

MOORES
FARM

FOXTON

Moores Farm · 49 Fowlmere Rd
Foxton · Cambridge · CB22 6RT



THE LOCATION

INTRODUCING MOORES FARM, A LUXURY DEVELOPMENT NEIGHBOURING HISTORICAL CAMBRIDGE.

Moores Farm is ideally located within the popular village of Foxton, less than 8 miles from the City of Cambridge. Foxton offers excellent amenities including a public house, primary school, village shop and post office, village hall and sports pavilion. Notwithstanding Foxton Train Station offering direct train services to London Kings Cross in just over 1 hour.

People come from all over the world to visit Cambridgeshire, which houses landmarks such as Kings College Chapel, Cambridge University Library, the spire of our lady and the English Martyrs Church. Archaeological finds have been made dating back to the Stone Age. Cambridge is most famous for its handsome architecture and majestic college buildings as well as the wooden punts that can be spotted along the River Cam.

Hesler Homes is providing the perfect opportunity to experience village life at Moores Farm surrounded by countryside and minutes from affluent Cambridge city centre offering plenty in the way of quality shops, restaurants, bars and clubs and leisure activities.

PERFECT FOR EVERYONE

Surrounded by countryside and nearby to Cambridge





Moore's Farm is surrounded by countryside and minutes from affluent Cambridge city centre.

MOORES
FARM

*Look up at the stars not
down at your feet.*

STEPHEN HAWKINS, CAMBRIDGE





CAMBRIDGE OFFERS AN
ABUNDANCE OF ACTIVITIES
WHETHER IT IS A RIVER PICNIC,
CYCLING OR A DAYS
SIGHTSEEING AND SHOPPING.



PETERHOUSE ENTRANCE
Cambridge University

PUNTING ON THE CAM
River Cam



THE LIFESTYLE

CHARACTERISTICALLY ENGLISH, CAMBRIDGE REPRESENTS THE MOST PERFECT BRITISH CHARM.

Cambridge is renowned for inspiring scholars, immersed in culture with many striking museums and art galleries. The city can be enjoyed by exploring quaint passages that lead off from the historic market place and through the outstanding colleges. The centre has a fusion of independent shops and high street brands. Lion Yard one of the modern indoor shopping centres means what ever the weather you can experience a unique and relaxing shopping experience.

There are an abundance of restaurants to test out from casual Sunday cafes to fine dining experiences. Follow date night with live music or comedy at the Corn Exchange. Catch a show at the arts theatre or even a student theatrical production, you could be watching the next Stephen Fry, Hugh Laurie or Emma Thompson.

The flat landscape is ideal cycling country, with abundant, wide cycle routes and paths, which makes it a popular choice of transport. On route home from Cambridge to Moores Farm there is a large Waitrose, whether it's been a leisurely amble or post work out you can pick up those perfect, well deserved treats to unpack into the fridge.

Foxton can be enjoyed through out the year. Those winter months are perfect for wrapping up and snuggling down in front of a fire in one of the local, beautiful and cosy pubs. While the summer is full of days soaking up the sun on one of the villages many green spots enjoying BBQ's, spectating a cricket game with that all important fresh glass of fizz.

*Foxton is a beautiful place
which can be enjoyed
throughout the year.*





THE DEVELOPMENT

A LUXURY DEVELOPMENT OF 2, 3, 4 & 5 BEDROOM HOUSES.

Hesler Homes have created an exclusive development of just 15 luxury, modern country houses, consisting of 2, 3 and 4 bedroom homes. Built by an expanding family company with family as a core value. Moores Farm is set within beautifully created landscaped grounds with lavish planting and greenery overlooking views of open countryside. The development is a wonderfully modern take on country charm, complementing the local surroundings, which enhances the sense of belonging. Each and every prestigious new home has been crafted to an exceptional standard. Being a family based developer enables Hesler Homes to provide a luxury boutique and more personalised feel to their homes, boasting beautiful design features and flowing interior layouts suited to your every need.

Beautifully created landscaped grounds with lavish planting and greenery overlooking views of open countryside.



IMAGE 1

Ruskin House, Cam House, Fry House,
Newnham House & Orchard House





HESLER HOMES UNVEIL THEIR INDIVIDUALLY CRAFTED, MODERN COUNTRY HOUSES AT MOORSE FARM

HAVE THE BEST OF BOTH WORLDS - CHARMING COUNTRYSIDE WITH CITY HYPE JUST AROUND THE CORNER.

On top of having impressive transport links, Foxton Village has all the essential local amenities; meaning you don't have to venture far to find the traditional village pub, village shop, post office, primary school, village hall and Sports Pavilion, which creates a lovely sense of community. The village also boasts a recreation ground featuring a children's playground, tennis courts, bowling green, football and cricket pitches. Providing great activities to get involved with or a lovely way to spend an afternoon, spectating with friends and family. Surrounded by countryside, Moorse Farm preserves a rare sense of peace and tranquillity which is invaluable in today's fast paced world.

IMAGE 2

1 The Terrace, 2 The Terrace,
3 The Terrace & 4 The Terrace



IMAGE 3
Downing House & Fen House

IMAGE 4
Moorse House

1/2

1 THE TERRACE
2 Bedrooms

2 THE TERRACE
2 Bedrooms

3/4

3 THE TERRACE
2 Bedrooms

4 THE TERRACE
2 Bedrooms

5/6

5 THE TERRACE
2 Bedrooms

6 THE TERRACE
2 Bedrooms

7

RUSKIN HOUSE
3 Bedrooms

8

CAM HOUSE
3 Bedrooms

15

MOORSE HOUSE
4 Bedrooms



SITE PLAN & BOUNDRIES

Hesler Homes has an unrivalled specification, with hand selected finishes including detail such as the internal doors, woodwork and Staircases with wooden treads to match the wood flooring from the hallway to living room. Hesler Homes have proudly chosen locally sourced log burners. Opulently specified kitchens incorporating integrated appliances, luxury bathrooms with chrome fixtures, and under floor heating throughout make for a

9/10

FRY HOUSE
2 Bedrooms

NEWNHAM HOUSE
2 Bedrooms

11

ORCHARD HOUSE
5 Bedrooms

12

PEMBROKE HOUSE
5 Bedrooms

13

DOWNING HOUSE
3 Bedrooms

14

FEN HOUSE
4 Bedrooms



rare, exceptional build. Each home has been carefully designed to create a light and modern living space, with large windows, features such as bi fold doors, have been well thought out from the point of usability, practicality and performance in the home as well as completing a visually impressive design. Such specification is bespoke to Hesler Homes and provides both a unique and individual signature of their developments.

