



WEST STREET
Over

Carter Jonas

WEST STREET, OVER, CAMBRIDGE, CB24 5PL

- Cambridge City Centre - approx. 10 miles
- Huntingdon Railway Station - approx. 11 miles
- Swavesey - approx. 1.5 miles
- A14 - approx. 4 miles

Delightful cottage kitchen • 3 Reception rooms
• 3 Bedrooms • 1 Bathroom • Cloakroom • Period
outbuilding, perfect for conversion (stp) • Contemporary
garden studio with reception room & cinema room •
Secure off-street parking • Secluded garden rooms

DESCRIPTION

Hemington Cottage is a beautiful, Grade II listed cottage, dating back to the 18th Century. Occupying a delightful plot close to the centre of this popular and well-served village, the property offers characterful and meticulously presented accommodation, full of charm and natural light.

On the ground floor is a pretty kitchen with shaker style units, a pantry and an Aga, leading through to the dining room with a feature fireplace. There are two further reception rooms, perfect all times of year with a cosy family room/snug with inglenook fireplace, and a bright sitting room with feature fireplace and French windows opening to the garden.

On the first floor, there are three, lovely, double bedrooms and a large family bathroom.

OUTSIDE

The delightfully secluded gardens of the cottage provide superb, sun-filled relaxation and recreational space.

STUNNING PERIOD DETACHED VILLAGE HOME WITH WELL-BALANCED, CHARACTERFUL ACCOMMODATION OF OVER 1600SQFT, SECLUDED GARDENS AND DETACHED CONTEMPORARY HOME OFFICE/STUDIO.



There are various al-fresco outdoor dining and entertaining areas along with lovely lawns bordered by established flower and shrub borders and beds. There is adequate off-street, secure parking along with a lovely period outbuilding, formerly the old butcher's shop, which offers the potential (subject to planning) to create a characterful studio/hobby space/workshop.

The owners have also constructed a wonderful and hugely versatile garden studio, positioned at the back of the garden, which offers space for additional accommodation, home office etc. Divided into two rooms, there is a garden room with log-burning stove and a further room, currently used as a home cinema.

LOCATION

The village of Over offers various amenities that include a convenience store, hairdressers, public house and post office. There are also a large number of community-based clubs and activity groups that few other villages benefit from. There is a primary school in the village and secondary education at the village college in nearby Swavesey. For those needing to commute there is easy access to the A14, leading to the A1 and M11, along with the guided bus into Cambridge (nearest station in Swavesey) and the mainline railway station at Huntingdon. There are also excellent bus and cycle routes in the area. Additional amenities are available in nearby Willingham and Bar Hill, including a Tesco superstore.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains electricity, water, gas and drainage

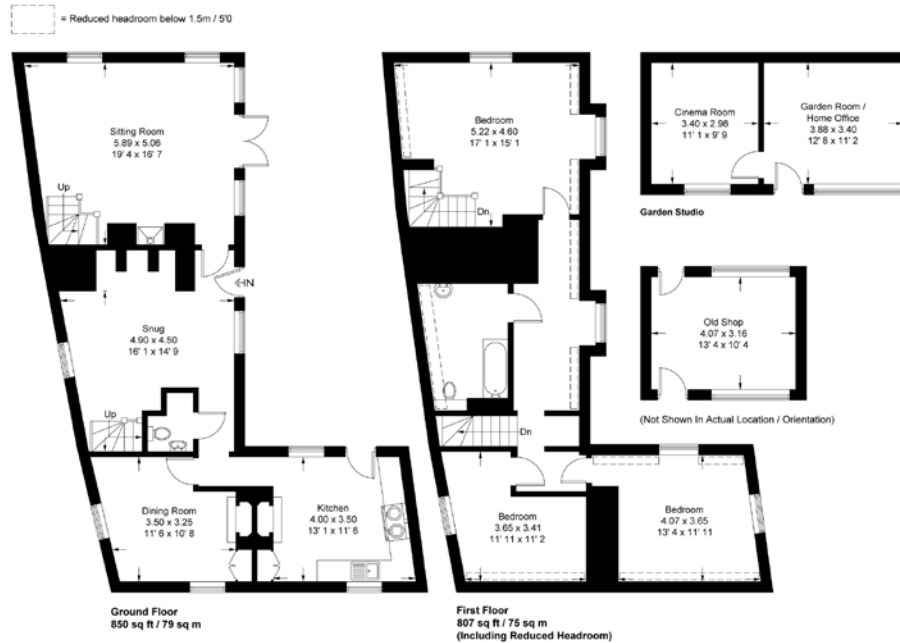
Local Authority: South Cambridgeshire District Council

Viewings: Strictly by appointment with the Selling Agents, Carter Jonas 01223 403330



West Street

Approximate Gross Internal Area = 1603 sq ft / 149 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 54 sq ft / 5 sq m
Studio / Old Shop = 366 sq ft / 34 sq m
Total = 2023 sq ft / 188 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



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