



Chapmans Way, Cambridge, CB24 5PZ
£500,000 Freehold

HOCKEYS
ESTABLISHED 1885



SUMMARY

Situated within the heart of this sought after village, the property is located within a popular development and is a short walk to the wide range of amenities available. The property has been extended and improved in recent years, this wonderful family home includes an impressive open plan kitchen/dining room with vaulted ceiling and high quality fitted kitchen. There is also a further reception room, separate utility and four good size bedrooms, with a modern four piece bathroom suite. With a generous driveway and the south facing garden, this property will no doubt prove very popular.

EXTERIOR

The property is ample driveway and lawn area with a gated side access which leadsto0 the landscaped, south facing garden. The garden is mainly laid to lawn, with raised vegetable beds, a patio area and timber shed.

INTERIOR

The spacious entrance hall includes a under stairs cupboard and provides access to the ground floor rooms, with internal oak doors throughout. There is a modern ground floor wc, generous family room which spans the width of the property, to the rear is the main sitting room with log burning stove, a gym area and this is open plan to the fantastic 7m x 5.5m open plan kitchen/dining room with vaulted ceiling, integrated appliances and separate utility, which forms part of the converted garage. The first floor galleried landing provides access to the four good size bedrooms and attractive, modern family four piece bathroom.



KEY FEATURES

- South After Village
- Outstanding Rated Village College
- Access To Guided Bus Way
- Perfect Family Home
- Impressive Open Plan Kitchen/Dining Room
- Utility & Ground Floor WC
- Modern Four Piece Bathroom Suite
- South Facing Garden





LOCATION

The popular village of Over lies approximately 10 miles (16.09 kilometres) north-west of the university city of Cambridge. With the recent expansion of the A14, there is now the benefit of faster flowing traffic and the use of additional local byroads. 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 nearest train stations are Cambridge North, Cambridge city and Huntingdon. 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 outlying countryside including orchards .



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

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ADDITIONAL INFORMATION

Local Authority

South Cambs DC

Council Tax Band

E

Services

Mains Gas, Water Electric

Transport Links

A14, M11 and A1

Guided Bus Stop - Swavesey 1m, Longstanton
3m

Cambridge North 11.4 miles, Huntingdon Train
Station 12.2 miles

Energy Rating

Energy Efficiency Rating D

Tenure & Possession

Freehold

Vendors Position

Onward Chain