Our homes are carefully designed to create a light and modern living space for everyone to enjoy.

SPECIFICATION

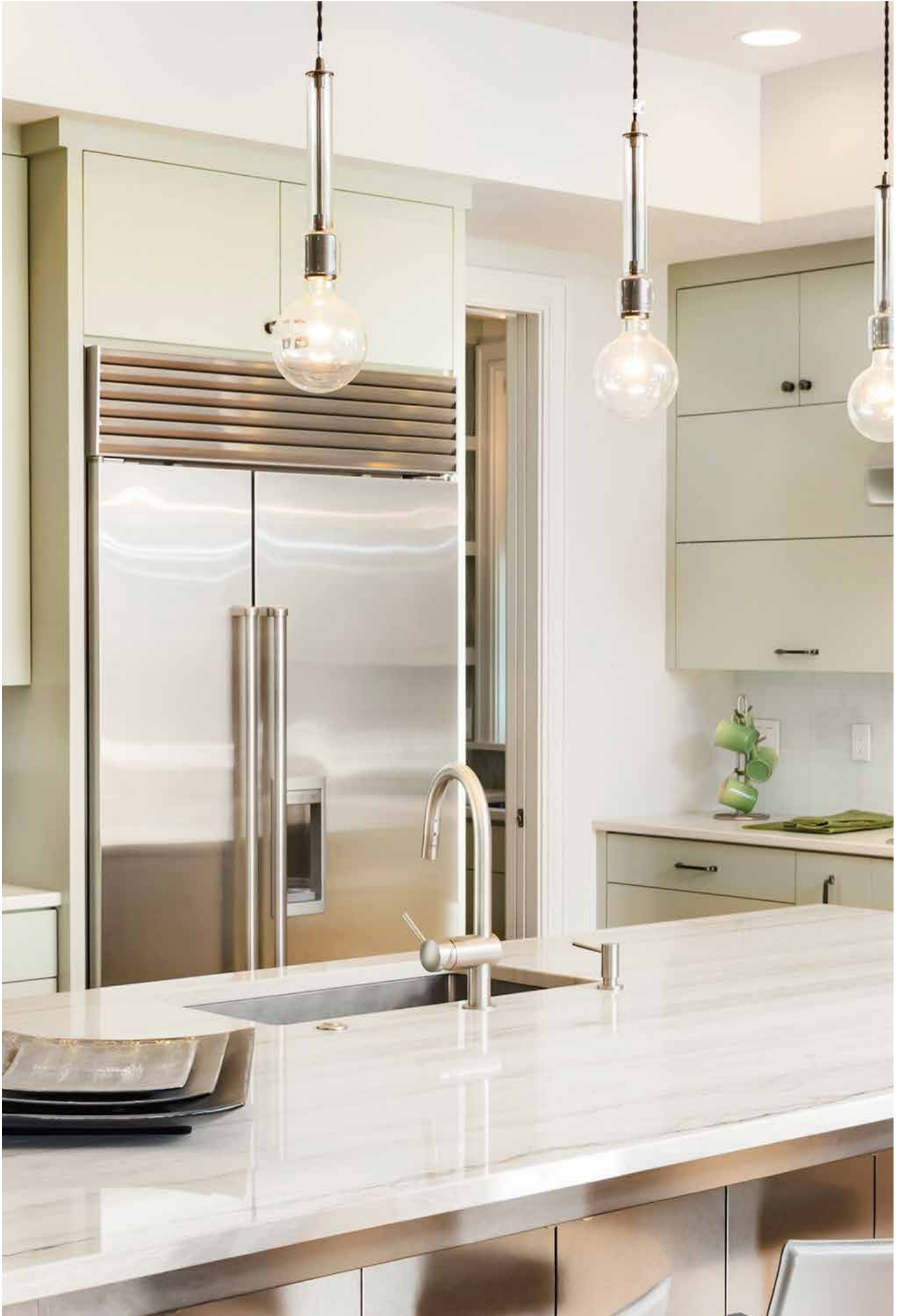
INTERNAL FINISHES	KITCHEN	BATHROOM
Under loor heating throughout	Individually designed Kitchens with soft close drawers and doors	A collection of contemporary white sanitary ware
White painted staircase with stained handrail and treads to match wood floor in hallway	40mm composite stone worktop	Mirrored vanity unit and storage shelf or similar
Internal Shaker style Doors, painted Farrow & Ball Skimming Stone	Stainless steel under-mounted bowl and a half sink with miser tap	Wall mounted WCs with concealed cisterns
Antique brass finishes internal door furniture throughout	Under-wall unit lighting	White steel bath with thermostatic blending filler tap
Internal walls and ceilings finished in Farrow & Ball Timeless White	Ceramic floor tiling	Surface mounted shower over bath with clear glass bath screen (where indicated)
Ted Todd flooring to hallway and living rooms	Intergrated Smeg Oven, Hob, Washer Dryer, Fridge/ Freezer, Dishwasher and Extract Hood	Chrome towel radiator
Wardrobes to master bedrooms	Stainless steel splash back to rear of hob	Combination of polished dual floor and wall tiles
Sonos ceiling speakers to Living rooms & kitchens	Integrated fridge freezer, utilities where offered	

EN SUITES	LIGHTING & ELECTRICAL	ADDITIONAL INFO
A collection of contemporary white sanitary ware	Dimmable low energy down lights to living, dining, kitchen, bathrooms and shower rooms	10 year NHBC Buildmark scheme guarantee
Walk in shower with frameless glass screen or pivotal door where applicable	White switch plates and sockets throughout	Garages where allocated
Ceiling mounted showerhead with thermostatically controlled shower mixer and wall mounted handset	Telephone points in living room	Landscaped gardens and surrounding areas
Mirrored vanity unit and storage shelf or similar		
Wall mounted WCs with concealed cisterns		
Chrome towel radiator		
Combination of polished dual floor and wall tiles		



