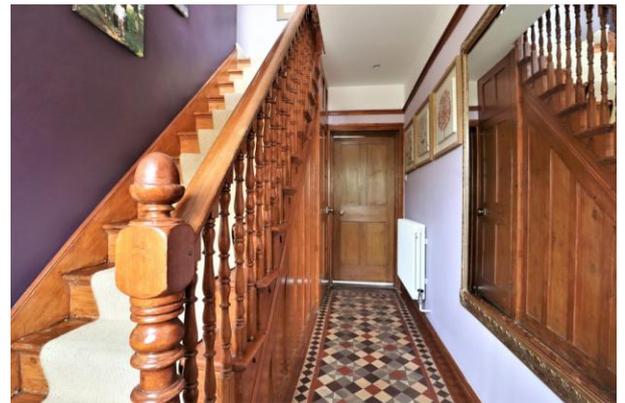


ENTRANCE HALL Staircase to first floor landing, under stairs storage cupboard with original panelling, inset spotlights to ceiling, period style radiator and original Victorian quarry tiled floor.



LIVING ROOM 13' 1" x 12' 10" (3.99m x 3.91m) Double glazed sash window to front. Multi-fuel stove inset to feature fireplace with tiled hearth and timber surround, picture rail, inset spotlights to ceiling, radiator and wood floor, door to office.

OFFICE 13' 0" x 9' 10" (3.96m x 3m) Double glazed sash window to front. Feature fireplace, inset spotlights to ceiling, radiator and wood floor, door to ground floor bedroom.



GROUND FLOOR BEDROOM 13' 1" x 9' 0" (3.99m x 2.74m) Double glazed French doors leading to the courtyard, radiator.

OPEN PLAN KITCHEN/DINING ROOM/SNUG 48' 3" x 0' 0" (14.71m x 0m) Open plan, air conditioning unit, inset spotlights to vaulting ceiling and tiled floor with under floor heating throughout.

KITCHEN AREA 20' 0" x 15' 11" (6.1m x 4.85m) Vaulted ceiling with six remote opening Velux windows, eight panel bi-fold doors with inbuilt remote blinds. Range of high gloss finish wall and base units with drawers under and granite work surface over. Stainless steel double oven, microwave oven/grill, warming drawer with five ring induction hob and built-in extractor hood over, integrated dishwasher and fridge/freezer, plumbing and space for washing machine. Plumbing and space for an American style fridge/freezer. Central island with stainless steel one and a half sink unit with hot water tap and granite work surface, further built in storage. Plumbing and space for dishwasher, built-in wine fridge and macerator. Opening to dining area.



DINING AREA 28' 3" x 10' 4" (8.61m x 3.15m) Further velux window, double glazed window to side, open plan to snug.

SNUG AREA 13' 6" x 12' 8" (4.11m x 3.86m) Double glazed window to side, door to hallway and two built-in storage cupboards.



UTILITY ROOM 10' 4" x 5' 1" (3.15m x 1.55m) Stable door to garden, two double glazed windows to side. Continuation of wall and base units in high gloss finish with granite work surface over, inset Belfast sink with mixer tap, plumbing and space for two washing machines and a tumble dryer, built-in utilities cupboard housing Megaflo system, water softener, wall mounted boiler and controls for under floor heating.



GROUND FLOOR CLOAKROOM Double glazed window to side, WC, glass hand basin with tiled splashback, inset spot lights to ceiling and tiled floor.

STAIRS TO FIRST FLOOR LANDING Double glazed window to front and two period style radiators, doors leading to all first floor bedrooms.

BEDROOM ONE 13' 0" x 8' 11" (3.96m x 2.72m) Double glazed window to rear, walk-in wardrobe with shelving and hanging, radiator.



ENSUITE Obscured window to front, WC, hand basin inset to vanity unit with fully tiled walls, walk-in shower with chrome fitting, chrome heated towel rail, extractor fan, mirror fronted bathroom cabinet and inset spotlights to ceiling.

BEDROOM TWO 13' 2" x 9' 8" (4.01m x 2.95m) Double glazed sash style window to front, original cast iron fireplace, picture rail, inset spotlights to ceiling, radiator and stripped wood floors.



BEDROOM THREE 13' 5" x 8' 2" (4.09m x 2.49m) Double glazed sash style window to side, picture rail, inset spotlights to ceiling and radiator.

BEDROOM FOUR 9' 11" x 8' 11" (3.02m x 2.72m) Double glazed sash style window to front, picture rail, inset spotlights to ceiling, radiator and wood floors.

