

# JUDITH GARDENS

SAWTRY, PE28

2 & 3 BEDROOM  
NEW HOMES

Welcome to  
**Judith Gardens,**  
located in the  
village location  
of Sawtry



A COLLECTION OF 2 & 3 BEDROOM HOMES

# Judith Gardens, located on the outskirts of the village of Sawtry.

The village of Sawtry offers a wide range of amenities, supermarket, bakery, post office, pubs and schools.

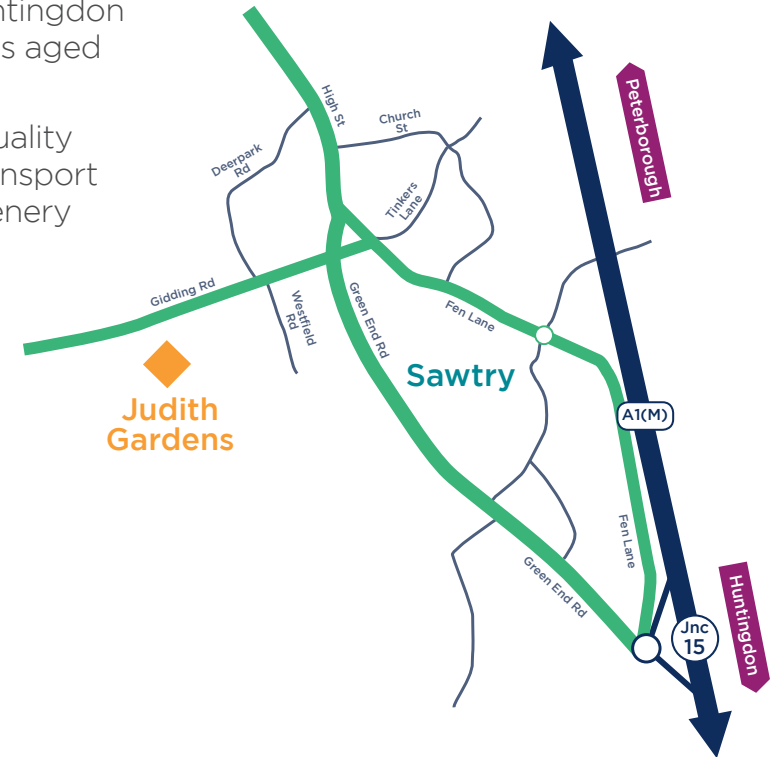
Judith Gardens named after the niece of William the Conqueror.

This stylish new development is within easy reach of the A1(M) Junction 15 giving you access to Huntingdon, Peterborough, and the surrounding county.

Sawtry offers excellent education from nursery through to secondary school

with a sixth form, you also have the choice of an independent School at Huntingdon which provides facilities for pupils aged from 4 to 18.

If you are looking to settle in a quality village location with excellent transport links surrounded by beautiful scenery then Judith Gardens is for you!



Huntingdon



Peterborough



Cambridge



Northampton

# Judith Gardens

## Site Layout



**The Hawthorn**  
2 Bed Semi-Detached  
158, 159

**The Epsom**  
3 Bed Semi-Detached  
121, 122, 123, 124

**The Spruce**  
3 Bed Detached  
98

**The Hazel**  
3 Bed Semi-Detached  
125, 126



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## The Hawthorn

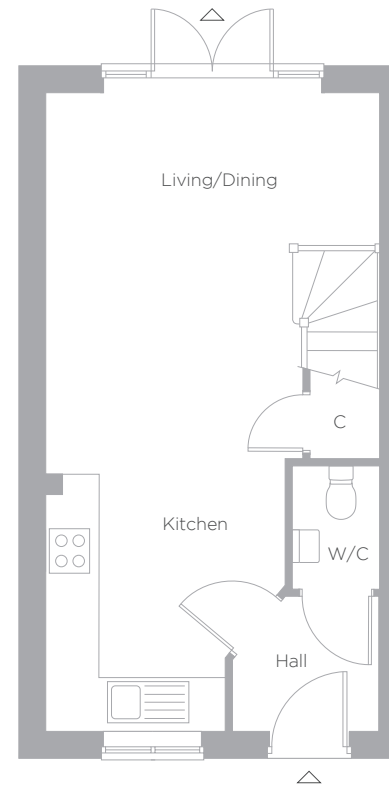
2 Bed Semi-Detached home

The Hawthorn is a modern two bed semi-detached home comprising of a spacious living/dining area with access via French doors to the rear garden and well appointed front aspect kitchen.