KITCHEN

*Foxton kitchen CGI coming soon





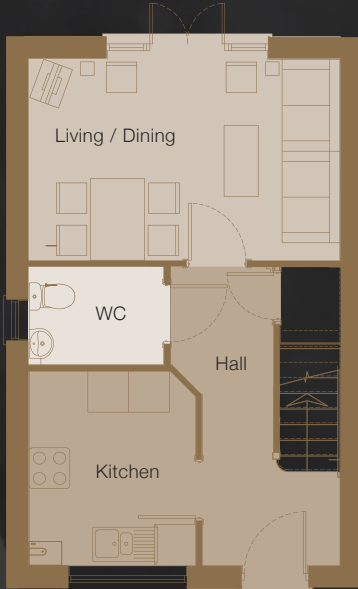
FLOOR PLANS

A LUXURY DEVELOPMENT OF 2, 3, 4 & 5
BEDROOM HOUSES SET IN THE HEART
OF CAMBRIDGE, ENGLAND.

PLOTS 1 TO 4

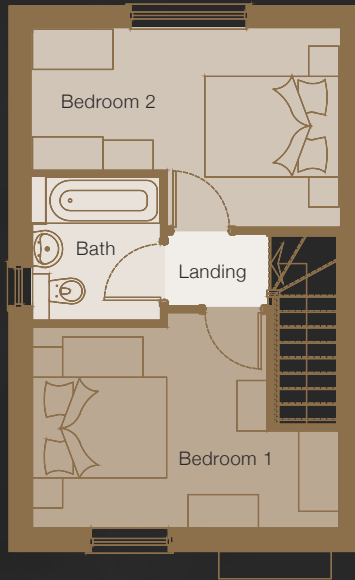
GROUND FLOOR

1 3



FIRST FLOOR

1 3



1 & 3 THE TERRACE

GROUND FLOOR

Plot 1 & 3

Imperial (")

Metric (M)

Living / Dining Room

9'6" x 15'0"

2.9 x 6.0

Kitchen

9'0" x 7'10"

2.8 x 2.4

WC

4'6" x 6'6"

1.4 x 2.0

FIRST FLOOR

Plot 1 & 3

Imperial (")

Metric (M)

Bedroom 1

10'5" x 15'0"

3.0 x 4.6

Bedroom 2

9'6" x 15'0"

2.9 x 4.6

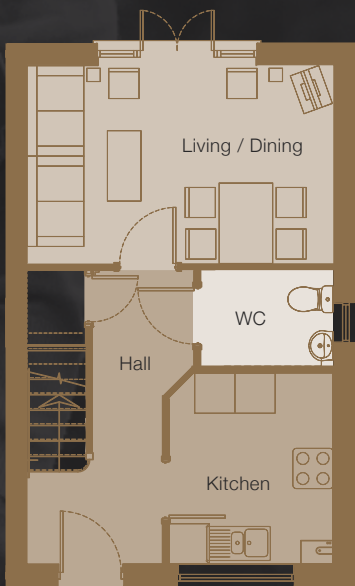
Bathroom

6'10" x 6'1"

2.1 x 1.9

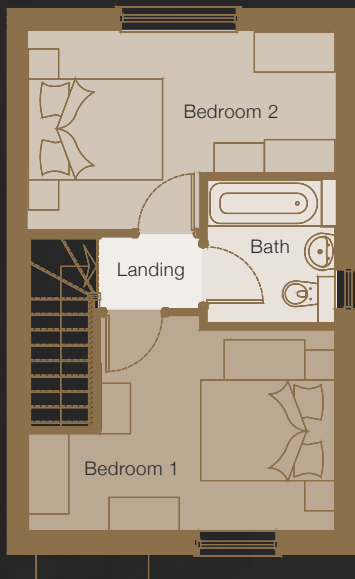
GROUND FLOOR

2 4



FIRST FLOOR

2 4



2 & 4 THE TERRACE

GROUND FLOOR

Plot 2 & 4

Imperial (")

Metric (M)

Living / Dining Room

9'6" x 15'0"

2.9 x 6.0

Kitchen

9'0" x 7'10"

2.8 x 2.4

WC

4'6" x 6'6"

1.4 x 2.0

FIRST FLOOR

Plot 2 & 4

Imperial (")

Metric (M)

Bedroom 1

10'5" x 15'0"

3.0 x 4.6

Bedroom 2

9'6" x 15'0"

2.9 x 4.6

Bathroom

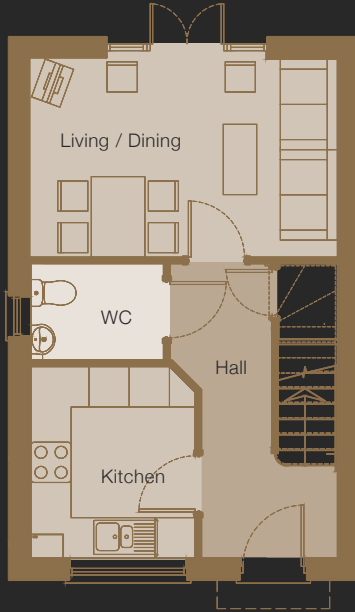
6'10" x 6'1"

