



Metcalfe Lane, Over, CB24 5PA
£265,000 Freehold

HOCKEYS
ESTABLISHED 1885



SUMMARY

Pleasantly located within a pedestrianised area, central to this popular village and its many amenities. This property has recently been improved by the current vendors and offers bright and well planned accommodation including a porch, open plan living room and double doors leading to the modern kitchen/diner. There are three bedrooms on the first floor with a modern shower room. The garden is a real feature of this property, with double gated access to provide a further parking space, in addition to the garage.

INTERIOR

To the front of the property is an entrance porch, the light and bright living room, has a large picture window and the stairs lead up to the first floor. There are double doors which access the modern and generously proportioned kitchen/dining room, with a built-in under stairs cupboard. The first floor comprises a generous double bedroom to the rear, there are two smaller bedrooms located at the front of the property and a modern shower room.

EXTERIOR

This property is pedestrianised and so has the advantage of being in a quite position, set back from the road and enjoys views over a small green. The landscaped rear garden includes a paved patio area, well stocked borders and a double gated access at the rear, which offers a further parking space if required, or second seating area. There is also a garage en bloc and parking to the front.



LOCATION

KEY FEATURES

- Pedestrianised Location
- Modern Decoration Throughout
- Modern Kitchen & Bathroom
- Access to Guided Bus Way
- Swavesey VC Catchment
- Popular Village
- Access to Cambridge
- Three Bedrooms
- Gated Parking
- Garage En Bloc





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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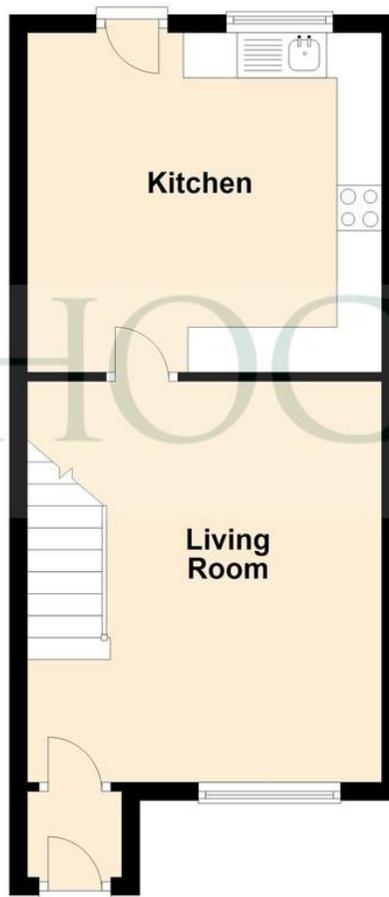
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HOCKEYS

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Ground Floor



First Floor



ADDITIONAL INFORMATION

Local Authority
South Cambs District Council

Council Tax Band
B

Services
Mains gas, electricity and water

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 C

Tenure & Possession
Freehold

Vendors Position
Onward chain

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	74 C	
55-68	D		
39-54	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. Hockey's 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.