



Willingham Road, Over, CB24 5PD
£750,000 Freehold

HOCKEYS
ESTABLISHED 1885



INTERIOR The oak and polished concrete porch leads to the impressive two storey internal hall with oak flooring and internal doors. With three sets of full height doors, the open plan kitchen/dining/family room is a wonderful space to take in views of the beautiful garden. The kitchen includes a well-designed range of units with Iroko worksurfaces, complemented by a central island and integrated appliances, with a walk in pantry and spacious utility/boot room. The cosy dual aspect sitting room also includes a bioethanol fire. There are also two ground floor bedrooms and porcelain tiled wet room with under floor heating. Accessed from the galleried landing with a comprehensive range of built in storage cupboards, is the wonderful master bedroom with a balcony offering far reaching views. With a generous second bedroom and impressive family bathroom with inset oversize bath.

EXTERIOR To the front of the property is a large gravel drive way with fencing and hedging to the boundaries, this leads to the garage and adjoining workshop. A purpose-built outbuilding houses a swim spa, also a two person sauna and shower. The outstanding rear garden has been designed and particularly well tended by the current vendors. Mainly laid to lawn there is also a vegetable growing area with raised beds, soft fruit bushes and espalier fruit trees, a green house and potting shed with composting area. The wooded area, a haven for birds is mostly planted with hazel and native woodland plants. A covered seating area provides a perfect space for outdoor dining and somewhere to enjoy a view of the garden. There is also natural pond and formal ornamental planted flower beds, plus additional various fruit trees including peach, apple and an olive tree. Adjoining the property is an attractive oak frame studio, an ideal space to work from home.

LOCATION

KEY FEATURES

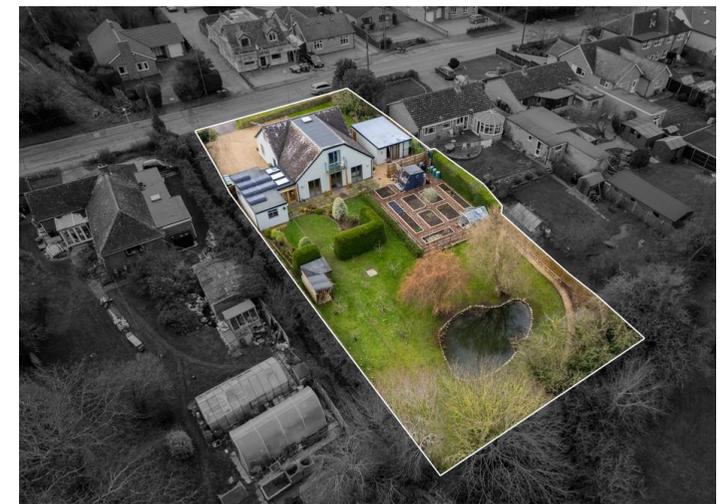
- Unique and Individual Property
- Versatile Accommodation Over Two floors
- Four Bedrooms & Two Bathrooms
- High Quality Throughout
- Swim Spa, Sauna & Shower
- Landscaped Gardens
- Home Studio
- Garage And Workshop





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 outlying countryside including the orchards, the fen or along chain road to the river Ouse.



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 Newmarket - 97 High Street, Newmarket CB8 8JH | Tel: 01638 354553 | E: newmarket@hockeys.co.uk
 Saffron Walden - Rowe House, Emson Close, Saffron Walden CB10 1HL | Tel: 01799 934136 | E: saffronwalden@hockeys.co.uk
 Willingham - 23 Church Steet, Willingham, Cambridge CB24 5HS | Tel: 01954 260940 | E: willingham@hockeys.co.uk
 Wisbech - 38 School Road, West Walton, Wisbech PE14 7ES | Tel: 01945 429842 | E: wisbech@hockeys.co.uk

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Ground Floor

Approx. 135.3 sq. metres (1456.6 sq. feet)



Total area: approx. 180.1 sq. metres (1938.4 sq. feet)

31 Willingham Road, Over

ADDITIONAL INFORMATION

Local Authority
South Cambs DC

Council Tax Band
D

Services
Electric, Solar Panels, Air Source Heat Pump

Transport Links
A14, M11 and A1, Guided Bus Stops Swavesey 1 mile, Longstanton 3 miles, Nearest Train Station 11.4 miles, Cambridge North Huntingdon 12.2 miles

Energy Rating
Energy Efficiency Rating D.

Tenure & Possession
Freehold

Vendors Position
Onward Chain

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	61 D	
39-54	E		
21-38	F		