2.1 x 1.9

PLOTS 5 TO 6

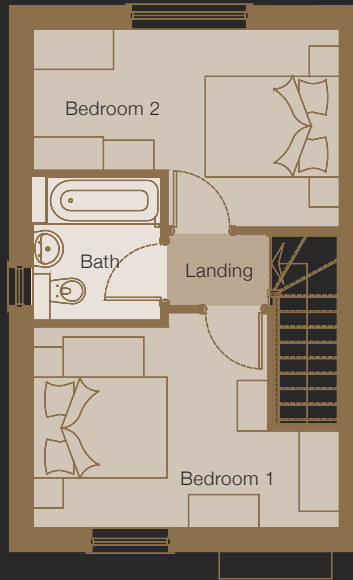
GROUND FLOOR

5



FIRST FLOOR

5



5 THE TERRACE

GROUND FLOOR

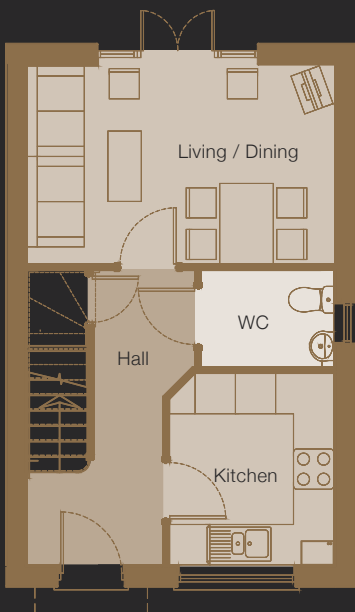
Plot 5	Imperial (")	Metric (M)
Living / Dining Room	9'6" x 15'0"	2.9 x 6.0
Kitchen	9'0" x 7'10"	2.8 x 2.4
WC	4'6" x 6'6"	1.4 x 2.0

FIRST FLOOR

Plot 5	Imperial (")	Metric (M)
Bedroom 1	10'5" x 15'0"	3.0 x 4.6
Bedroom 2	9'6" x 15'0"	2.9 x 4.6
Bathroom	6'10" x 6'1"	2.1 x 1.9

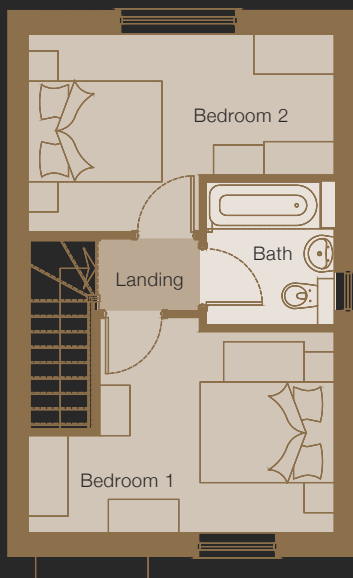
GROUND FLOOR

6



FIRST FLOOR

6



6 THE TERRACE

GROUND FLOOR

Plot 6	Imperial (")	Metric (M)
Living / Dining Room	9'6" x 15'0"	2.9 x 6.0
Kitchen	9'0" x 7'10"	2.8 x 2.4
WC	4'6" x 6'6"	1.4 x 2.0

FIRST FLOOR

Plot 6	Imperial (")	Metric (M)
Bedroom 1	10'5" x 15'0"	3.0 x 4.6
Bedroom 2	9'6" x 15'0"	2.9 x 4.6
Bathroom	6'10" x 6'1"	2.1 x 1.9

PLOT 7

GROUND FLOOR



RUSKIN HOUSE

GROUND FLOOR

<i>Plot 7</i>	Imperial (")	Metric (M)
Living Room	23'6" x 11'5"	7.2 x 3.5
Kitchen / Dining Room	12'9" x 20'4"	3.9 x 6.2
Study	10'5" x 7'10"	3.2 x 2.4
Garage	18'8" x 9'10"	5.7 x 3.0

FIRST FLOOR



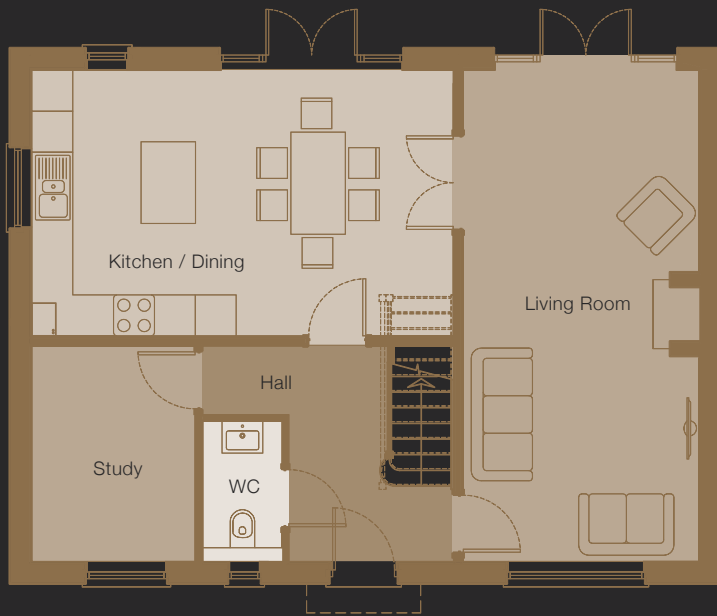
RUSKIN HOUSE

FIRST FLOOR

<i>Plot 7</i>	Imperial (")	Metric (M)
Bedroom 1	18'4" x 13'0"	5.6 x 4.0
En Suite	4'11" x 13'0"	1.5 x 4.0
Bedroom 2	12'5" x 11'5"	3.8 x 3.5
Bedroom 3	10'10" x 11'5"	3.3 x 3.5
Bathroom	6'2" x 6'6"	1.9 x 2.0

GROUND FLOOR

8



CAM HOUSE

GROUND FLOOR

Plot 8

Imperial (")

Metric (M)

Kitchen / Dining Room

12'9" x 20'4"

3.9 x 6.2

Living Room

23'7" x 11'5"

7.2 x 3.5

Study

10'5" x 7'10"

3.2 x 2.4

WC

6'6" x 3'7"

2.0 x 1.1

FIRST FLOOR

8



CAM HOUSE

FIRST FLOOR

Plot 8

Imperial (")

Metric (M)

Bedroom 1

18'4" x 13'5"

5.6 x 4.1

En Suite

4'11" x 13'2"

1.5 x 4.0

Bedroom 2

12'5" x 11'5"

3.8 x 3.5

Bedroom 3

10'9" x 11'5"

3.3 x 3.5

Bathroom

6'2" x 6'6"

