



New Road, Over, CB24 5PJ

**CHEFFINS**



## New Road

Over,  
CB24 5PJ

6 4 2

**Guide Price £1,100,000**



3,378 sqft of accommodation from main house and detached annexe.

A substantial and recently renovated detached Victorian residence extending to about 1922 sqft including impressive open plan kitchen/dining/sitting room as well as generous living room. In addition, the property has a detached annexe that extends to about 1234 sqft with a wealth of fine architectural features including vaulted ceilings. The property has vehicular access from New Road with large, gravelled yard, landscaped gardens and garage for up to four cars. There is also a parcel of land with planning permission for the erection of a detached bungalow of a guide price of £225,000. Further details are available upon request.







## LOCATION

Over is a large village located 11 miles north west of Cambridge, ideally located for major routes including the A14 and A10. The village has a variety of local amenities including including a primary school, shop, public house, church and cricket club. Further facilities are available in the nearby villages of Willingham and Swavesey.

## TIMBER PANELLED ENTRANCE DOOR

with leaded and coloured glass double glazed panes with a double glazed picture light above leading into:

## LIVING ROOM

feature double sided log burner with wooden mantel and stone hearth, staircase rising to the first floor with oak handrail, newel post and spindles, understairs storage cupboard, double glazed sash windows to three aspects, underfloor heating.

## KITCHEN/DINING/SITTING ROOM

Kitchen is fitted with a generous range of fitted storage cupboards and drawers with stone working surfaces with matching upstands, undermount butler style sink unit with mixer tap with boiling water tap, Rangemaster dual fuel cooking range with matching extractor hood above, space for fridge/freezer, fitted and concealed dishwasher, ceiling with inset downlighters, log burning stove with wooden mantel and stone hearth, floor with underfloor heating, double glazed sash windows to the side and rear, double glazed bi-fold doors leading out to the rear.

## UTILITY ROOM

Gloworm gas fired boiler providing domestic hot water and central heating system, rolltop working surfaces with single drainer sink unit, range of storage cupboards, plumbing and space for automatic washing machine, space for tumble dryer, underfloor heating, panelled and double glazed door leading out to the rear garden.

## CLOAKROOM

fitted with white suite comprising low level dual flush w.c., wash hand basin with mixer tap with storage cupboard below, ceiling with inset downlighters, double glazed and frosted window.

## ON THE FIRST FLOOR

### LANDING

with access to loft space, radiator, a pair of double glazed sash windows, double cupboard housing pressurised hot water cylinder and slatted shelving.

### BEDROOM 1

radiator, double glazed windows to two aspects.

### ENSUITE SHOWER ROOM

walk-in shower, glazed sliding door, low level dual flush w.c., wash hand basin with mixer tap, tiling to splashbacks, storage cupboards below, heated towel rail/radiator, double glazed and frosted sash window.

### BEDROOM 2

double glazed windows to two aspects, radiator.

## ENSUITE SHOWER ROOM

white suite comprising low level dual flush w.c., wash hand basin with mixer taps, storage cupboard below, shower cubicle, handheld rose, ceiling with inset downlighters, heated towel rail/radiator, extractor fan, double glazed and frosted window.

## BEDROOM 3

with radiator, double glazed sash windows to two aspects.

## FAMILY BATHROOM

fitted with white four piece suite comprising panelled bath with mixer shower tap with handheld rose, low level dual flush w.c., wash hand basin with mixer tap, range of storage cupboards, walk-in shower, glazed sliding door, wall mounted shower controls with handheld rose and drencher shower head, heated towel rail/radiator, extractor fan, ceiling with inset downlighters, double glazed and frosted window.

## BEDROOM 4

double glazed window and radiator.

## OUTSIDE

Front garden laid to lawn with pathway, enclosed by walling and fencing, gravelled driveway to the side with gated access leading to a gravelled yard with paved patio areas, storage shed, lawned area with flowering and shrub beds.

DETACHED GARAGING for four vehicles, portal frame with block and weatherboarded elevations underneath a pitched tiled roof with power and light connected with four doors to the front.

## THE BARN

A detached self-contained annexe with accommodation in brief comprising:

### ENTRANCE DOOR

with double glazed frosted and leaded pane, leading into:

### KITCHEN/DINING ROOM

feature vaulted ceiling with inset downlighters, and double glazed Velux rooflights. Kitchen is fitted with a good range of storage cupboards and drawers with square edge working surfaces and butler style sink unit with mixer tap. Fitted electric oven, microwave oven, 4 ring gas hob with extractor fan above, fitted and concealed dishwasher, fitted and concealed automatic washing machine and tumble dryer, fitted and concealed fridge/freezer, radiator, double glazed windows to the front and twin double glazed doors leading out to the front, heated towel rail/radiator. Open through to:

## LIVING ROOM

Atmospheric room with high vaulted ceiling with inset double glazed rooflights, radiator, double glazed doors and windows to the side.

## INNER HALL

large storage cupboard with slatted shelving.

