



Over Road, Longstanton, CB24 3DW  
£695,000 Freehold

**HOCKEYS**  
ESTABLISHED 1885



## SUMMARY

Situated within a 2/3 acre plot is this substantial and versatile, detached chalet style property. The ground floor includes spacious reception rooms, two ground floor bedrooms, a modern bathroom and on the first floor there are three bedrooms. The accommodation also includes a potential annex which is located at the rear of the property, this could equally be used as a home office.

## INTERIOR

From the entrance hall, accessing the two ground floor bedrooms and modern bathroom. The large dining room opens onto a bright and spacious living room with views out to the garden. The kitchen/breakfast room is fitted with a comprehensive range of wall and base units, with a rear lobby and ground floor WC completing the ground floor accommodation. The first floor comprises a landing with a range of built-in wardrobes and three bedrooms, the master with built-in wardrobes.

## EXTERIOR

A gated entrance leads into the property, where initially there is a sweeping driveway to the front and side which leads to further parking, a detached double garage with workshop and shower room (not in use). This could easily be converted into an annex, subject to the necessary consent, with storage overhead. The total plot measures 2/3 acre and is mainly laid to lawn with various hedging, mature shrubs and trees. A heated swimming pool, with pool room and patio. A timber shed and picturesque pond.



## KEY FEATURES

- Easy Access To Cambridge
- Heated Swimming Pool
- Guide Bus Way
- 2/3 Acre Plot
- Four Bedrooms
- Workshop And Garage
- Property With Potential
- Potential Annex
- Modern Ground Floor
- No Chain





## LOCATION

Longstanton is an area of interest to many buyers from Cambridge because of the advantage of the guided busway which runs every 7 minutes into Cambridge and then onto Cambridge station and Addenbrooke's hospital. The village is also only 2.5 miles from the A14 and 5 miles from the M11.

There is a good community spirit within the village which holds various events including a local market and summer fayre. You can also find regular events and classes at the primary school or Northstowe Secondary School and regular sports events are held at the recreation ground and The Pavilion.

Facilities in Longstanton include a primary school, a village institute, doctors and dentist surgery, veterinary surgery, public house, village store with post office, fish and chip shop and a co-operative store. The village will benefit from a wider choice of facilities on offer from the neighbouring purpose-built town of Northstowe that is currently in development.



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## ADDITIONAL INFORMATION

**Local Authority**  
 South Cambs District Council

**Council Tax Band E**  
 2021/2022 Annual £2,368

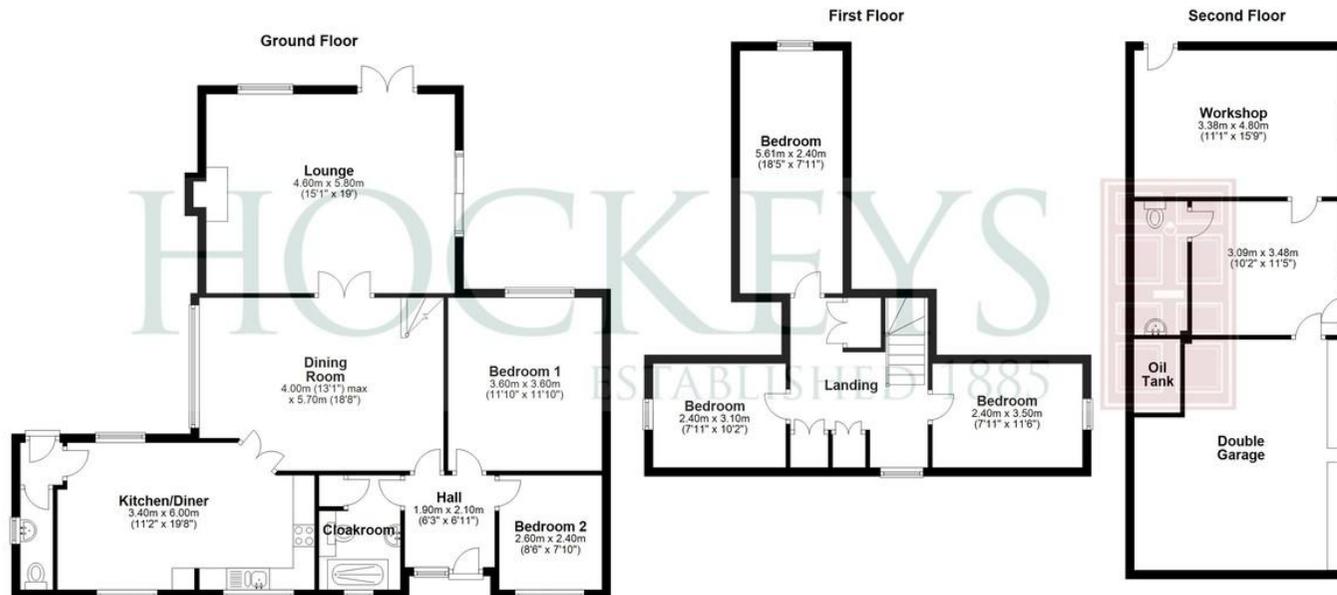
**Services**  
 Mains gas, electricity and water

**Transport Links**  
 A14, M11 and A1  
 Guided Bus Stop 0.5 miles  
 Nearest Train Station - Cambridge North, 10 Miles

**Energy Rating**  
 Energy Efficiency Rating F

**Tenure & Possession**  
 Freehold

**Vendors Position**  
 Chain free



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72   C
55-68	D		
39-54	E		
21-38	F	31   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.