FIRST FLOOR BATHROOM Double glazed velux window, WC, hand basin, free standing roll top bath with tiled splashback, walk in tiled shower cubicle with chrome fitting, inset spotlights to ceiling and tiled floor.



ANNEX

INNER LOBBY/ENTRANCE HALL Double glazed door to garden, doors to living room and shower room, inset spotlights to ceiling and radiator.

KITCHEN 10' 5" x 7' 0" (3.18m x 2.13m) Double glazed window to side, door to double car port and door to garden.

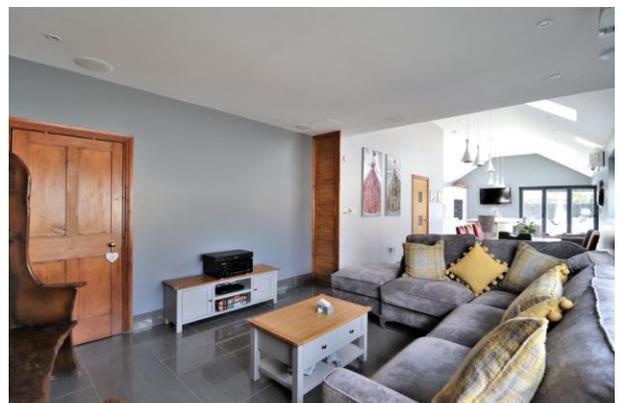
Range of fully fitted wall and base units with drawers under, rolled edge worktop surface over and tiled splashback. Stainless steel built-in oven, two ring gas hob and extractor over, sink unit and mixer tap and tiled splashback, integrated washing machine, dishwasher, fridge and freezer.

BEDROOM 10' 4" x 9' 6" (3.15m x 2.9m) Double glazed window to side, inset spotlights to ceiling and radiator.

SHOWER ROOM Double glazed window to side, WC, hand basin inset to vanity unit, walk in shower with chrome fitting, fully tiled walls, chrome heated towel rail, extractor fan, inset spotlights to ceiling, radiator and tiled floor.

LIVING ROOM 10' 5" x 10' 2" (3.18m x 3.1m) Double glazed window to side, French doors to garden, air con unit and radiator.

PARKING AND GARDENS Along side the property is an electric gated, double width driveway which leads to a large expanse of gravel providing off road parking for numerous vehicles. The double oak frame car port includes overhead storage. The beautifully, professionally landscaped garden provide both a private and enclosed patio area, ideal for entertaining, with a BBQ area, pergola with Wisteria and well stocked raised flower beds. Accessed via the utility room is an attractive courtyard area. The main garden is laid to lawn and enclosed with fencing, includes an lower patio area with raised timber vegetable beds, a timber shed and well stocked perennial borders.



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 now completed, the expectation is that residents will see better flowing traffic to the city, and benefit from the use of the 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.



Annexe
Approx. 32.7 sq. metres (351.9 sq. feet)



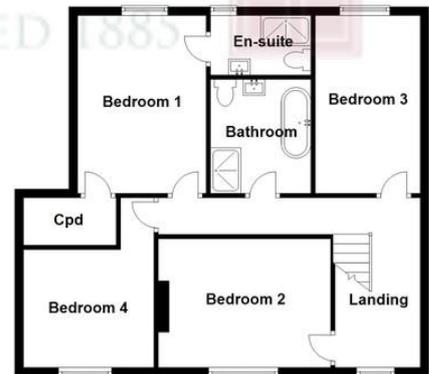
First Floor
Approx. 119.7 sq. metres (1288.6 sq. feet)



Total area: approx. 221.1 sq. metres (2380.2 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Second Floor
Approx. 66.7 sq. metres (739.6 sq. feet)



IMPORTANT: Hockeys (Willingham) Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Hockeys (Willingham) Ltd has any authority to make or give any representation or warranty in relation to this property .

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ESTABLISHED 1885





Wisteria House, 22-24 King Street,
Over, Cambridge, CB24 5PS

£850,000 Freehold

A beautifully renovated and thoughtfully extended Victorian house, situated a short walk to the many amenities offered within this sought after village.

The property still retains many period features such as cast iron fireplaces, tiled floors and wood panelling, with an attractive blend of modern convenience such as the impressive open plan kitchen/dining family room and vaulted ceiling, bi folding doors and air conditioning.

The vast accommodation includes four bedrooms, three receptions rooms within the main house, plus a detached self contained annex, double carport and gated driveway.

The professionally landscaped garden comprises a private courtyard, large expanse of patio, lawn area and vegetable growing area.



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