## BEDROOM 1

with tall vaulted ceilings, double panelled radiator, double glazed window.

## DRESSING ROOM

with radiator, double glazed and frosted window.

## BEDROOM 2

double panelled radiator, and a pair of double glazed windows.

## BATHROOM

fitted with white four piece suite comprising panelled bath with mixer/shower tap, shower cubicle, handheld rose, glazed door, dual flush w.c. and wash hand basin with mixer tap, range of storage cupboards, ceiling with inset downlighters, heated towel rail/radiator, extractor fan, double glazed and frosted window.

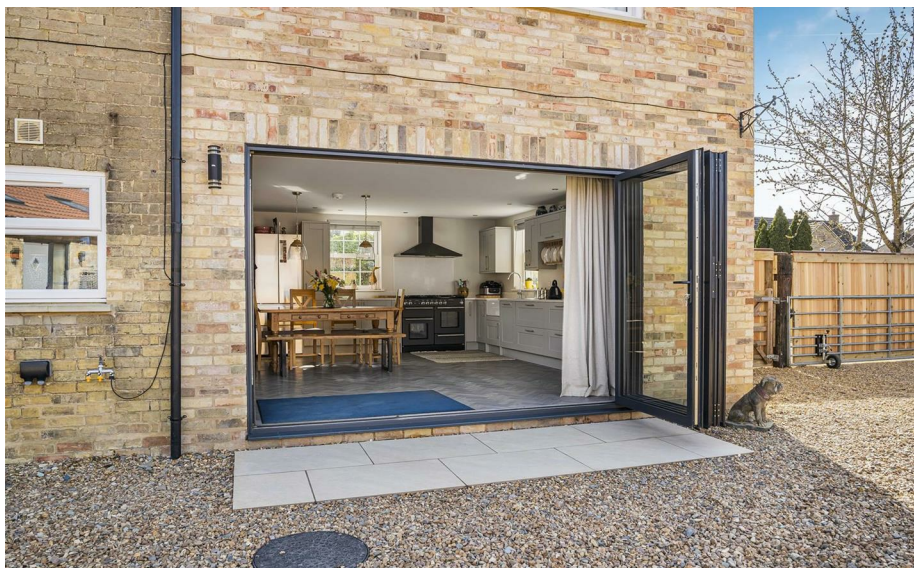
## PLOT

South Cambs Planning reference 24/03110/FUL was granted on 10th October 2024 for demolition of the existing outbuilding and the Sub-division of existing plot to form one separated new dwelling with drive and crossover and to create one shared drive and crossover with gated access to the remaining land.


The proposed plans show a detached single-storey residence with 3 bedrooms, 2 bathrooms, kitchen/dining room and living room extending to approx. 96sq.m (1033 sq.ft) GIA 2no. parking spaces and secure bike store.







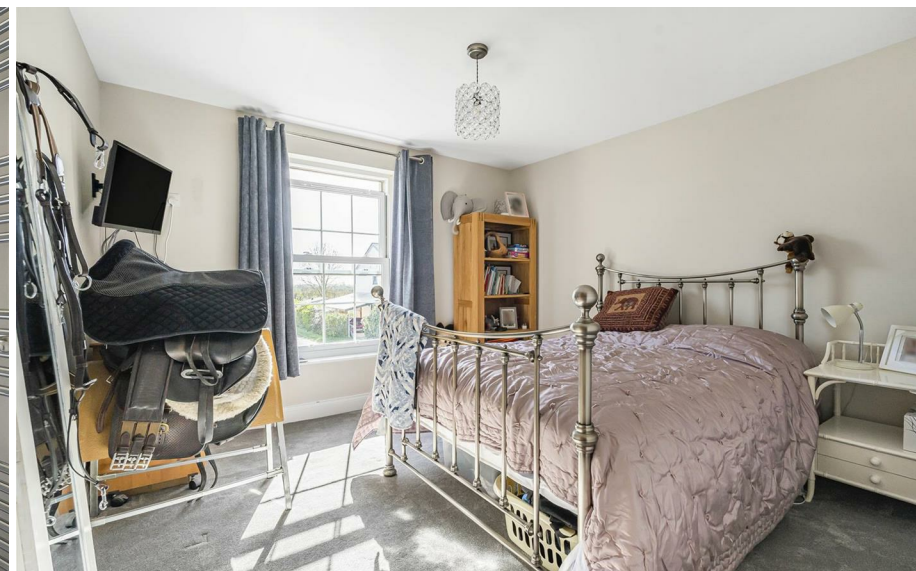


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	84
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Guide Price £1,100,000  
 Tenure - Freehold  
 Council Tax Band - E  
 Local Authority - South Cambridgeshire  
 District Council







**Approximate Gross Internal Area 3378 sq ft - 314 sq m**

Ground Floor Area 961 sq ft – 89 sq m

First Floor Area 961 sq ft – 89 sq m

Annexe Area 1234 sq ft – 115 sq m

Loft Storage Area 222 sq ft – 21 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



[For more information on this property please refer to the Material Information Brochure on our website.](#)

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

