



1 Barns Close, Over, Cambridge, CB24 5TX
Guide Price £450,000 Freehold



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A DETACHED FOUR-BEDROOM, SINGLE STOREY RESIDENCE, WELL-PRESENTED THROUGHOUT, SET WITHIN DELIGHTFUL WALLED GARDENS WITH VIEWS OVER FIELDS AND ST MARY'S CHURCH.

- Detached bungalow
- Constructed in 1995
- Gas fired combination boiler
- Garage, carport and driveway parking
- Council tax band-E
- 4 bedrooms, 2 reception rooms, 1 bathroom
- 1205 sqft/112 sqm
- Replacement windows and doors in 2020
- EPC-D/64
- No onward chain

The property occupies a wonderful tucked away, cul-de-sac position, enjoying far reaching views over fields and delightful walks nearby and yet just a moments stroll from the High Street. The property was constructed in 1995 to a well-planned design and more recently the windows and doors have been replaced (2020) and freshly decorated throughout. The property extends to 1205 sqft, yet offers scope for enlargement subject to planning consents with ample parking, garage and carport.

The accommodation comprises a spacious and welcoming reception hall with cloakroom/WC just off. There are four bedrooms which include the dual aspect master bedroom with French doors to the garden and a four piece family bathroom. There are two reception rooms, most notably the dual aspect sitting room with open fireplace and French doors to the garden. The kitchen is fitted with attractive cabinetry, ample fitted working surfaces with inset one and a half sink unit with mixer tap and drainer plus an integrated gas hob, oven and extractor. Off the kitchen is a handy utility room which accommodates the boiler. There is space here for the usual white goods plus a door to outside.

Externally, To the front of the property is a large, graveled driveway which provides off road parking for numerous vehicles and in turn leads onto the brick-built garage beneath a tiled pitched roof. The adjoining carport provides additional parking. The rear garden of the property is mainly walled along the perimeter with gated access onto a lane to the rear. The rear garden is predominantly laid to lawn, with herbaceous borders and a patio area accessible off the living room and master bedroom.

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.

The property is well situated to access the Guided Busway stop located between Over and Swavesey. This service and the associated cycleway provide a fast and reliable link to Huntingdon, St Ives and key locations in Cambridge.

The A14 is only 5 miles away.

There are plenty of local walks including that alongside the River Ouse and at the nearby RSPB Nature Reserve at Fen Drayton Lakes.

Tenure

Freehold

Services

Mains services connected include: gas, electricity, water and mains drainage.

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

Carport, garage and garden dimensions

Carport: 5.26m x 3.00m

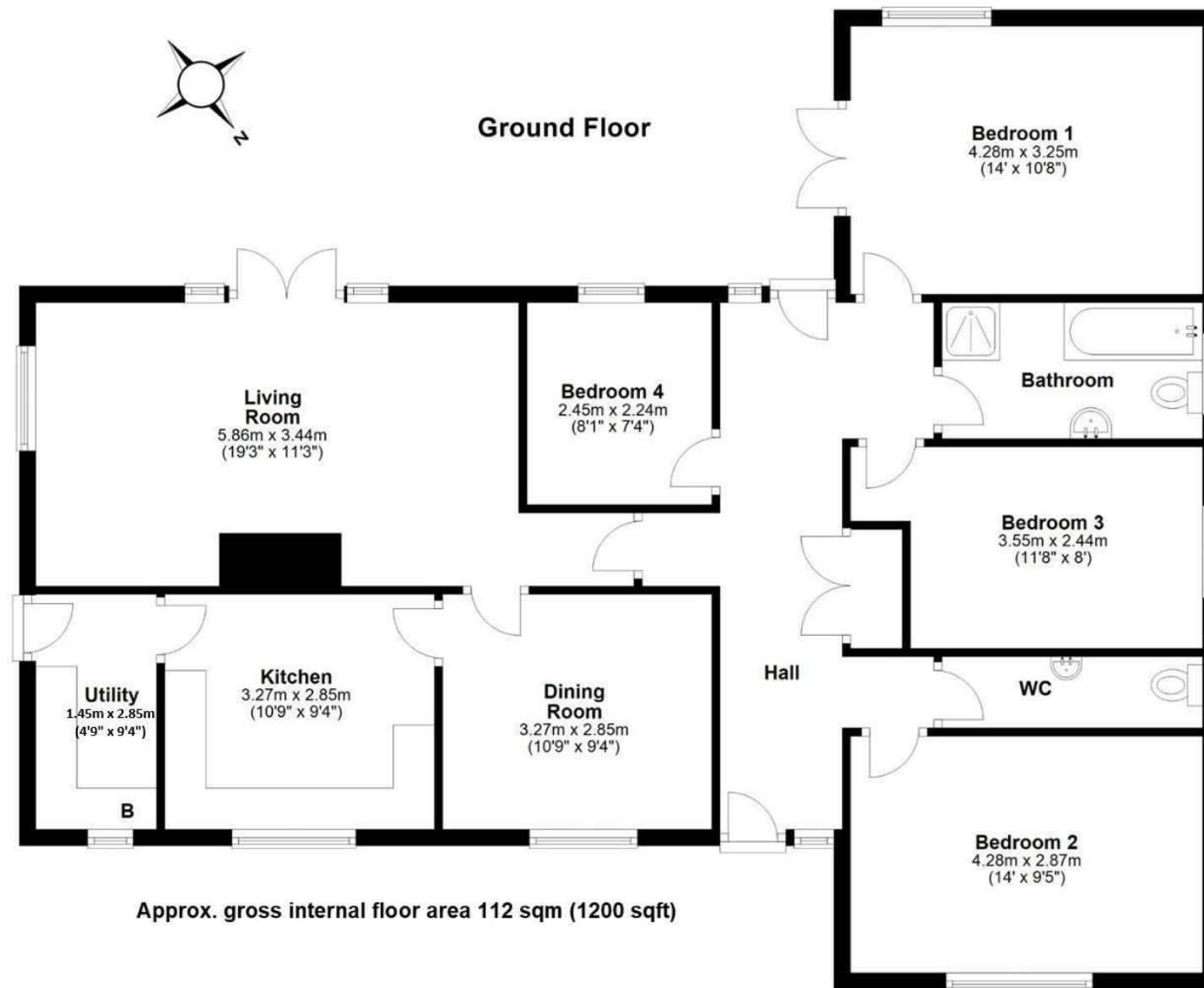
Garage: 5.00 x 2.70m

Rear Garden: 25.00 x 9.60m

Agents Note

There will be a right of way in place for the shared use of part of the driveway for both 1 Barns Close, Over and the neighbouring property.





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		
		EU Directive 2002/91/EC

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

