



7 Church End, Over, Cambridge, CB24 5NH

Guide Price £275,000 Freehold



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01223 819300

A CHARMING EARLY VICTORIAN DETACHED FAMILY RESIDENCE OCCUPYING A LARGE PLOT EXTENDING TO 0.219 ACRES, IN A PRIVILEGED POSITION WITHIN AN HISTORICAL PART OF THE VILLAGE, WITH DIRECT VIEWS ACROSS TO ST. MARY'S CHURCH.

• 1313 sqft / 122 sqm • Early Victorian detached house built circa 1840s • 5 bedrooms, 2 reception room, 2 bathrooms • Plot size measuring 0.219 acres / 885 sqm • Excellent scope to extend and reconfigure • Possible scope for plot sub-division • Driveway parking and garage • No onward chain • Cash buyers only • A full and comprehensive refurbishment programme is required

7 Church End, Over is an attractive period house, which has fallen into disrepair and needs a full and comprehensive restoration programme. The property requires significant investment, presenting an excellent opportunity for prospective purchasers to create a wonderful family home with extensive grounds, in keeping with its period origins.

Fantastically positioned opposite St. Mary's Church, the property offers a large triangular tree-lined plot, measuring 0.219 acres in total and including gardens, driveway parking and a detached garage.

The accommodation comprises an entrance hall, living room with a side bay window, dining room, kitchen, ground floor bathroom and five generous first floor bedrooms. We suspect there has been subsidence and some structural issues, which would require further investigation. The property's former heating system has been decommissioned.

This rare property within the picturesque and well-served village of Over would be an ideal buy for a developer or purchasers looking for a comprehensive project.

Agent's Note

There is evidence of subsidence and structural issues. Interested parties are advised to carry out a full structural survey.

Location

Over is a large and popular village situated about 9 miles north west of Cambridge. The village offers a wide range of local facilities including general store, hairdresser, public house, green, recreation ground and a very popular community centre. There is a primary school in the village with secondary schooling available at the highly regarded Swavesey Village College.

Whilst being a quiet village it is ideally well situated to access the guided bus stop located between Over and Swavesey with buses running to St Ives and Cambridge, and the new Cambridge North Railway Station. In addition, there is an adjoining off road cycle/walkway. Access to the A14 is only five miles away. There are plentiful local walks including alongside the River Ouse and at the nearby RSPB reserve at Fen Drayton Lakes.

Tenure

Freehold

Services

Mains services connected include electricity, water and mains drainage. There is no gas connection to the property. There is no connected heating. There is an oil tank and old oil burner at the property.

Statutory Authorities

South Cambridgeshire District Council
Council tax band-E

Fixtures and Fittings

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

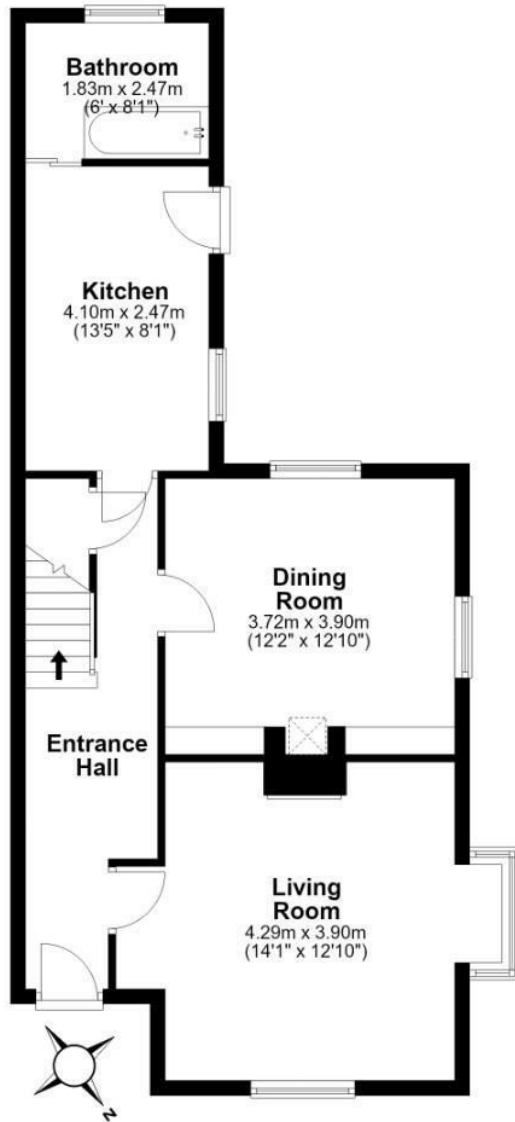
Viewing

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris



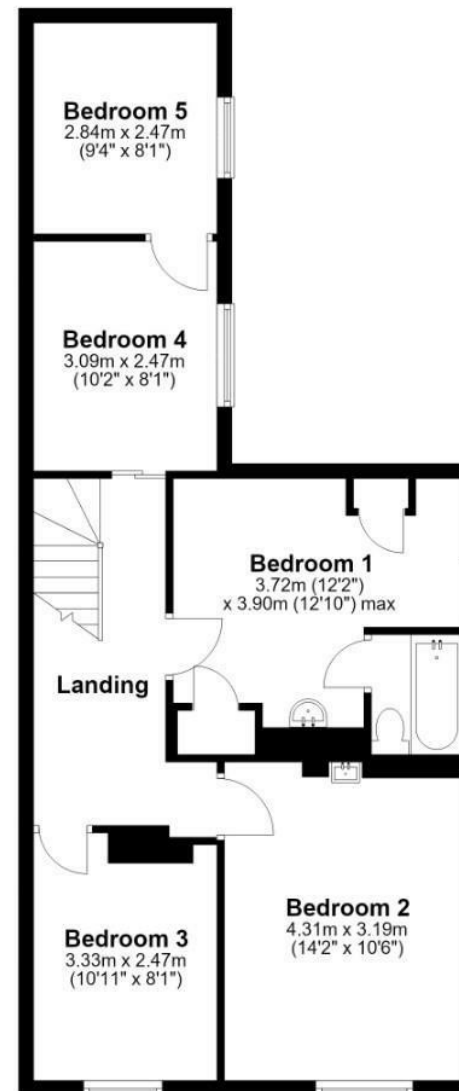
Ground Floor

Approx. 60.1 sq. metres (646.6 sq. feet)



First Floor

Approx. 62.0 sq. metres (666.9 sq. feet)



Total area: approx. 122.0 sq. metres (1313.5 sq. feet)

For guidance only. Not to scale. All dimensions and areas are approximate and should be verified.
Plan produced using PlanUp.

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

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EU Directive
2002/91/EC

