

Entrance door to dining room.

**DINING ROOM** 12' 11" x 12' 0" (3.94m x 3.66m) Double glazed sash style windows to front, door leading to stairs to first floor and door to kitchen, open fireplace with tiled surround and hearth, double radiator.

**SITTING ROOM** 12' 1" x 11' 9" (3.68m x 3.58m) Double glazed sash style windows to front, open fireplace with brick surround, radiator.

**KITCHEN** 11' 0" x 9' 11" (3.35m x 3.02m) Window to side, door to conservatory, door to utility room. Range of fitted wall and base units, drawers under rolled edge worktop surface over and tiled splashback. Inset stainless steel sink unit with mixer tap, plumbing and space for washing machine, space for cooker, radiator.

**UTILITY ROOM** 10' 3" x 4' 9" (3.12m x 1.45m) x 11'7" Plumbing and space for washing machine, wall mounted boiler, range of base units with double stainless steel sink unit with mixer tap, airing cupboard.

**GROUND FLOOR WET ROOM** wc, hand basin, fully tiled walls, shower with tiled floor, extractor fan, radiator.

**SECOND SITTING ROOM** 14' 5" x 11' 10" (4.39m x 3.61m) Double glazed window to side and French doors to garden, radiator.

**CONSERVATORY** 10' 10" x 6' 2" (3.3m x 1.88m) Glazed and brick construction.

**STAIRS TO FIRST FLOOR LANDING** Doors leading to bedrooms.

**BEDROOM ONE** 12' 1" x 11' 10" (3.68m x 3.61m) Double glazed sash style window to front, radiator.

**BEDROOM TWO** 11' 0" x 10' 0" (3.35m x 3.05m) Double glazed window to side, radiator.

**BEDROOM THREE** 13' 1" x 8' 4" (3.99m x 2.54m) Double glazed sash style window to front, loft access, radiator.



**GARDENS AND PARKING** To the side of the property is a double gated driveway providing access to the rear garden which is initially laid to lawn and enclosed by fencing then opens up to a large area including out buildings.



**LOCATION AND FACILITIES** Over is a popular village which lies approximately 10 miles (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 outlining countryside including the orchards, the fen or along chain road to the river Ouse.

**LOCATION AND FACILITIES** Cherry Hinton is located south east of Cambridge and benefits from many local facilities.

There are a wide range of shops and services, primary and nursery schooling, a bank, library and Cherry Hinton Hall park.



The A10 and A14 are close by along with a regular bus service to the city centre.



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14 High Street, Over,  
Cambridge, CB24 5ND

Offers In Excess Of £400,000 Freehold

Situated in the pretty and historic conservation area in the heart of this sought-after village, a chain free period property with a large plot.

Double gated access to the side leads into the 1/5th acre plot, which offers potential for further development, subject to the necessary consent.



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