Upstairs you will find two bedrooms and a white fitted family bathroom with shower over the bath.

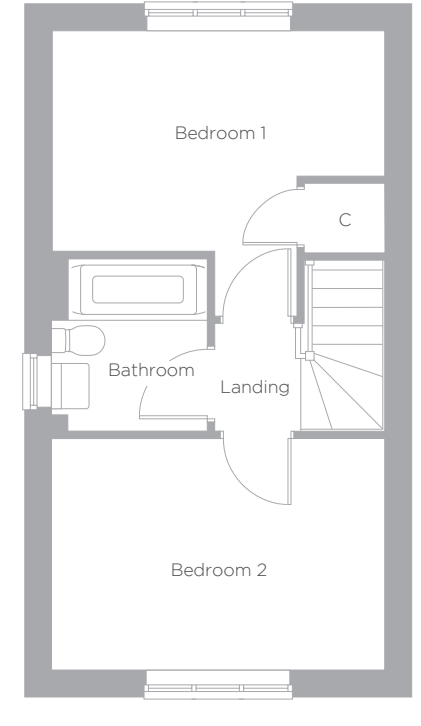
### SPECIFICATIONS

- ◆ 10 year build warranty
- ◆ Double glazed windows
- ◆ Downstairs W/C
- ◆ Family bathroom with shower over bath
- ◆ Gas central heating
- ◆ Modern fitted kitchen
- ◆ Turfed rear garden
- ◆ Allocated parking



### GROUND FLOOR

Kitchen	3.73m x 2.92m	12'2" x 9'6"
Living/Dining	4.07m x 4.05m	13'4" x 13'3"



### FIRST FLOOR

Bedroom 1	4.07m x 2.69m	13'4" x 8'9"
Bedroom 2	4.07m x 2.82m	13'4" x 9'3"

△ External access    C Cupboard/Storage

Imagery indicative of Platform show homes. Fixtures and fittings shown are intended as a preliminary guide for prospective purchasers and should not be relied upon. Internal layouts show a general arrangement which may vary from plot to plot.

Platform Home Ownership have taken every effort to ensure that these documents are accurate and represent the properties available. Platform Home Ownership and the developer may in their efforts to improve design reserve the right to alter site plans, floorplans, elevations and specifications without prior notice. Visit our website at [www.platformhomeownership.com](http://www.platformhomeownership.com) for further details.



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## The Spruce

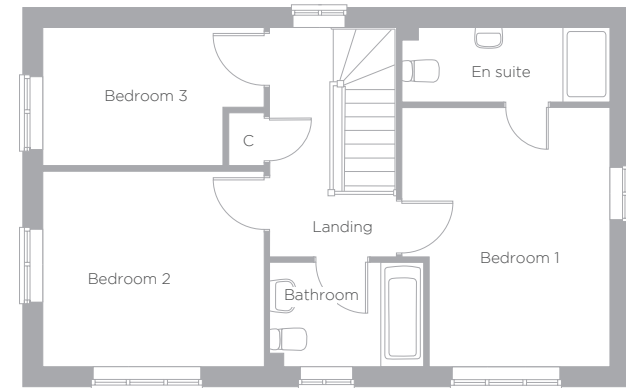
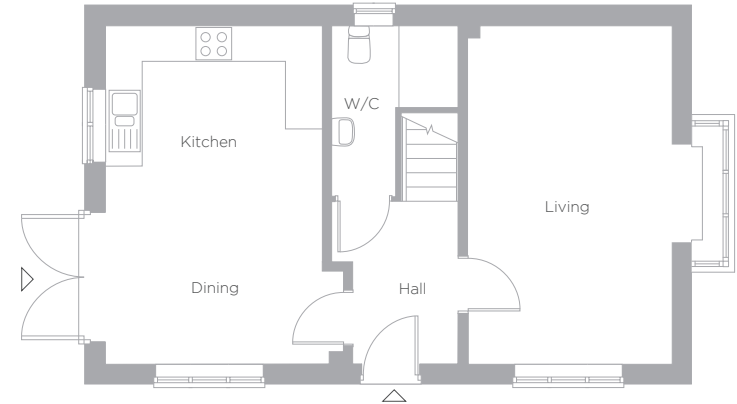
3 Bed Detached home

The Spruce is a stylish double fronted three bed detached home comprising of a spacious living area and well appointed front aspect kitchen/dining with French doors to the garden.

