





A unique and very special opportunity to acquire one of just three architect designed brand new homes offering exceptionally well-proportioned and versatile living accommodation and occupying a quite delightful tucked away non-estate position with a wonderful vista over adjacent farmland, yet within a short walk of the heart of this most desirable village just 3 miles west of Cambridge.

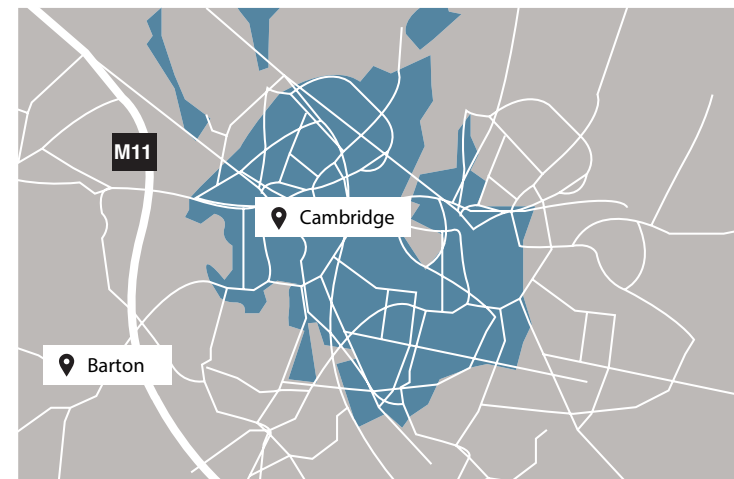




LOCATION

BARTON | CAMBRIDGE

Barton is one of the area's most desirable villages and is so conveniently located just 3 miles west of the university city of Cambridge and just 1 mile from junction 11 of the M11 motorway north and southbound.



The village provides an excellent range of local amenities, many of which are just a short stroll away and include a fine church, village primary school, post office/village stores, petrol station and two public houses. Also within the village is Burwash Manor, a group of converted farm buildings housing a selection of independent shops, a day spa plus a tea room, deli, café and wine shop. The village is also within the catchment for Comberton Village College which has a sixth form and is a highly sought-after destination for those seeking first class educational facilities.





THE HOUSES

Each home offers most impressive and rather stylish accommodation of quality and charisma with exceptionally well-proportioned and versatile living accommodation, ideally suited to a prospective buyer looking for such outstanding space and flexibility.

The properties have been architect designed with an emphasis on providing maximum space and light, together with the highest specification.



THE SPECIFICATION

GENERAL CONSTRUCTION

- Timber frame construction onto a piled foundation
- Crest titan multi brickwork to ground floor walls
- Aluminium standing seam to roofs & first floor walls
- Sika trocal single ply membrane to flat roof areas
- Sedum green roof system to house and garage flat roofs
- Aluminium fascias and rainwater goods
- Cedar cladding and sun screening to gables
- Aluminium and timber composite window system.

JOINERY

- Cantilevered steel and oak staircase
- Frameless glass balustrades
- American white oak door sets throughout
- Brushed stainless steel door furniture
- American white oak skirtings

KITCHEN & UTILITY

- Contemporary handle less rail kitchen.
- Corian or quartz solid surface worktops
- Grohe taps with inset sink
- Siemens or neff appliances to include:-
- Induction hob with integrated downdraft extractor
- Integrated single oven
- Integrated combi microwave oven
- Full height 70/30 fridge freezer
- Integrated dishwasher



HEATING

- Mitsubishi air source heat pump
- 300l hot water cylinder
- Wet underfloor heating to ground floor
- White reina miray radiators to first floor
- Heated chrome towel rails to bathrooms
- Electric underfloor heating to bathrooms

ELECTRICS

- Led spot lighting throughout with pendants to particular locations
- Tv & sat connections to living rooms and bedrooms
- Wifi controlled heating and hot water- nest or similar

BROADBAND

- Openreach fibre optic

FLOOR COVERINGS

- Engineered oak floor to ground floor & landing
- Tiled porcelain flooring to utility and bathrooms.

DECORATING

- White matt emulsion to walls ceilings
- White satin wood to painted woodwork.

BATHROOMS

- Porcelain tiled walls and floors
- Duravit sanitary ware
- grohe brassware

ROOF TERRACE

- Roof terrace with cedar privacy screen
- Composite black decking
- Steel open tread staircase

GARAGE

- Large double garage
- Powered sectional garage door
- Power sockets, lighting and outside tap

