

ENTRANCE HALLWAY Entrance door leading to entrance with stairs to first floor and inner hall way, stairs leading down to ground floor level. Access to spacious loft with air conditioning unit and storage space.

KITCHEN 10' 4" x 8' 1" (3.15m x 2.46m) Double glazed windows to side and rear, range of fully fitted wall and base units, drawers under, rolled edge worktop surface over, returned splashback and tiled walls. Inbuilt oven, hob and microwave oven. 1 1/2 sink unit and mixer tap, space for fridge, double radiator.



DINING ROOM 13' 11" x 12' 11" (4.24m x 3.94m) Double glazed window to side, double radiator, door to living room.

LIVING ROOM 23' 1" x 13' 5" (7.04m x 4.09m) Double glazed window to side and feature bay window with access to balcony and outstanding views over open countryside. Three double radiators, chimney with gas fire.



BATHROOM Obscured double glazed windows to side and rear. Five piece suite comprising of tiled shower cubicle, bath with shower attachment over, hand basin inset to vanity unit, bidet and toilet. Range of built in storage cupboards, heated towel rail, tiled floor.

INNER HALL Hallway with doors to bedrooms one and three, door to walk in pantry (7'5" x 3'5") which has a double glazed window to the side and shelving, space for a fridge/freezer. Airing cupboard housing hot water tank and shelving.



BEDROOM ONE 12' 2" x 10' 5" (3.71m x 3.18m) measurement to wardrobes Double glazed window to front and side. Range of fitted wardrobes with shelving and hanging.

BEDROOM THREE 8' 8" x 7' 3" (2.64m x 2.21m) measurement to wardrobe Double glazed window to side, radiator. Range of fitted wardrobes with shelving and hanging.

DRESSING AREA 4' 8" x 4' 8" (1.42m x 1.42m) Double glazed window to front, door to en suite.



ENSUITE Obscured double glazed window to front, wc, hand basin inset to vanity unit with tiles splash back, extractor fan.

STAIRS FROM ENTRANCE HALL Leading down to the lower level.

UTILITY ROOM 10' 4" x 8' 0" (3.15m x 2.44m) Double glazed window to side, range of base units with sink unit and tiled splash back, plumbing for washing machine, space for tumble dryer. Radiator and extractor fan.

OFFICE 13' 5" x 11' 6" (4.09m x 3.51m) Double glazed window to side, radiator. Door to ground floor bedroom and workshop.

BEDROOM TWO 11' 5" x 10' 11" (3.48m x 3.33m) Double glazed window to side, built in wardrobe with shelving and hanging, radiator.

ENSUITE SHOWER ROOM With three piece suite comprising of wc, hand basin, tiled shower cubicle with electric shower, extractor fan, spot lights to ceiling, radiator, tiled floor.

WORKSHOP 23' 8" x 14' 11" (7.21m x 4.55m) Door to porch, steps to driveway. Window to side, range of built in storage cupboards with work bench.

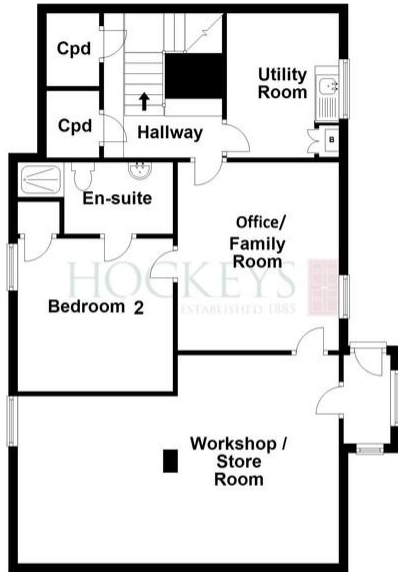
GARDENS AND PARKING An extensive driveway leads to the front of the property and parking area with detached garage which is uniquely fitted with windows from a chapel, with power and light connected and overhead storage. To the front of the property the garden is mainly laid to lawn enclosed by hedging, various mature trees and shrubs set to borders and beds. Immediately to the rear of the property is a shaded patio with pergola and Wisteria, ideally located for outdoor dining, leading through to a large expanse of lawn which is enclosed by hedging and fencing and fields to three sides. The rear garden includes a greenhouse and a large kennel/outbuilding.

AGENTS NOTE The property also includes solar panels which provide profitable water heating in 2019 the return was £2400. The workshop forms part of the lower floor, therefore could be converted into further living/bedroom accommodation following the necessary approval.



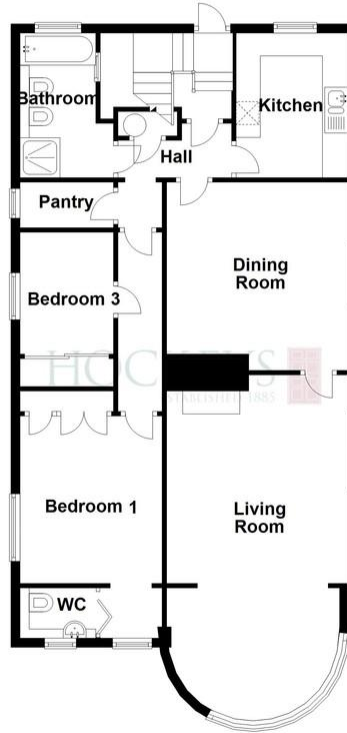
Ground Floor

Approx. 85.4 sq. metres (919.6 sq. feet)



First Floor

Approx. 94.8 sq. metres (1020.9 sq. feet)



Total area: approx. 180.3 sq. metres (1940.5 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

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HOCKEYS
ESTABLISHED 1885





77 Station Road, Over, Cambridge, CB24
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£625,000 Freehold

Dating back to 1923, this interesting house was the only property at this time to be built on the hill approaching the village of Over, from Swavesey. Having an elevated position the property enjoys wonderful views over the open countryside and Mere Fen nature reserve. 'The Blot' has been a wonderful family home for the current vendors for many years. This property has been rarely available on the open market and offers generous and versatile accommodation. This is truly unique and will undoubtedly prove very popular. Set within an established 0.4 acre, this property is a fantastic opportunity.



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