Upstairs you will find three bedrooms with the master bedroom benefiting from a En-suite shower room.

### SPECIFICATIONS

- ◆ 10 year build warranty
- ◆ Double glazed windows
- ◆ Downstairs W/C
- ◆ Family bathroom with shower over bath
- ◆ Gas central heating
- ◆ Modern fitted kitchen
- ◆ Turfed rear garden
- ◆ Allocated parking



### GROUND FLOOR

Kitchen	3.58m x 2.69m	11'8" x 8'9"
Dining	3.63m x 3.58m	11'10" x 11'8"
Living	5.53m x 3.32m	18'1" x 10'10"

### FIRST FLOOR

Bedroom 1	4.11m x 3.33m	13'5" x 10'11"
Bedroom 2	3.61m x 3.18m	11'10" x 10'5"
Bedroom 3	3.61m x 2.25m	11'10" x 7'4"

△ External access    C Cupboard/Storage

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## The Hazel

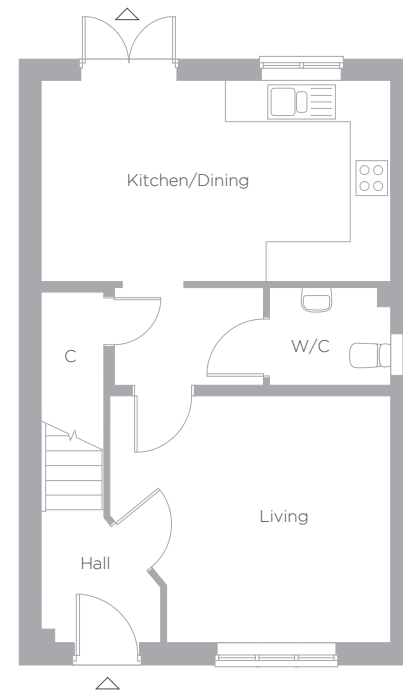
3 Bed Semi-Detached home

The Hazel is a modern three bed semi-detached home comprising of a spacious living area and well appointed kitchen/dining room with French doors leading to the rear garden.

Upstairs you will find three bedrooms with the master bedroom benefiting from a En-suite shower room.

### SPECIFICATIONS

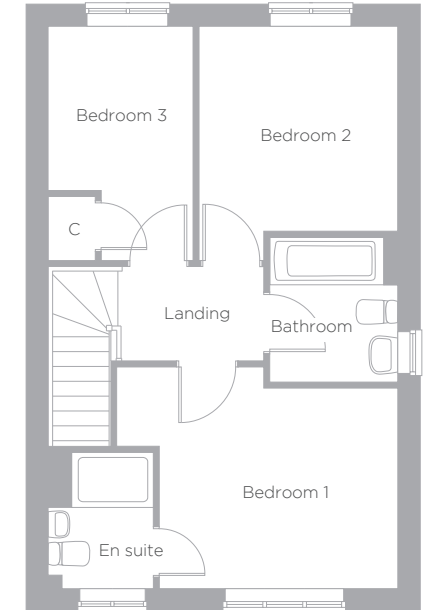
- ◆ 10 year build warranty
- ◆ Double glazed windows
- ◆ Downstairs W/C
- ◆ Family bathroom with shower over bath
- ◆ Gas central heating
- ◆ Modern fitted kitchen
- ◆ Turfed rear garden
- ◆ Allocated parking



### GROUND FLOOR

Kitchen/Dining  
5.19m x 2.99m    17'0" x 9'9"

Living  
4.17m x 3.66m    13'8" x 12'0"



### FIRST FLOOR

Bedroom 1  
3.54m x 2.97m    11'7" x 9'8"

Bedroom 2  
3.04m x 2.95m    9'11" x 9'8"

Bedroom 3  
2.44m x 2.15m    8'0" x 7'0"

