



Coxs End, Over, CB24 5TY  
£450,000 Freehold

**HOCKEYS**  
ESTABLISHED 1885



## SUMMARY

An extended three bedroom detached house, situated within a sought after modern development close to the wide range of amenities offered within the highly regarded village. The property is available with no onward chain and in excellent order throughout. With a low maintenance garden and garage along side

## INTERIOR

The entrance hall leads to all ground floor rooms, with stairs leading to the first floor. The sitting room includes a fireplace and French doors which lead to the rear garden, a study located at the front of the property is either an ideal place to work for home or could be used as a dining or family room. The impressive open plan kitchen/dining room with vaulted ceiling and Velux windows, includes a comprehensive range of wall and base units, together with integrated appliances. Finally, a ground floor wc completes the ground floor accommodation

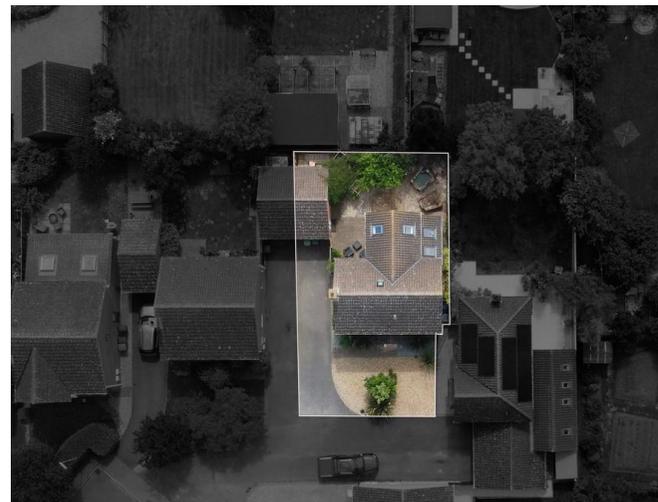
## EXTERIOR

To the front of the property is a landscaped gravel garden, with mature planting. A driveway provides off road parking for two vehicles and leads to the single garage, with power and light connected and personnel door to garden. The enclosed, south facing garden is landscaped for low maintenance but could easily be put back to lawn. With established shrubs and trees, raised beds and a patio with pergola.

## LOCATION

### KEY FEATURES

- No Onward Chain
- Extended and Detached
- Popular Village
- Outstanding Village College
- Open Plan Kitchen/Dining
- Study/Home Office
- En Suite To Master
- Dressing Room
- Low Maintenance, South Facing GN





The popular village of Over lies approximately 10 miles (16.09 kilometres) north-west of the university city of Cambridge. There is also easy access to A1 and M11. The nearest stop for the guided bus 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. 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 and 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 outlining 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.



Cambridge - 10 Mill Road, Cambridge CB1 2AD | Tel: 01223 356054 | E: cambridge@hockeys.co.uk  
 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

[www.hockeys.co.uk](http://www.hockeys.co.uk)

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## ADDITIONAL INFORMATION

**Local Authority**  
 South Cambs District Council

**Council Tax Band D**  
 2021/2022 Annual £2,039

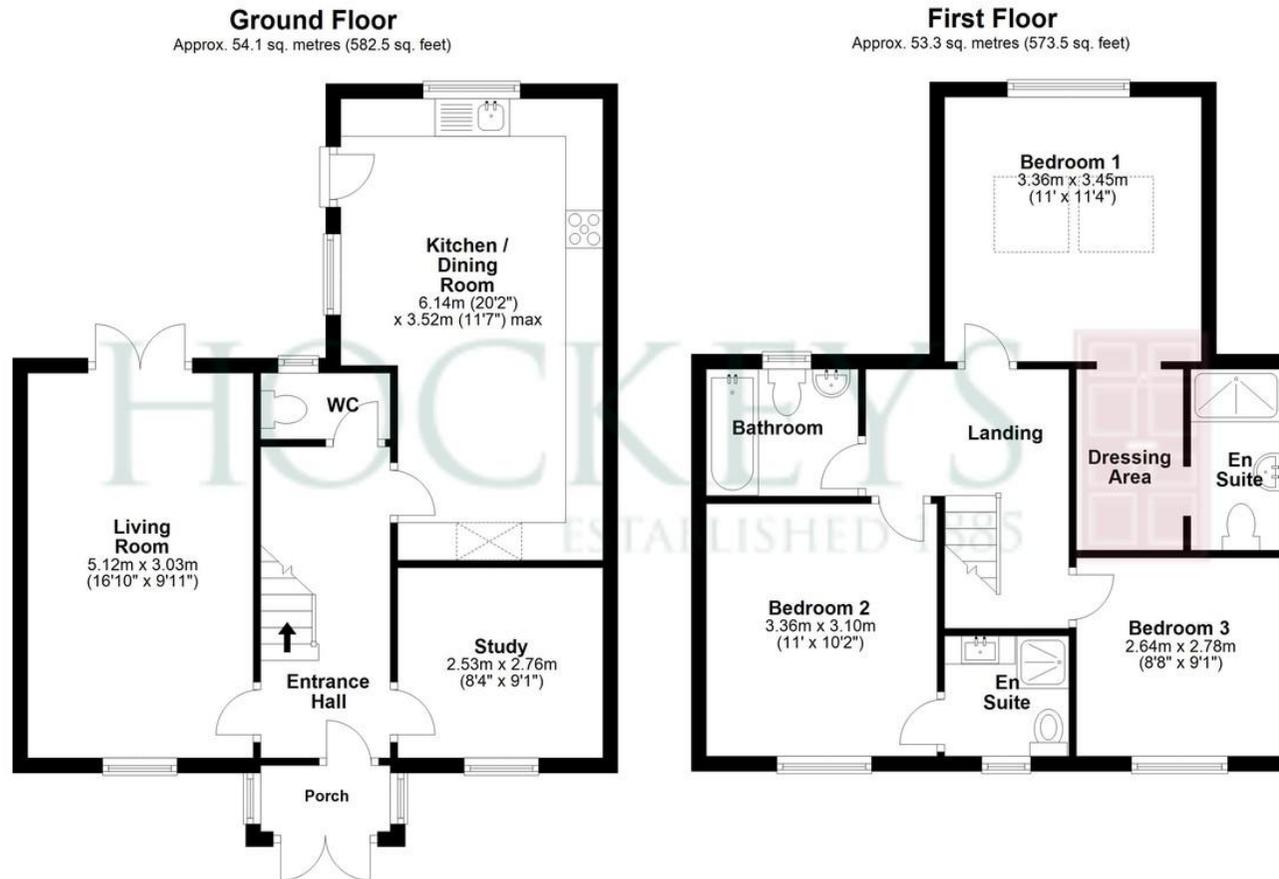
**Services**  
 Mains gas, electricity and water

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

**Energy Rating**  
 Energy Efficiency Rating D

**Tenure & Possession**  
 Freehold

**Vendors Position**  
 No Chain



Total area: approx. 107.4 sq. metres (1156.0 sq. feet)

Drawings are for guidance only  
 Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D	61   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. 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.