



Cox's End, Over CB24 5TY
£445,000 Freehold

HOCKEYS
ESTABLISHED 1885



SUMMARY

Positioned within a corner plot and tucked away in a private area of this sought-after development, is this beautifully presented four-bedroom family home. The property has been extended and improved by the current vendors and offers the much-requested open plan kitchen/dining/family room with vaulted ceiling and bi-folding doors which lead to the garden.

INTERIOR

The spacious entrance hall leads to the cosy sitting room, with log burning stove and French doors which open to the enclosed garden. The wonderful, open plan kitchen is fitted with a range of high gloss units and incorporates various integrated appliances, central island and a comfortable seating area which features a box bay window with useful built-in storage. An L-shaped room, leading from the kitchen is a light and impressive dining area with vaulted ceiling. There are four bedrooms, with en suite to master, and a family bathroom located on the first floor.

EXTERIOR

To the front of the property is an ample driveway with electric charging point. This leads to the detached garage which has been fitted with storage and contains the washing machine/tumble dryer, with overhead storage and a door to the side, accessing the kitchen. The majority of the garden is to the side, laid to lawn predominantly and enclosed, with a patio area and timber shed.



LOCATION

Over is a popular village which lies approximately 10 miles

Access to Cambridge Via

A14

Walk to Guided Bus Stop

Outstanding Rated Village

College Catchment

Detached, Extended House

Open Plan Kitchen

Partially Converted Garage

Modern bathroom and En Suite

Log Burning Stove

Electric Charging Point

Garage Plus Driveway





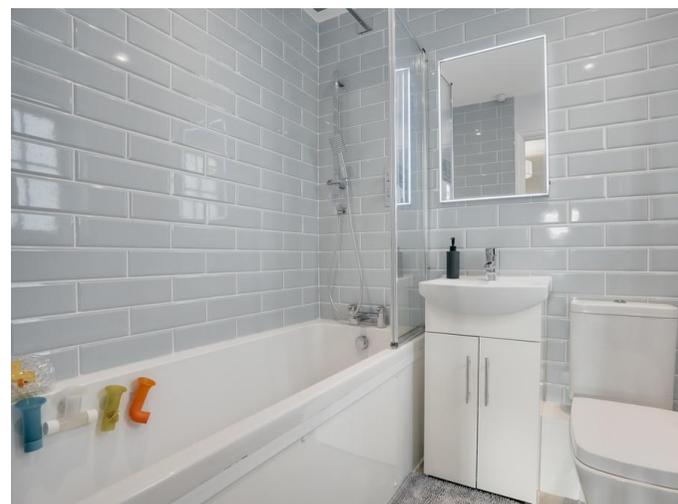
(16.09 kilometres) north-west of university city of Cambridge. With the expansion of the A14 there is now the benefit of faster flowing traffic and the use of additional local byroads. A short walk to the RSPB Ouse fen nature reserve for bird watching just north of the village with new parking and access to the river. Stops for the guided bus are located in Longstanton and approximately one mile away in neighbouring Swavesey, parallel to the busway is a cycle path which is also popular for runners and walkers. The community centre, located next to a sports field and children's play area, holds many events such as weddings, birthdays and sporting events. The village green is the perfect place to watch a cricket match, walk the dog or play football. There are two preschools, a successful primary school and is in catchment for Swavesey Village College, which was rated in 2020 as outstanding by Ofsted. Along the High Street is a convenience store and village garage, a pub and hairdressers with a butcher, bakers, farm shop and Co-operative located in the neighbouring village of Willingham. Wonderful walks can be enjoyed in the outlying countryside including the orchards, the fen or along chain road to the river Ouse.

