



22 Overcote Road, Over, Cambridge, CB24 5NS
Offers In Excess Of £750,000 Freehold



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A SYMPATHETICALLY IMPROVED AND THOUGHTFULLY EXTENDED DETACHED HOME LOCATED ALONG THE WELL REGARDED OVERCOTE ROAD IN THE VILLAGE OF OVER.

- Accommodation measuring approximately 248SQM/2679SQFT.
- Mains Services include Mains Gas, Mains Electricity, Mains Water & Mains Drainage.
- Gas Fired Heating.
- Cavity Wall Insulation
- EPC Rating – 75/C
- Gravelled driveway for four vehicles and a detached garage.
- Council Tax - E

Nestled within a plot measuring approximately 0.16 acres, this well-established home benefits from a detached garage with a mezzanine floor above and provides overall living accommodation measuring approximately 248SQM/2679SQFT.

To the ground floor, the spacious lobby leads to the entrance hall which has stairs leading up to the first floor. The ground floor level the property comprises of a large open plan kitchen/dining area, with each area measuring 16'11 in length. The 25ft double aspect living room with French doors opens onto the patio.

The stunning kitchen provides traditional shaker style units with ample cupboard space, a wooden work surface and a large kitchen island to the centre. Completing the remainder of the ground floor are two bedrooms including an enviable master bedroom suite with a recently replaced en-suite shower room and dressing area. There is also a Utility Room and WC.

To the first floor, the property comprises of three generous bedrooms, each of which are double in size and one of which benefits from a further en-suite. Completing the remainder of the first floor is a home office with far reaching views to the front overlooking a paddock and a recently replaced family bathroom with a 'P' shaped bath with a shower over, wall mounted sink with vanity unit below and a low-level WC.

Externally – to the front of the property is a large, gravelled driveway which provides parking for numerous vehicles and leads up to the larger than usual, detached single garage. The garage of the property benefits from an electric up and over door and a mezzanine level which has doubled up as a home office and miscellaneous independent space for growing children.

The rear landscaped garden backs onto open fields, is laid predominantly to lawn and has two large patio areas, one of which is accessible off the Living Room and the second which is to the rear of the garden underneath a timber constructed pergola.

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 alongside the River Ouse and at the nearby RSPB reserve at Fen Drayton Lakes.

Services.

All mains services are connected.

Statutory Authorities.

South Cambridgeshire District Council

Tax band - E

Fixtures and Fittings.

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

Viewing.

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



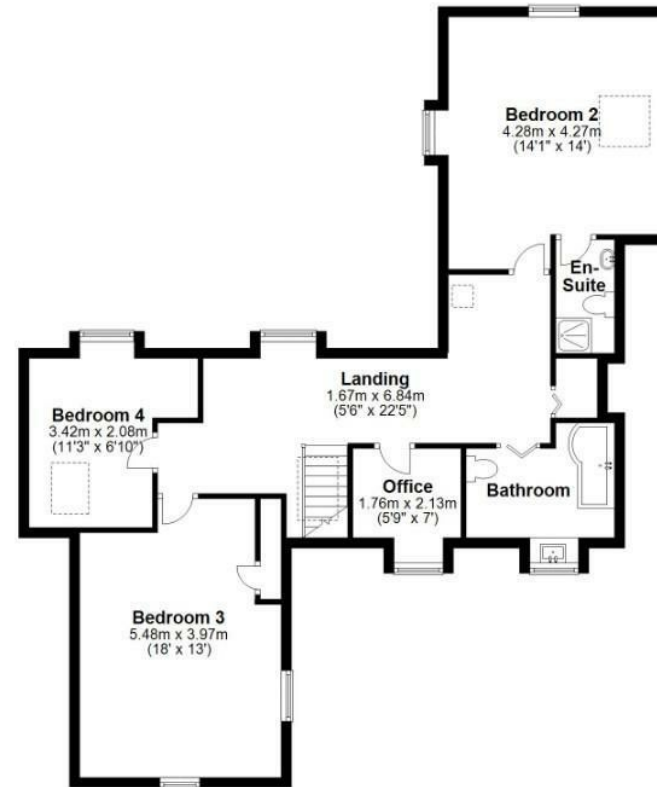
Ground Floor

Approx. 145.3 sq. metres (1563.9 sq. feet)



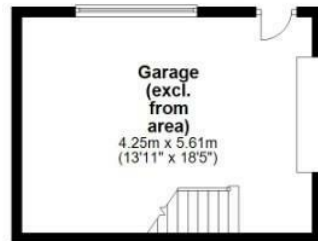
First Floor

Approx. 87.2 sq. metres (939.0 sq. feet)



Outbuilding

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



Outbuilding First Floor

Approx. 16.4 sq. metres (176.4 sq. feet)



Total area: approx. 248.9 sq. metres (2679.3 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.

