



HARVEY ROBINSON

Offers In Excess Of
£375,000
Windmill Close
Over, CB24 5QF

- Semi-Detached Family Home
- Three Bedrooms
- Ensuite to Master Bedroom
- Open Plan Kitchen Diner

- Private Rear Garden
- Driveway Parking
- Close to Guided Bus
- Sought After Village Location



PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are delighted to present for sale this three bedroom semi-detached home nestled in the heart of Over. Located on a small new-build development of under seventy houses this property has been thoughtfully built and positioned to create the perfect home for an established couple or young family. The ground floor welcomes you into a large entrance hall, leading to a generous lounge with French doors to the rear garden. You will then find a modern kitchen which has been finished to a high standard with integrated appliances. This is open-planned to create a kitchen diner which benefits from a small area that doubles up as a utility space. The ground floor is finished with a cloakroom and in-built storage. The first floor brings you to a well-sized master bedroom with wardrobes built in and an adjoining en-suite which has been completed with timeless sand tiles. There is a three-piece family bathroom suite, as well as a further double bedroom which offers an abundance of natural light. There is a third bedroom, which would make a perfect single room or office dependant on the owners needs. The enclosed rear garden is mainly laid to lawn, with some patio areas and would create the perfect place to enjoy the warmer months ahead. The development itself is just a ten minute walk to the town centre and benefits from a children's play area and is well-maintained by the site management company. Interest in this stunning home is expected to be high, so to avoid missing out contact the St Ives office to arrange a viewing.



LOCATION AND AMENITIES

Over is a highly sought-after village, located approximately 10 miles from the centre of Cambridge via car or the guided bus stop at Swavesey. The village is well served with a popular primary school, village shop, hairdressers, village pub, a community centre which hosts many groups, sports clubs, and local events. In the centre of the village is the green which hosts cricket and football matches as well as the annual Over village carnival and Christmas market. There is an orchard located in the village which offers 'pick your own' each summer, which is a lovely activity to enjoy. The RSPB nature reserve and the river Ouse can be found on the edge of the village and provide excellent walks to neighbouring villages. The property is within the catchment area for Swavesey village college which is rated as outstanding by Ofsted.





FAQ'S

Tenure: Freehold

Post Code for SatNav: CB24 5QF

What3Words Location: ///crafts.amends.royally

Property Built: 2023

Council Tax Band: C

EPC Rating: B

Heating Type: Air Source Heat Pump

Utilities: Mains Water, Mains Electricity, Mains Sewage

Property Owned For: 1 year

Seller's Onward Movements: Purchasing locally

Rear Garden Boundary: Rear

Rear Garden Aspect: East

Primary School Catchment: Over Primary School

Secondary School Catchment: Swavesey Village College

Water Meter: Yes

Loft: Part boarded with light

Estate Maintenance Charge: £447.26 per year



GENERAL

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

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For independent whole of market mortgage advice please call the team to book your appointment.

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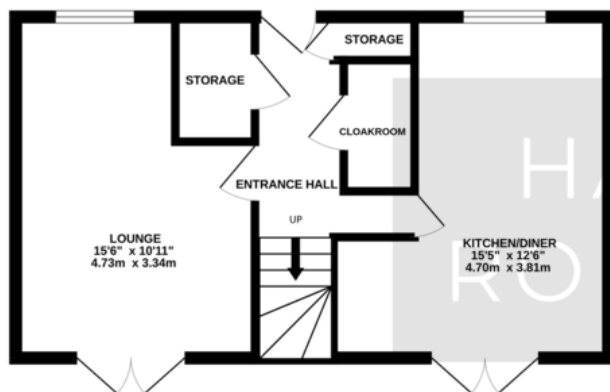
British Property Awards 2023 & 2024 – Gold Winner

4.9 Star Google Review Rating

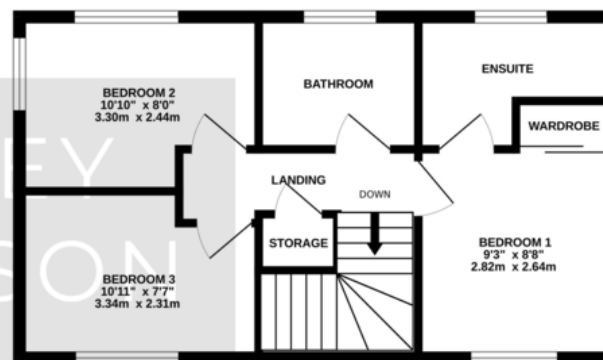




GROUND FLOOR
421 sq.ft. (39.1 sq.m.) approx.



1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 843 sq.ft. (78.3 sq.m.) approx.
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Score	Energy rating	Current	Potential
92+	A		99 A
81-91	B	87 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

HARVEY ROBINSON

OFFICE ADDRESS

9 White Hart Court, St Ives,
Cambridgeshire, PE27 5EA

CONTACT

01480 454040
stives@harveyrobinson.co.uk
www.harveyrobinson.co.uk