LIVING ROOM

16' 2" x 11' 7" (4.93m x 3.53m)

SAT NAV POSTCODE

CB24 5TY



Cambridge - 10 Mill Road, Cambridge CB1 2AD | Tel: 01223 356054 | E: cambridge@hockeys.co.uk
Newmarket - 97 High Street, Newmarket CB8 8JH | Tel: 01638 354553 | E: newmarket@hockeys.co.uk
Saffron Walden - Rowe House, Emson Close, Saffron Walden CB10 1HL | Tel: 01799 934136 | E: saffronwalden@hockeys.co.uk
Willingham - 23 Church Steet, Willingham, Cambridge CB24 5HS | Tel: 01954 260940 | E: willingham@hockeys.co.uk
Wisbech - 38 School Road, West Walton, Wisbech PE14 7ES | Tel: 01945 429842 | E: wisbech@hockeys.co.uk

www.hockeys.co.uk

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ADDITIONAL INFORMATION

Local Authority
South Cambs District Council

Council Tax Band
D

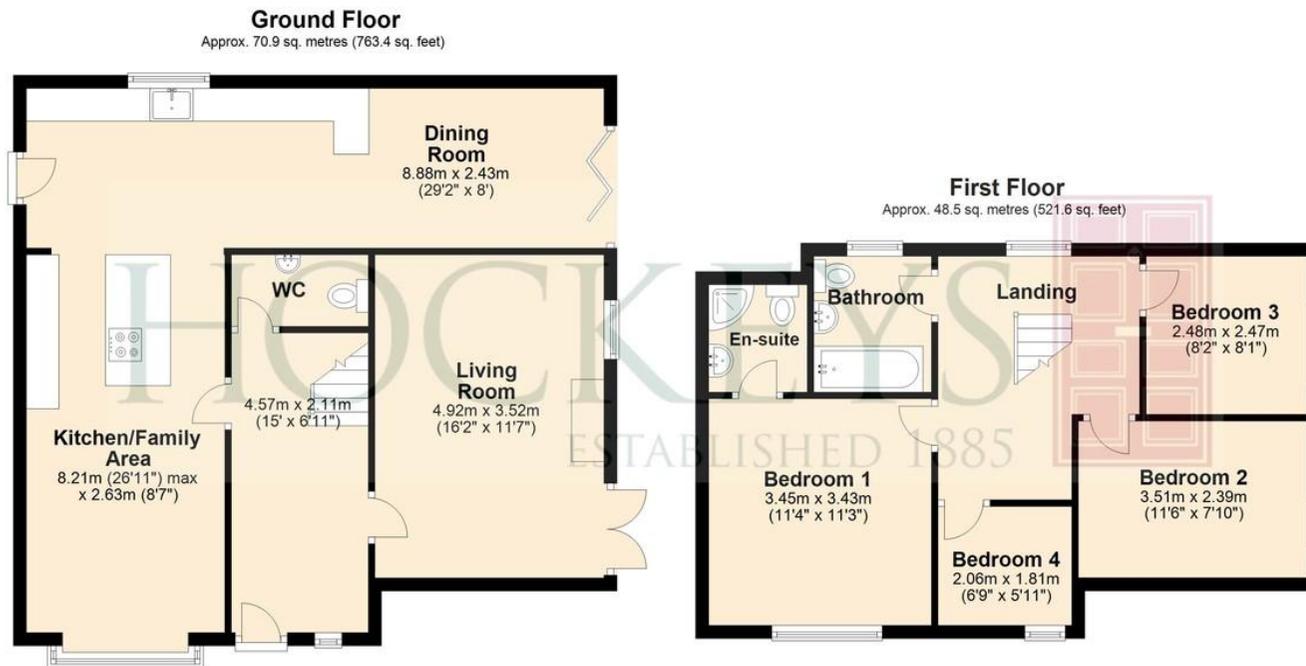
Services
Mains Gas, Mains Electric, Mains Drainage

Transport Links
Guided Bus Stops Swavesey 1 mile, Longstanton 3 miles
Nearest Train Station 11.4 miles, Cambridge
North Huntingdon 12.2 miles

Energy Rating
Energy Efficiency Rating C.

Tenure & Possession
Freehold

Vendors Position
Purchasing Onwards



Total area: approx. 119.4 sq. metres (1285.0 sq. feet)
31 Coxs End, Over

Illustration for identification purposes only; all rooms have been measured with electronic laser and are approximate measurements only and not to scale. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Hockeys Estate Agents for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.