1.9 x 2.0

PLOTS 9 TO 10

GROUND FLOOR



9

FIRST FLOOR



9

FRY HOUSE

GROUND FLOOR

Plot 9	Imperial (")	Metric (M)
Living Room	14'1" x 14'9"	4.3 x 4.5
Kitchen	9'6" x 7'10"	2.9 x 2.4
WC	3'7" x 7'10"	1.1 x 2.4
Garage	22'11" x 9'11"	7.0 x 3.0

FIRST FLOOR

Plot 9	Imperial (")	Metric (M)
Bedroom 1	10'2" x 15'0"	3.1 x 4.6
Bedroom 2	10'2" x 15'0"	3.1 x 4.6
Bathroom	7'2" x 7'6"	2.2 x 2.3

GROUND FLOOR



10

FIRST FLOOR



10

NEWNHAM HOUSE

GROUND FLOOR

Plot 10	Imperial (")	Metric (M)
Living Room	14'1" x 14'9"	4.3 x 4.5
Kitchen	9'6" x 7'10"	2.9 x 2.4
WC	3'7" x 7'10"	1.1 x 2.4
Garage	22'11" x 9'11"	7.0 x 3.0

FIRST FLOOR

Plot 10	Imperial (")	Metric (M)
Bedroom 1	10'2" x 15'0"	3.1 x 4.6
Bedroom 2	10'2" x 15'0"	3.1 x 4.6
Bathroom	7'2" x 7'6"	2.2 x 2.3

PLOT 11 TO 12

GROUND FLOOR



11

FIRST FLOOR



11

GROUND FLOOR



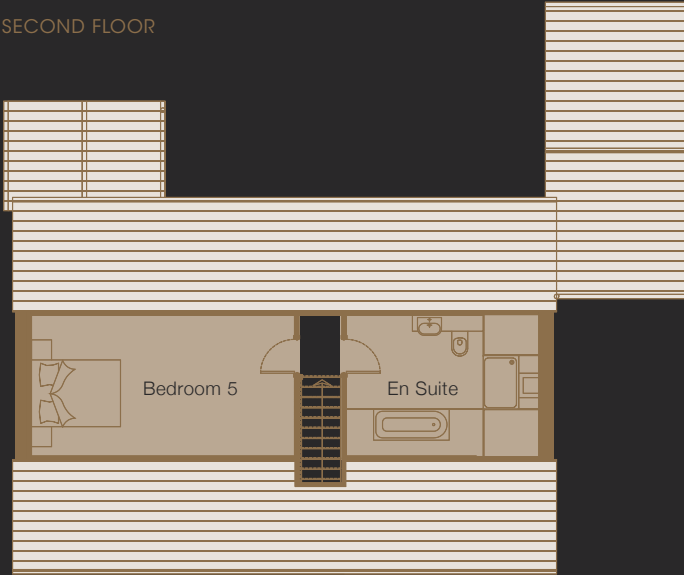
12

FIRST FLOOR



12

SECOND FLOOR



ORCHARD HOUSE

GROUND FLOOR

<i>Plot 11 & 12</i>	Imperial (")	Metric (M)
Living / Dining Room	23'7" x 14'0"	7.2 x 4.3
Kitchen	12'9" x 22'11"	3.9 x 7.0
Study	10'5" x 10'5"	3.2 x 3.2
Utility	6'6" x 7'10"	2.0 x 2.4
WC	6'6" x 3'11"	2.0 x 1.2

FIRST FLOOR

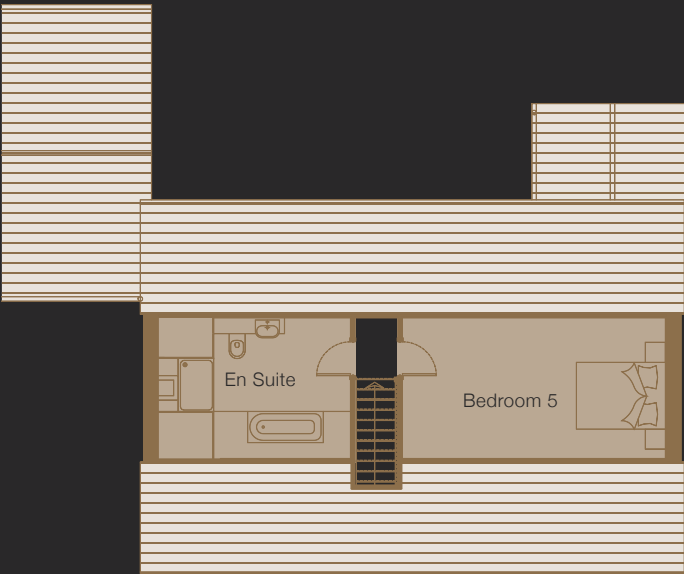
<i>Plot 11 & 12</i>	Imperial (")	Metric (M)
Bedroom 1	13'0" x 12'5"	4.0 x 3.8
Bedroom 2	11'9" x 14'0"	3.1 x 4.6
Bedroom 3	11'5" x 14'0"	3.5 x 4.3
Bedroom 4	10'2" x 15'8"	3.1 x 4.8
Bathroom	5'2" x 8'8"	1.6 x 2.7

SECOND FLOOR

<i>Plot 11 & 12</i>	Imperial (")	Metric (M)
Bedroom 5	10'2" x 19'4"	3.1 x 5.9
En Suite	10'2" x 14'1"	3.1 x 4.3

11

SECOND FLOOR



PEMBROKE HOUSE

GROUND FLOOR

<i>Plot 12</i>	Imperial (")	Metric (M)
Living / Dining Room	23'7" x 14'0"	7.2 x 4.3
Kitchen	12'9" x 22'11"	3.9 x 7.0
Study	10'5" x 10'5"	3.2 x 3.2
Utility	6'6" x 7'10"	2.0 x 2.4
WC	6'6" x 3'11"	2.0 x 1.2

FIRST FLOOR

<i>Plot 12</i>	Imperial (")	Metric (M)
Bedroom 1	13'0" x 12'5"	4.0 x 3.8
Bedroom 2	11'9" x 14'0"	3.1 x 4.6
Bedroom 3	11'5" x 14'0"	3.5 x 4.3
Bedroom 4	10'2" x 15'8"	3.1 x 4.8
Bathroom	5'2" x 8'8"	1.6 x 2.7

