



Fen End, Over, CB24 5NE

CHEFFINS

Fen End

Over,
CB24 5NE

An impressive detached Hanse Haus residence, constructed by the renowned German manufacturer specialising in high-quality, energy-efficient timber-framed homes. Extending to approximately 2,470 sq ft, this individual property occupies a desirable non-estate setting at the end of its own private driveway.

The grounds extend to approximately 1.2 acres and include an attractive wildlife lake, together with a useful range of outbuildings comprising workshops, a storage barn, pole barn, shed and summer house.

Situated within this highly regarded and well-served village, the property offers a rare combination of modern energy-efficient construction, generous accommodation and extensive outdoor space in a secluded setting.

3 2 2

Guide Price £1,000,000





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.

COVERED ENTRANCE

With outside light and entrance door incorporating triple glazed frosted panels leading to:

ENTRANCE HALL

Coat hooks, tiled flooring, triple glazed frosted windows and timber door leading to:

RECEPTION HALL

A welcoming reception area with staircase rising to the first floor, tiled flooring and underfloor heating.

CLOAKROOM

Fitted with a contemporary white suite comprising wall-hung concealed cistern WC and wall-hung wash hand basin with mixer tap. Part tiled walls, tiled flooring and triple glazed frosted window to the front with shutter.

OPEN PLAN KITCHEN/DINING/SITTING ROOM**KITCHEN/DINING AREA**

Beautifully appointed with an extensive range of high-quality storage cupboards and drawers beneath square-edged work surfaces incorporating a single drainer one-and-a-half bowl sink unit with waste disposal. Integrated appliances include a Neff electric fan oven, Siemens induction hob with extractor hood above, concealed refrigerator and Bosch dishwasher and concealed three drawer freezer under worktop. Air conditioning unit, tiled flooring with underfloor heating and triple glazed windows and doors with shutters.

SITTING AREA

Open plan to the kitchen, with tiled flooring, underfloor heating, air conditioning and triple glazed doors and windows overlooking the rear garden.

WALK-IN PANTRY

Fitted with shelving and air vent, tiled flooring and triple glazed window with shutter.

STUDY/FAMILY ROOM

A versatile reception room with wood flooring, underfloor heating and triple glazed window with shutter.

LIVING ROOM

A particularly pleasant dual-aspect reception room with wood flooring, underfloor heating, air conditioning unit and triple glazed windows to two elevations.

HOME OFFICE

Fitted with an extensive range of bespoke furniture including desks, drawers and storage cupboards. Underfloor heating and triple glazed windows to two aspects with shutters.

UTILITY/BOOT ROOM

Work surfaces with sink unit, plumbing for washing machine, space for tumble dryer, storage cupboards and shelving. Tiled flooring with underfloor heating, triple glazed window with shutter and part glazed door leading to the rear garden.

PLANT ROOM

Housing the mechanical ventilation and heat recovery system, Vaillant gas-fired boiler providing domestic hot water and central heating, pressurised hot water cylinder, solar panel controls and water softener. Tiled flooring.

FIRST FLOOR LANDING

A spacious landing serving the first-floor accommodation.

DRAWING ROOM

An impressive reception room featuring vaulted ceilings, wood flooring with underfloor heating, triple glazed windows and doors leading to:

COVERED BALCONY

With tiled floor, metal balustrade, outside lighting and power, enjoying attractive views over the gardens.

PRINCIPAL BEDROOM SUITE

A generous bedroom with wood flooring, underfloor heating, air conditioning, triple glazed window with shutter and double glazed rooflights.

DRESSING ROOM

Walk-in dressing room with rooflight and underfloor heating.

EN SUITE SHOWER ROOM

Fitted with a large walk-in shower enclosure, wall-hung wash hand basin with mixer tap and concealed cistern WC. Part tiled walls, tiled flooring with underfloor heating, heated towel rail, rooflight and triple glazed frosted window.

BEDROOM 2

Wood flooring, underfloor heating, triple glazed window with shutter and rooflight.

BEDROOM 3

Wood flooring, underfloor heating, fitted desk, rooflight.

FAMILY BATHROOM

Fitted with a white three-piece suite comprising panelled bath with mixer shower attachment and glazed screen, wash hand basin and concealed cistern WC. Part tiled walls, tiled flooring with underfloor heating, heated towel rail and rooflight.

OUTSIDE

The property is approached via a five-bar gate leading to a private gravel driveway providing extensive parking and access to the rear. The driveway is partly lit with automatic lighting.