△ External access    C Cupboard/Storage

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## The Epsom

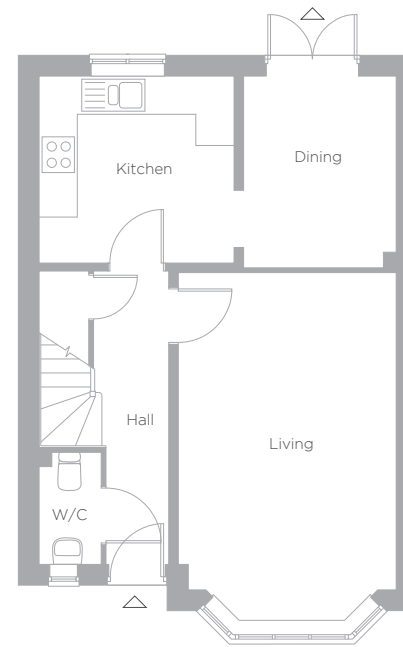
3 Bed Semi-Detached home

The Epsom is a modern three bed semi-detached home comprising of a spacious living area and well appointed kitchen with separate dining room with French doors leading to the rear garden.

Upstairs you will find three bedrooms with the master bedroom benefiting from a En-suite shower room.

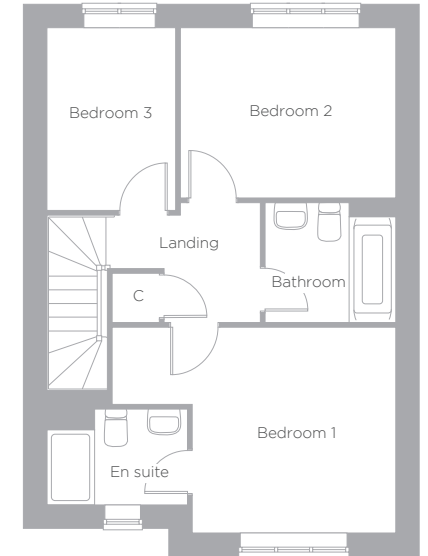
### SPECIFICATIONS

- ◆ 10 year build warranty
- ◆ Double glazed windows
- ◆ Downstairs W/C
- ◆ Family bathroom with shower over bath
- ◆ Gas central heating
- ◆ Modern fitted kitchen
- ◆ Turfed rear garden
- ◆ Allocated parking



### GROUND FLOOR

Kitchen	3.06m x 2.94m	10'0" x 9'6"
Dining	3.01m x 2.40m	9'9" x 7'9"
Living	4.98m x 3.44m	16'3" x 11'2"



### FIRST FLOOR

Bedroom 1	4.55m x 3.25m	14'9" x 10'6"
Bedroom 2	2.46m x 2.73m	11'3" x 9'0"
Bedroom 3	2.93m x 2.07m	9'7" x 6'7"

