



Hilton Street, Over CB24 5PU  
£420,000 Freehold

**HOCKEYS**  
ESTABLISHED 1885





## SUMMARY

Central to the village and its many amenities, this generously proportioned three bedroom detached house sits within an extensive plot, offering scope for further development.

## INTERNAL

An entrance porch leads to the inner hallway with original Parquet floor, leading to all ground floor accommodation which includes an open plan, refitted kitchen/dining room, this leads onto a spacious sitting room which overlooks the rear garden. There is also a modern ground floor cloakroom and useful utility room. On the first floor is a landing, large enough to incorporate a workstation, plus two large built-in cupboards. There are three bedrooms, all with built in wardrobes, and a modern family bathroom.

## EXTERNAL

To the front of the property is a large driveway providing off road parking for numerous vehicles with the added bonus of an electric car charging point and leading to the adjoining oversize garage. The side garden is an ideal area for the property to be extended into (subject to the necessary consent) and the extensive rear garden is mainly laid to lawn, includes two vegetable growing areas, various trees and is enclosed by fencing.



## KEY FEATURES

Easy Access to Cambridge

One Mile from Guided Bus Way

Swavesey VC Catchment

Property with Potential

Modern Bathroom

Utility Room & Ground Floor WC

Numerous Storage Cupboards

Generous Plot







## LOCATION

Over is a popular village which lies approximately 10 miles (16.09 kilometres) north-west of university city of Cambridge. With the expansion of the A14 there is now the benefit of faster flowing traffic and the use of additional local byroads. A short walk to the RSPB Ouse fen nature reserve for bird watching just north of the village with new parking and access to the river. Stops for the guided bus are located in Longstanton and approximately one mile away in neighbouring Swavesey, parallel to the busway is a cycle path which is also popular for runners and walkers. The community centre, located next to a sports field and children's play area, holds many events such as weddings, birthdays and sporting events. 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 is in catchment for Swavesey Village College, which was rated in 2020 as outstanding by Ofsted.

Along the High Street is a convenience store and village garage, a pub and hairdressers with a butcher, bakers, farm shop and Co-operative located in the neighbouring village of Willingham. Wonderful walks can be enjoyed in the outlying countryside including the orchards, the fen or along chain road to the river Ouse.



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## ADDITIONAL INFORMATION

**Local Authority**  
South Cambs DC

**Council Tax Band**  
D

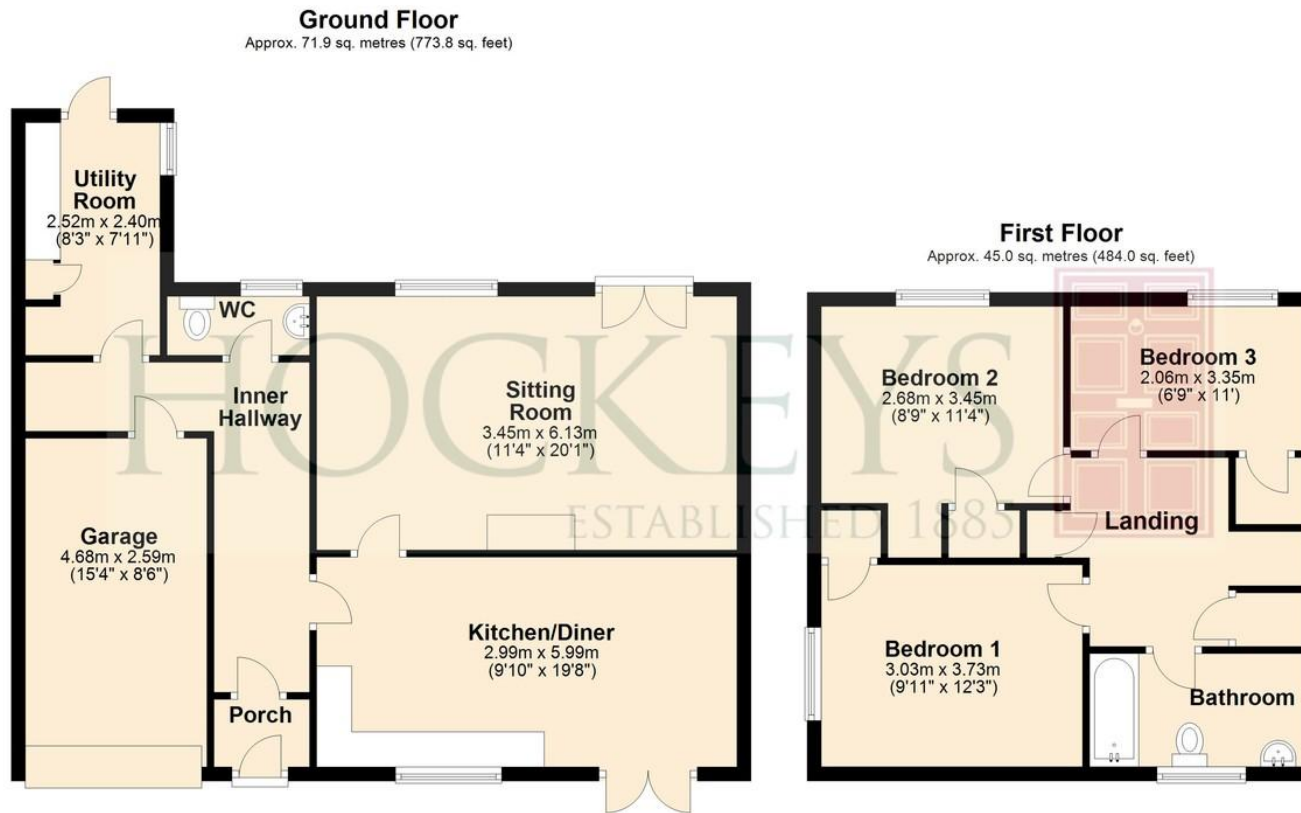
**Services**  
Mains Gas, Water and Electric

**Transport Links**  
A14, M11 A1. Guided Bus Stop Longstanton.  
Nearest Train Stations Huntingdon 10 Miles,  
Cambridge North 10 Miles

**Energy Rating**  
Energy Efficiency Rating D.

**Tenure & Possession**  
Freehold

**Vendors Position**  
Onward Chain



Total area: approx. 116.9 sq. metres (1257.8 sq. feet)  
**35a Hilton Street, Over**

Illustration for identification purposes only; all rooms have been measured with electronic laser and are approximate measurements only and not to scale. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Hockeys Estate Agents for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.