



**MILL ROAD**  
Over

**Carter Jonas**

## MILL ROAD, OVER, CAMBRIDGE, CB24 5PY

- Cambridge City Centre - approx. 11 miles
- Huntingdon Railway Station - approx. 9 miles
- Swavesey - approx. 1.5 miles
- Guided Busway - approx. 1 mile
- A14 - approx. 4 miles

Accommodation of over 3390sqft • Open-plan kitchen/dining/family room • 2 Further reception rooms • Utility & walk-in pantry • Cloakroom & boot room • 4 Bedrooms • 3 Bath/shower rooms • Leisure complex with heated swimming pool, shower room & sauna • Potential for gymnasium or third reception room • South-west facing gardens of around 0.6 acres • Secure, gated parking & detached garage • EPC rating C

### DESCRIPTION

38 Mill Road is one of most aspirational and high-quality homes to come to the market in recent years. It has been designed with convenience, space and versatility in mind with over 3,390sqft of exceptional, light-filled accommodation laid out over two floors along with the added bonus of an impressive leisure suite with heated pool, sauna, shower room and gym.

The attention to detail throughout is exceptional with the ultimate in energy efficiency and technology, mood lighting, oak and glass staircase, slate, limestone and Travertine tiled flooring, superb quality sanitaryware, bespoke kitchen with full range of fitted appliances and granite worksurfaces and stunning French feature glazed fireplace. A full range of bi-fold, sliding and French doors along the back of the house bring the outside into the indoor living areas providing superb entertaining space.

On the ground floor, there is the magnificent open plan kitchen/dining/ family room, sitting room, study, utility room and pantry, boot room and cloakroom.

**EXCEPTIONAL, CONTEMPORARY VILLAGE HOME WITH SUPERB, HIGH-QUALITY ACCOMMODATION, INCLUDING LEISURE COMPLEX, OCCUPYING A SECLUDED PLOT OF AROUND 0.6 ACRES.**





On the first floor are four bedrooms and three bathrooms, accessed from the galleried landing, including the principal bedroom suite with balcony overlooking the garden, dressing room and en-suite shower rooms.

### OUTSIDE

The property is set well back from Mill Road and is approached down a private driveway through remotely controlled double gates. There is extensive parking to the front of the house along with a detached open bay garage, with power and light connected. To the side of the house and accessed via a picket fence and gate is a large area of brick paving, offering extra parking and additional utility and recreational space. The south facing lawned gardens to the rear of the house, extending to around 0.6 acres are delightfully secluded with mature trees and planting along with brick storage/garden shed. A paved terrace runs along the back of the house providing the perfect place for al-fresco dining and relaxation.

### LOCATION

The village of Over offers various amenities that include a convenience store, hairdressers, public house, community centre 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 (recently graded as outstanding). 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:** All main services are connected. Solar panels for power, light and water. Gas fired underfloor heating.

**Local Authority:** South Cambridgeshire District Council

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

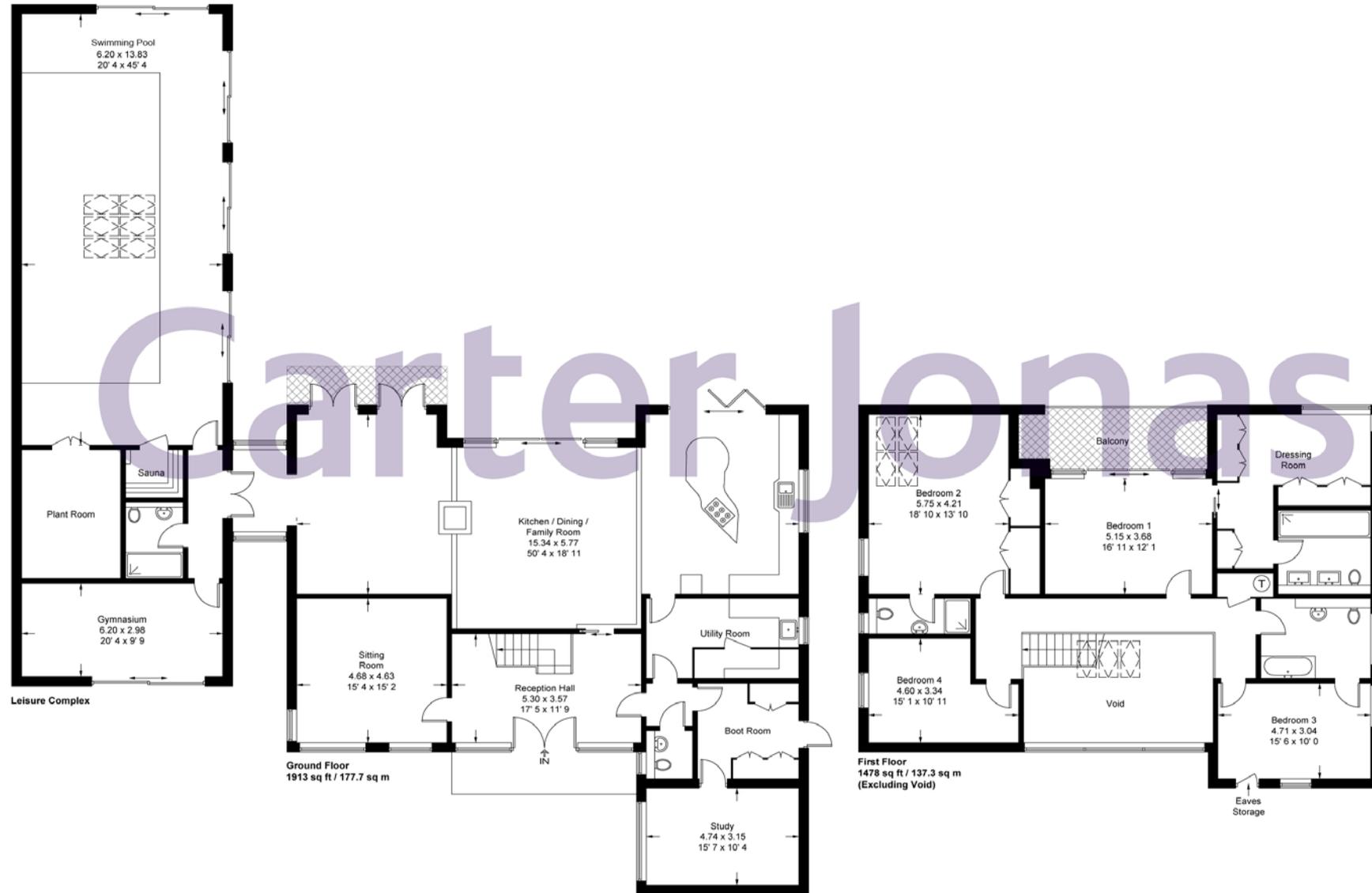


# Mill Road

Approximate Gross Internal Area = 3391 sq ft / 315 sq m  
(Excluding Void)

Leisure Complex = 1421 sq ft / 132 sq m

Total = 4812 sq ft / 447 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	70	70
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**IMPORTANT INFORMATION**

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