SECOND FLOOR

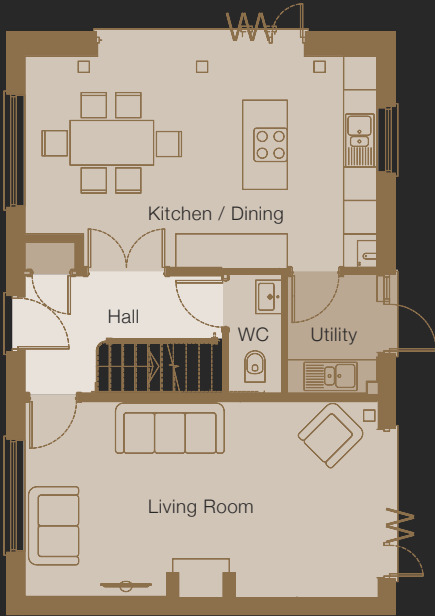
<i>Plot 12</i>	Imperial (")	Metric (M)
Bedroom 5	10'2" x 19'4"	3.1 x 5.9
En Suite	10'2" x 14'1"	3.1 x 4.3

12

PLOT 13 TO 14

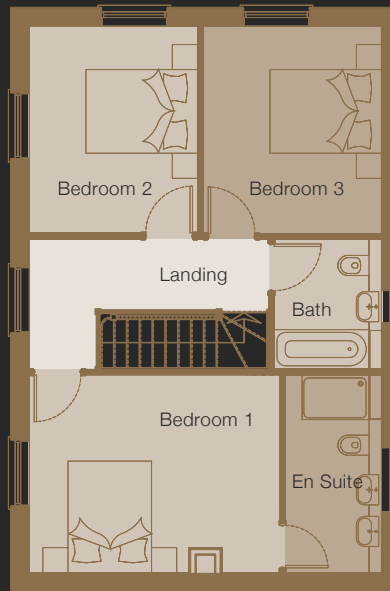
GROUND FLOOR

13



FIRST FLOOR

13



DOWNING HOUSE

GROUND FLOOR

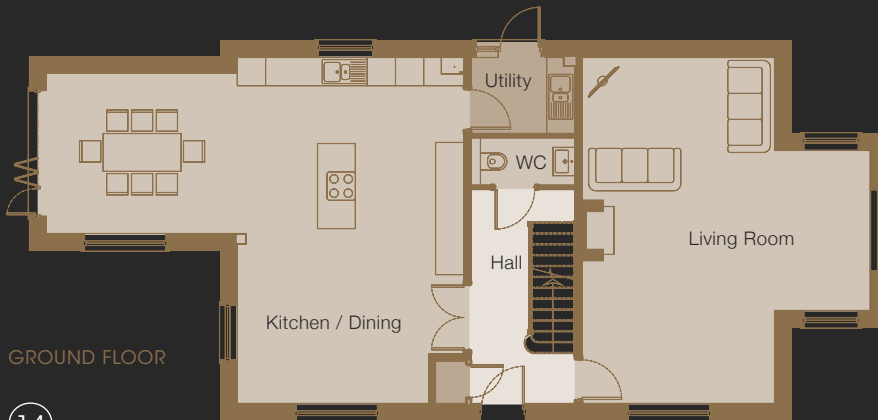
Plot 13	Imperial (")	Metric (M)
Kitchen / Dining Room	20'8" x 12'5"	6.3 x 3.8
Living Room	20'8" x 11'5"	6.3 x 3.5
Utility	4'11" x 6'10"	1.5 x 2.1
WC	2'11" x 6'10"	0.9 x 2.1

FIRST FLOOR

Plot 13	Imperial (")	Metric (M)
Bedroom 1	14'9" x 11'5"	4.5 x 3.5
En Suite	5'6" x 11'5"	1.7 x 3.5
Bedroom 2	9'10" x 12'1"	3.0 x 3.7
Bedroom 3	10'5" x 12'1"	3.2 x 3.7
Bathroom	6'2" x 7'6"	1.9 x 2.3

GROUND FLOOR

14



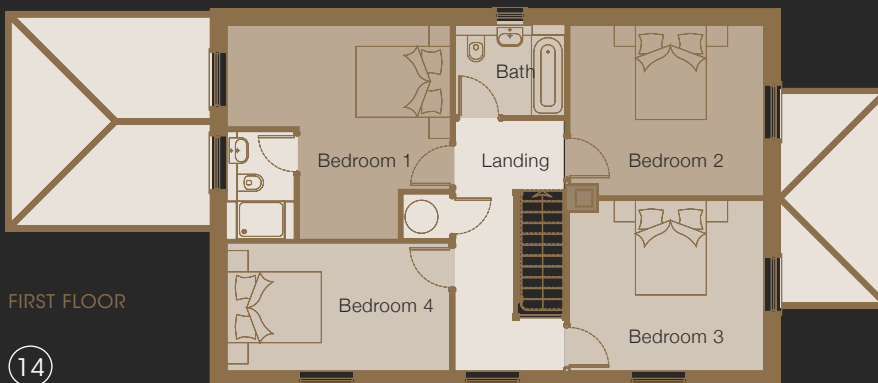
FEN HOUSE

GROUND FLOOR

Plot 14	Imperial (")	Metric (M)
Kitchen	23'11" x 15'0"	7.3 x 4.8
Dining Room	11'0" x 12'0"	3.4 x 3.7
Living Room	23'11" x 20'0"	7.3 x 6.1
Utility	4'11" x 7'2"	1.5 x 2.2
WC	3'3" x 7'2"	1.0 x 2.2

