maintained and offers spacious living accommodation of over 2100sqft.

The tiled entrance hallway has stairs that give access to the first floor. The hallway leads to the spacious sitting room which has a large bay window to the front aspect. The kitchen/diner is open plan in design, light and airy with patio doors to the rear, this in turn leads to a sizeable living area. The ground floor accommodation is finished with a utility room with doors to the side and separate cloakroom with w.c.

The first floor accommodation comprises 4 bedrooms off a central landing. The principal bedroom has an en-suite shower room and pleasant views across the village green. There are a further 2 double bedrooms and a comfortable single bedroom. The modern family bathroom has a bath, w.c and wash hand basin.

The self-contained annexe has its own entrance to the side of the house and is suitable for a variety of different uses. Arranged over 2 floors, the ground floor has an open plan kitchen /diner, and living area and stairs to the first floor. The first floor has a large bedroom with an en-suite bathroom which has a bath and separate shower cubicle, w.c and basin.

Outside, the home is set back from the road with off street parking and gated access to rear garden and annexe. The private east facing garden is predominately laid to lawn with patio area and 2 storage sheds.

**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.**

Mains services connected: Mains water, mains drainage, mains electricity and mains gas.

**Statutory Authorities.**

South Cambridgeshire District Council  
Council Tax Band E

**Viewing.**

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

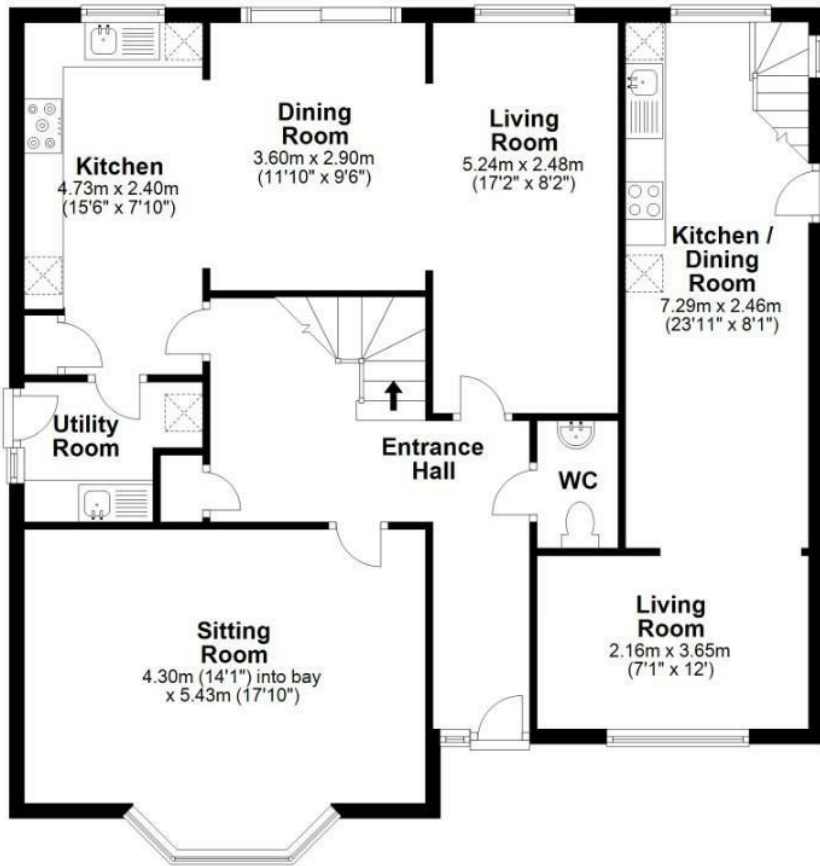
**Agents note**

The property is in a conservation area



### Ground Floor

Approx. 105.9 sq. metres (1139.6 sq. feet)



### First Floor

Approx. 90.8 sq. metres (977.4 sq. feet)



Total area: approx. 196.7 sq. metres (2117.1 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		
(69-80)	C	76	82
(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.



