



Overcote Road, Over, CB24 5NS
£400,000 Freehold

HOCKEYS
ESTABLISHED 1885



SUMMARY

Situated within the centre of the village, a short walk to the wide range of amenities offered within this sought-after village, the property is located along Overcote Road which is an attractive road leading to the river where wonderful walks can be enjoyed and a jetty which provides access for boats and kayaking to the river. The house itself has been extended and includes two reception rooms, kitchen, ground floor toilet. First floor accommodation is four bedrooms with ensuite to master and family bathroom. The property would appreciate some updating and with such a large garden, there is scope for further development subject to necessary planning. Tandem garage and 1/3 acre plot.

INTERIOR

Entrance hall, stairs leading to first floor, WC, doors leading off to reception rooms which include a sitting room and separate dining room, kitchen at the rear which overlooks the garden. To the side of the property is a passage which provides access to the garage, door leads into the rear garden. First floor accommodation comprises four bedrooms - generous master bedroom with en-suite shower room, second good sized double with built-in wardrobes and two further single bedroom, with a family bathroom and separate WC

EXTERIOR

To the front of the property is hedging to the boundary with lawned area, driveway providing off-road parking leading to tandem length garage with up and over door, power and light connected, personnel door to garden. Rear garden is 1/3 acre, mainly laid to lawn and enclosed by fencing with mature trees, planting and hedging.

LOCATION

The popular village of Over lies approximately 10 miles (16.09

KEY FEATURES

- Non-estate position
- Energy Rating E
- Property with potential
- Swavesey VC catchment
- 1/3 acre plot
- Access to Guided Busway
- No chain
- Easy access to Cambridge
- Close to amenities





kilometres) north-west of the university city of Cambridge, providing easy access to A1 and M11. The nearest stop for the Guided Busway is just a mile away in neighbouring Swavesey; this is a direct route west to the market town of St Ives and south to the city of Cambridge, stopping at the Science Park, Train Station and Addenbrooke's Hospital. 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, parties and sports matches. 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 Over is within the catchment for Swavesey Village College, which was rated as outstanding by Ofsted following their most recent inspection.

Along the High Street is a convenience store, village garage, a pub and hairdressers. A butcher, bakery, farm shop and Co-operative are located in the neighbouring village of Willingham, as well as Willingham Auction House with its tea rooms and popular eatery. Wonderful walks can be enjoyed in the outlying countryside including orchards which are open to the public, the picturesque fen or along Chain Road to the River Ouse. A short walk to the RSPB Ouse Fen Nature Reserve for bird watching just north of the village with parking and access to the river.



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ADDITIONAL INFORMATION

Local Authority
 South Cambridgeshire District Council

Council Tax Band C
 2022/2023 Annual £1,813

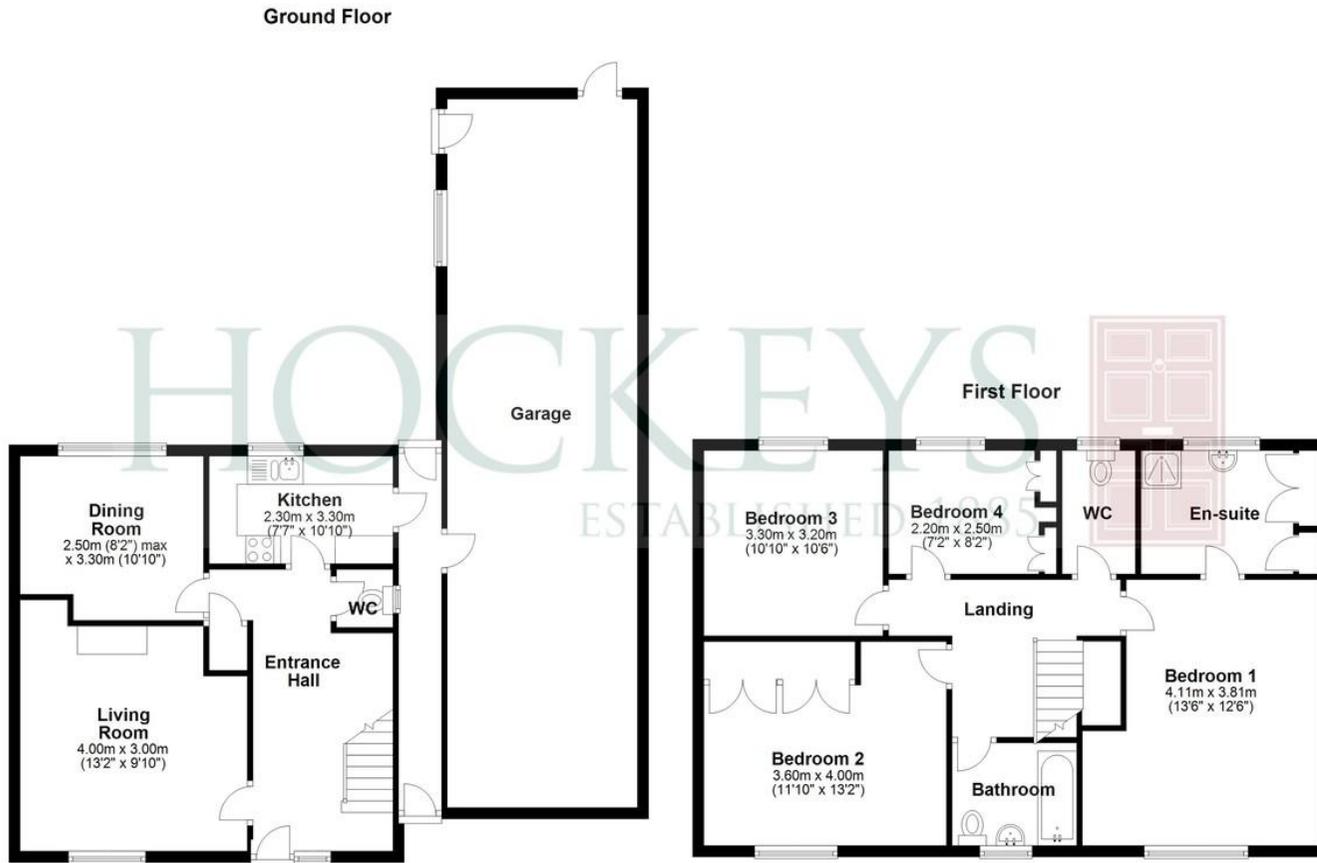
Services
 Mains gas, electricity and water

Transport Links
 A14, M11 and A1
 Guided Busway - Swavesey 1m, Longstanton 3m
 Cambridge North Train Station 9m

Energy Rating
 Energy Efficiency Rating E

Tenure & Possession
 Freehold

Vendors Position
 No chain



Total area: approx. 171.7 sq. metres (1848.3 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

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.