△ External access    C Cupboard/Storage

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# Judith Gardens, Sawtry

Cambridgeshire, PE28

House prices for all plots available



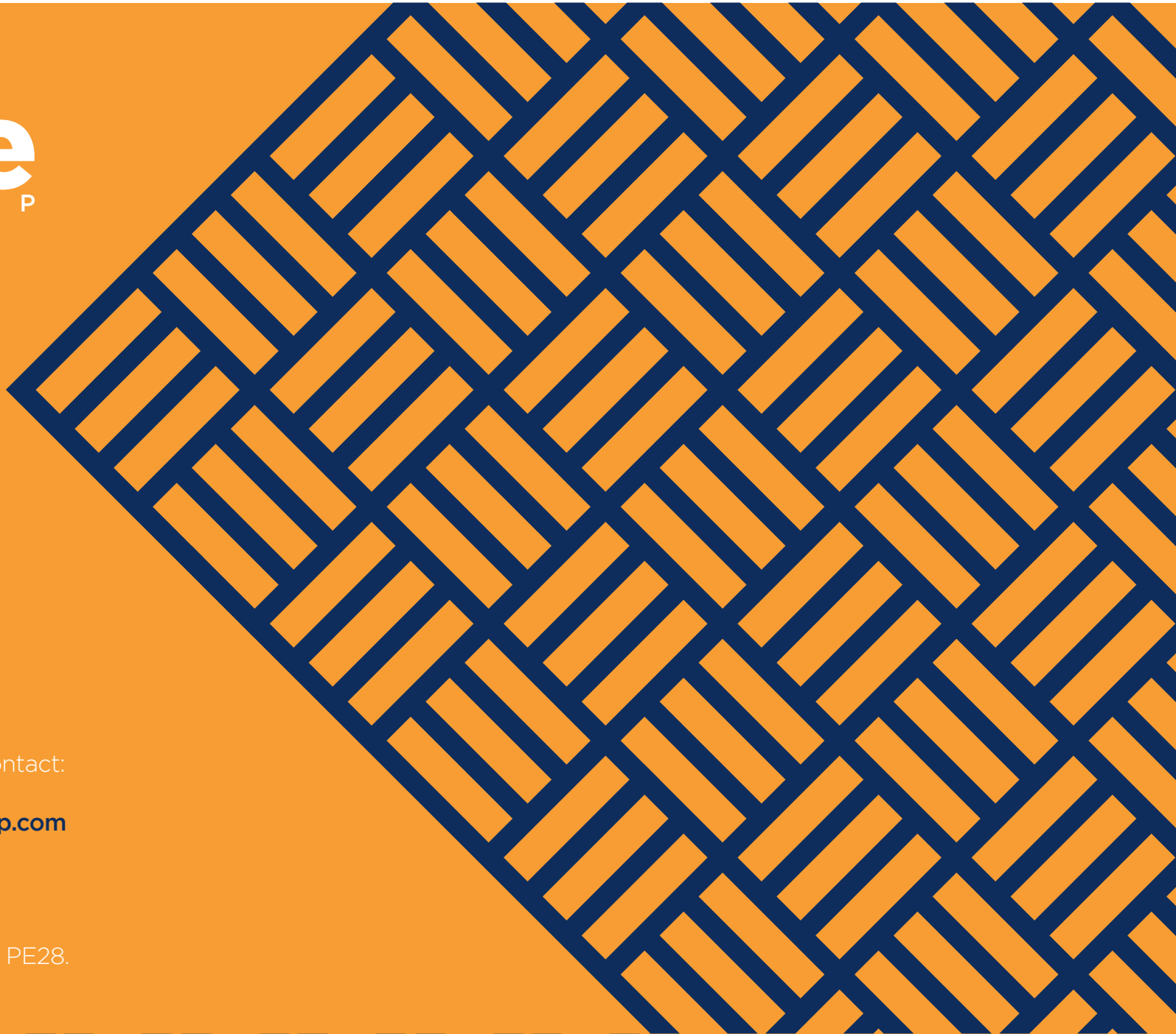
Plot	House Type	Postal Address	Handover	100% Price	35% Share Value	Monthly Rent	Service Charge
98	3 Bed Detached House	11 Ginns Way, Sawtry, Cambridgeshire PE28 5WS.	Dec 2023	£365,000	£127,750	£543.69	TBC
121	3 Bed Semi-Detached House	64 Peacock Drive, Sawtry, Cambridgeshire PE28 5WE.	May 2024	£340,000	£119,000	£506.45	TBC
122	3 Bed Semi-Detached House	62 Peacock Drive, Sawtry, Cambridgeshire PE28 5WE.	May 2024	£340,000	£119,000	£506.45	TBC
123	3 Bed Semi-Detached House	60 Peacock Drive, Sawtry, Cambridgeshire PE28 5WE.	May 2024	£340,000	£119,000	£506.45	TBC
124	3 Bed Semi-Detached House	58 Peacock Drive, Sawtry, Cambridgeshire PE28 5WE.	May 2024	£340,000	£119,000	£506.45	TBC
125	3 Bed Semi-Detached House	34 Clarke Crescent, Sawtry, Cambridgeshire PE28 5WU.	May 2024	£305,000	£106,750	£454.32	TBC
126	3 Bed Semi-Detached House	32 Clarke Crescent, Sawtry, Cambridgeshire PE28 5WU.	May 2024	£305,000	£106,750	£454.32	TBC
158	2 Bed Semi-Detached House	29 Clarke Crescent, Sawtry, Cambridgeshire PE28 5WU.	July 2024	TBC	TBC	TBC	TBC
159	2 Bed Semi-Detached House	31 Clarke Crescent, Sawtry, Cambridgeshire PE28 5WU.	July 2024	TBC	TBC	TBC	TBC

For more information contact:  
**Sales@Platformhg.com**  
**Platformhomeownership.com**  
**0333 200 7304**

Please note:  
Prices and dates quoted above where correct at the time of going to print, Platform Home Ownership reserve the right to amend the details and prices above without prior consultation.  
Purchasers are advised to consult with your sales co ordinator.



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OWNERSHIP



For more information contact:  
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Sawtry, Cambridgeshire, PE28.