



40 The Lanes, Over, Cambridge, CB24 5NQ
Offers In Excess Of £400,000 Freehold



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A SPLENDID FOUR-BEDROOM FAMILY HOME LOCATED TO THE POPULAR VILLAGE OF OVER AND BENEFITTING FROM OFF ROAD PARKING FOR TWO VEHICLES AND A DELIGHTFUL, MATURE GARDEN TO THE REAR.

- Semi-detached house
- Constructed circa 1920
- 0.09 acre plot
- Two allocated parking spaces
- Council tax band-C
- 4 bedrooms, 3 reception rooms, 2 bathrooms
- 1260.4 sqft/ 117.1 sqm
- Gas fired central heating to radiators
- EPC-D/ 62
- Private EV charger

A well-presented 1920s semi-detached house measuring 117.1 sqm / 1260.4 sqft. The property was thoughtfully extended in 1987 and further enhanced by the addition of a conservatory in 2006. The property provides versatile and generously proportioned accommodation arranged over two floors, making it an ideal family home. Planning has been granted for the removal of the current conservatory and the construction of a rear and side extension over one level. The planning reference for this application is 26/01145/HFUL.

To the first floor, there are four bedrooms together with a family bathroom, providing excellent accommodation for a growing family.

The ground floor offers a particularly versatile layout, comprising three reception rooms, including a comfortable living room with a log burner, separate dining room and a conservatory overlooking the rear garden. There is also a galley-style kitchen, a useful utility room and a separate shower room, providing practical facilities for modern family living.

To the first floor, there are four bedrooms together with a family bathroom, providing excellent accommodation for a growing family.

Externally, the property is approached via a gravel driveway providing off-road parking for two vehicles. There is a useful external bike store with power and light. To the rear is a mature, fully enclosed garden, offering a good degree of privacy. The garden features well-stocked borders and an attractive selection of established fruit trees, creating a pleasant and productive outdoor space with considerable scope for entertaining and relaxation.

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.

Tenure

Freehold

Services

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

Statutory Authorities

South Cambridgeshire District Council
Council tax band-C

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



Main area: approx. 69.0 sq. metres (742.4 sq. feet)
Plus outbuildings: approx. 5.3 sq. metres (57.0 sq. feet)

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Approx. 48.1 sq. metres (518.0 sq. feet)



Main area: Approx. 117.1 sq. metres (1260.4 sq. feet)
Plus outbuildings, approx. 5.3 sq. metres (57.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		62	7
Not energy efficient - higher running costs England & Wales		EU Directive 2002/91/EC	