FIRST FLOOR

14

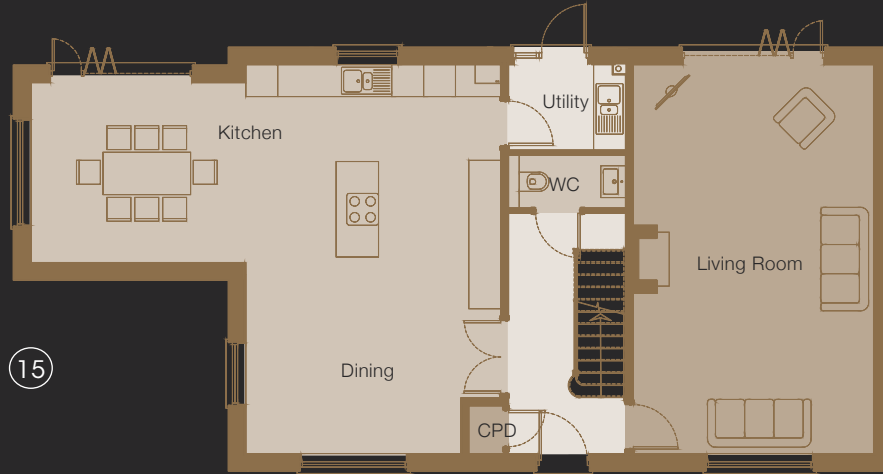


FIRST FLOOR

Plot 14	Imperial (")	Metric (M)
Bedroom 1	14'9" x 15'5"	4.5 x 4.7
Bedroom 2	11'9" x 13'5"	3.6 x 4.1
Bedroom 3	11'9" x 13'5"	3.6 x 4.1
Bedroom 4	8'10" x 15'5"	2.7 x 4.7
Bathroom	6'2" x 7'6"	1.9 x 2.3

PLOT 15

GROUND FLOOR

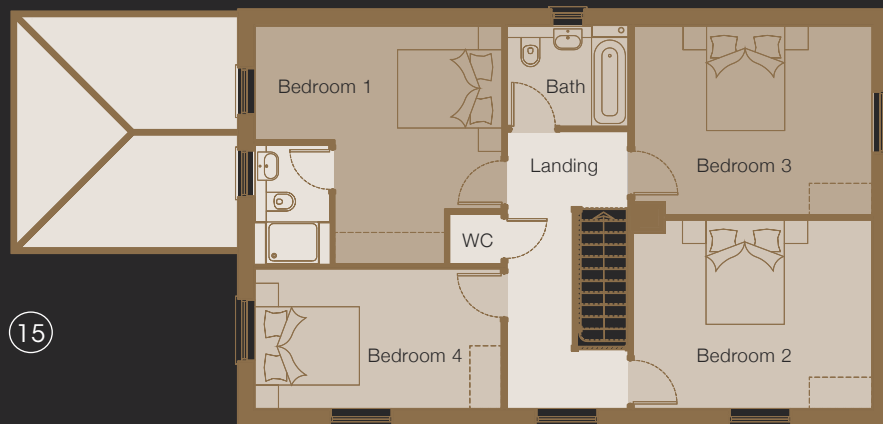


MOORSE HOUSE

GROUND FLOOR

Plot 15	Imperial (")	Metric (M)
Kitchen	23'11" x 15'0"	7.3 x 4.1
Living Room	23'11" x 14'9"	7.3 x 4.5
Dining Room	11'0" x 12'0"	3.4 x 3.7
WC	3'3" x 7'2"	1.0 x 2.2