To the rear are attractive paved terrace areas, ideal for outdoor entertaining, together with well-stocked flower and shrub borders. A substantial hardstanding area provides additional parking and gives access to an open-fronted pole barn and adjoining storage barn with power and light connected.

The gardens extend beautifully beyond and incorporate a magnificent nature lake with island, creating a particularly attractive focal point and valuable wildlife habitat. Adjacent is a summerhouse with timber decking overlooking the water.

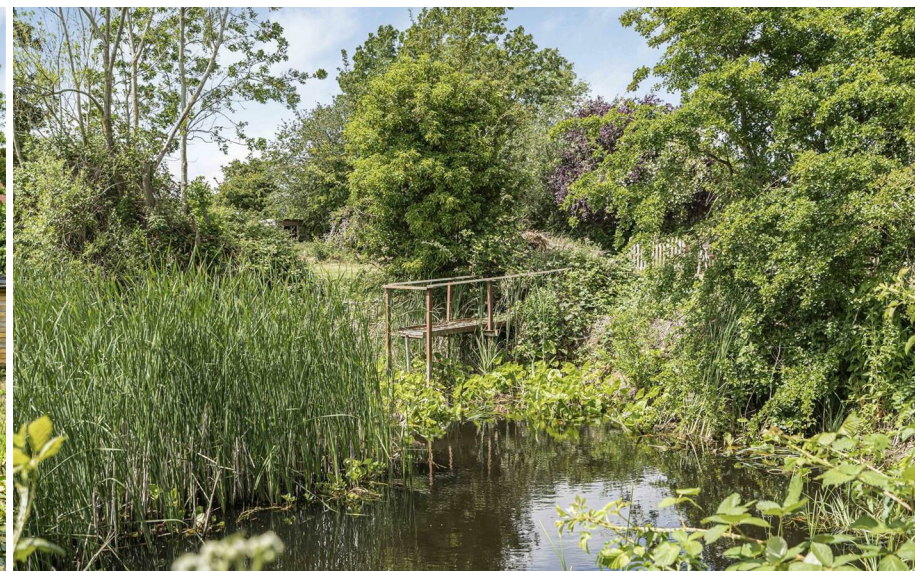
Further features include additional patio areas, productive vegetable gardens, greenhouse, potting shed, timber garden shed and a further pole barn.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	89	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Guide Price £1,000,000
 Tenure – Freehold
 Council Tax Band – G
 Local Authority – South Cambridgeshire District Council



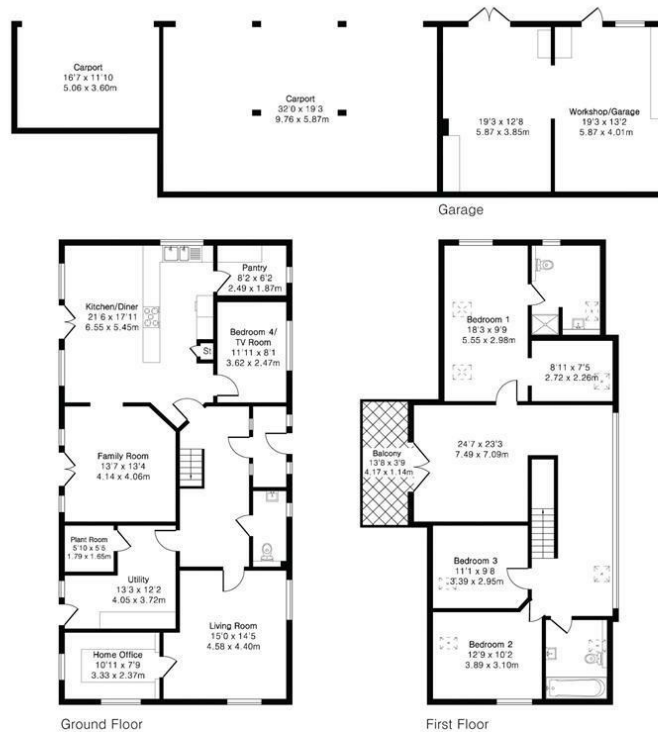


**Approximate Gross Internal Area 2470 sq ft - 230 sq m
(Excluding Garage)**

Ground Floor Area 1373 sq ft - 128 sq m

First Floor Area 1097 sq ft - 102 sq m

Garage Area 505 sq ft - 47 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.

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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.



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