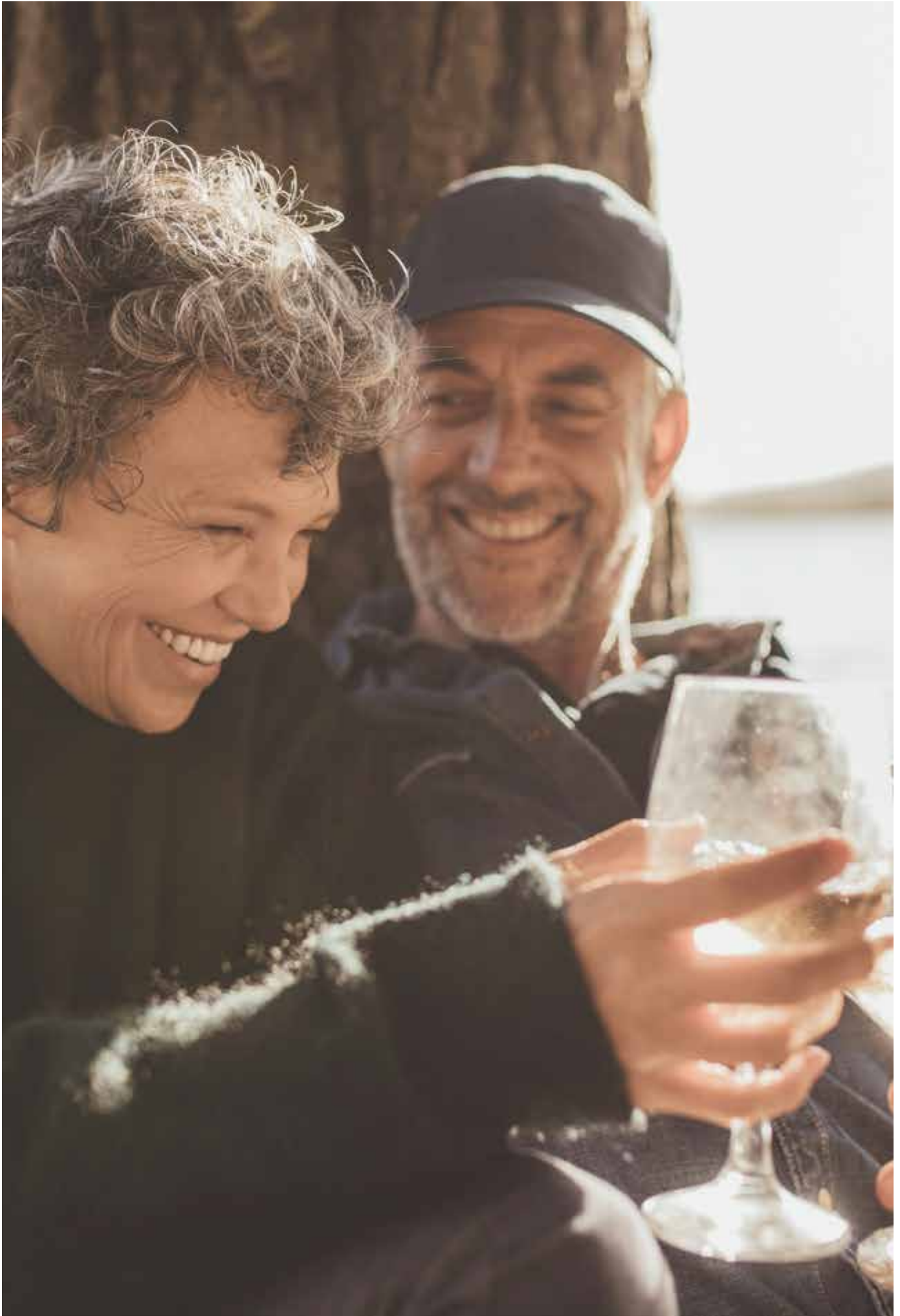
FIRST FLOOR



FIRST FLOOR

Plot 15	Imperial (")	Metric (M)
Bedroom 1	14'9" x 15'5"	4.5 x 4.7
Bedroom 2	11'0" x 15'0"	3.4 x 4.6
Bedroom 3	12'5" x 15'0"	3.8 x 4.6
Bathroom 4	8'10" x 15'5"	2.7 x 4.7
Bathroom	6'2" x 7'6"	1.9 x 2.3
WC	7'6" x 4'6"	2.3 x 1.4

Opulently specified kitchens incorporating integrated appliances, luxury bathrooms with chrome fixtures, and under floor heating.





MAP & DIRECTIONS

LOCAL MAP DEMONSTRATING MOORES FARM PRIME LOCATION.

TRAIN LINKS

Train Links to London just over an hour and Cambridge city centre in less than 15 mins

CAMBRIDGE CITY CENTRE

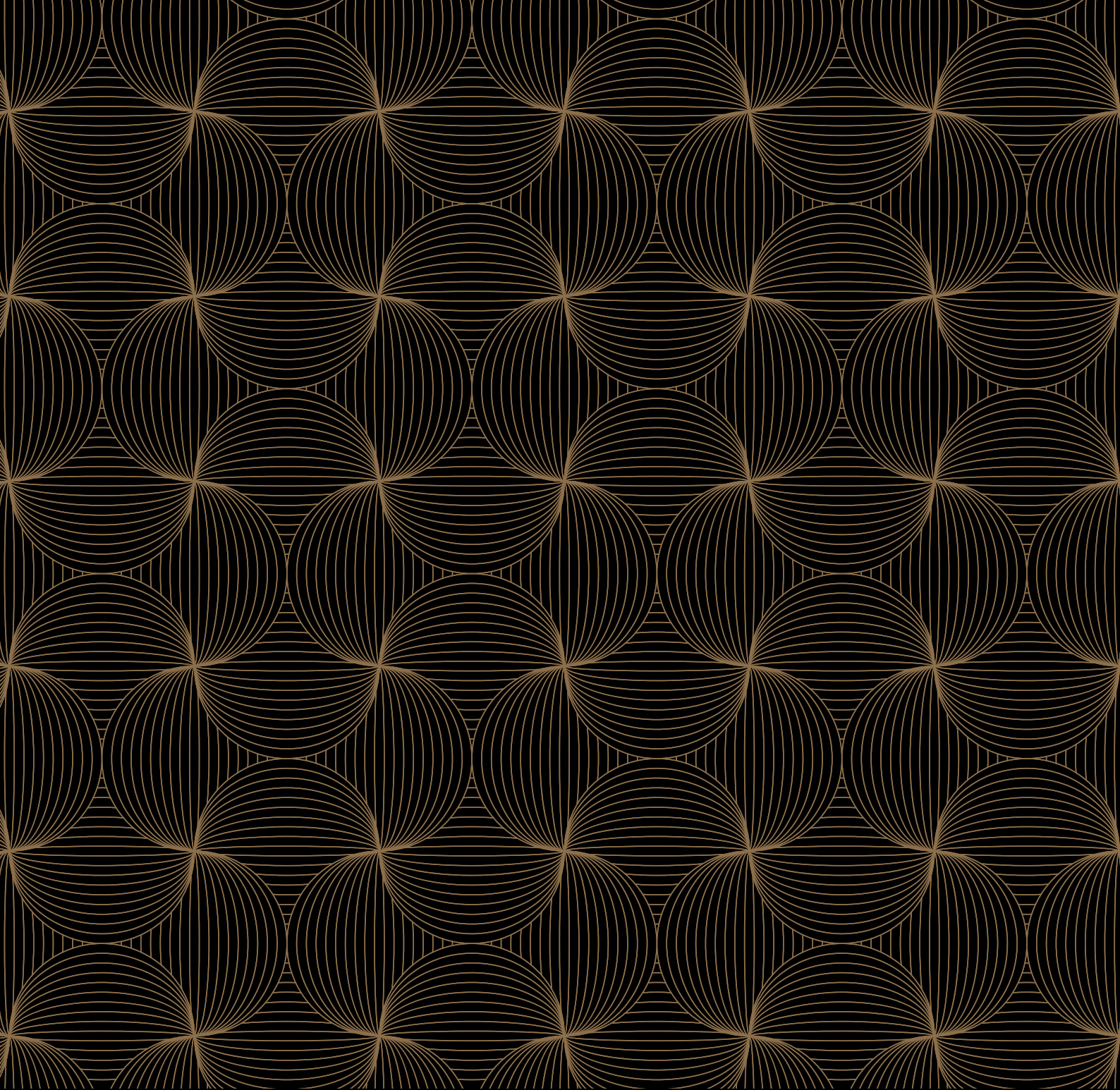
Convenient and easily accessible transport links to Cambridge City centre

TRAVELLING BY CAR

Close to the M11, A14 and only an hour away from London by car

LONDON STANSTED

Just 30 mins away, providing international flights



Hesler Homes

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Developing
Solutions

JW DEVELOPING SOLUTIONS
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