GARDEN

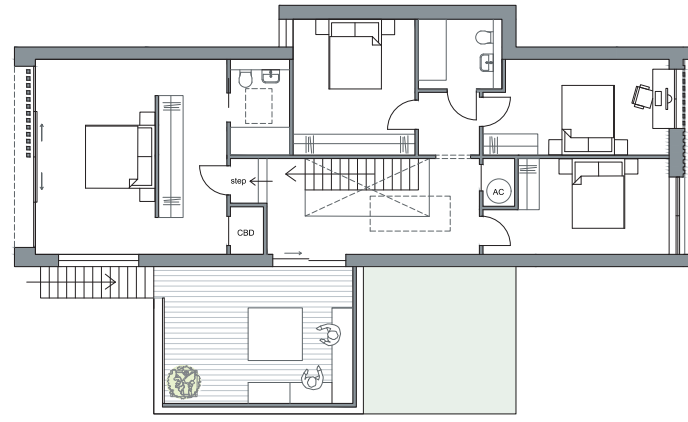
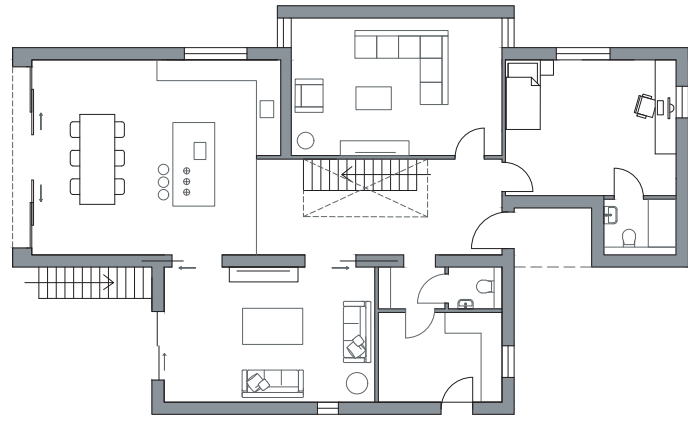
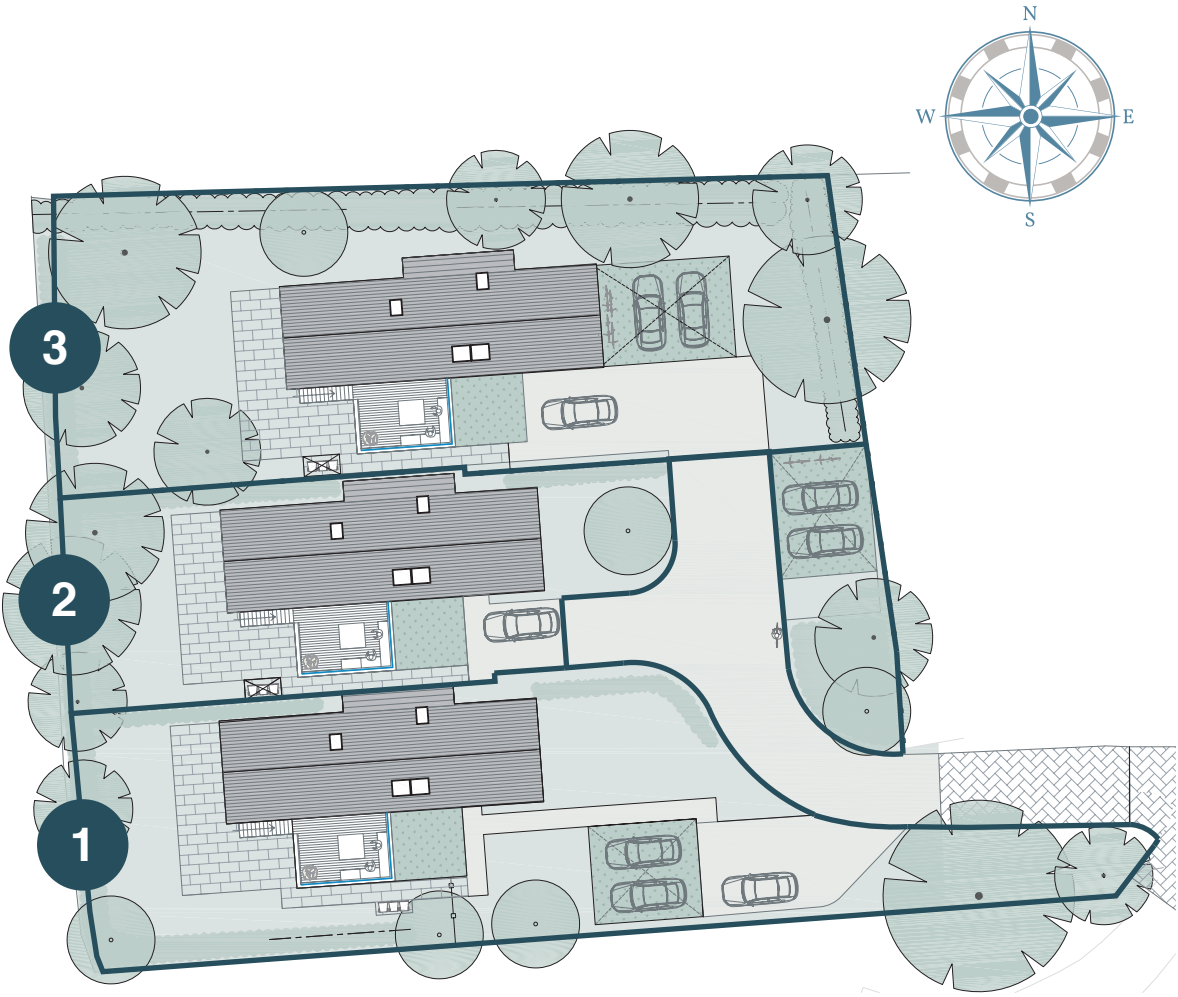
- Garden laid to turf with 1m borders
- Patios and pathways in kota black limestone.
- Drive block paved in pennant grey tegula drive set

WARRANTY

- 10 Year buildmark warranty from nhbc



OVERVIEW



PLOT ONE

GROUND FLOOR

Kitchen Diner	6.8 x 5.7
Living Room	6.1 x 3.9
Hall	6.5 x 2.8
TV Room	6.1 x 4.0
Utility	3.6 x 2.6
Study/Bedroom 5	4.0 x 4.9
Ensuite	2.2 x 1.7

FIRST FLOOR

Master Bedroom	5.7 x 5.2
Ensuite	2.8 x 1.6
Landing	6.0 x 2.8
Bedroom 2	4.0 x 3.96
Bedroom 3	5.2 x 2.8
Bedroom 4	5.2 x 2.8
Family Bathroom	2.5 x 2.0

Total Internal Area 253m²

Roof Terrace	5.6 x 3.9
Garage	5.5 x 7.5





PLOT TWO

GROUND FLOOR

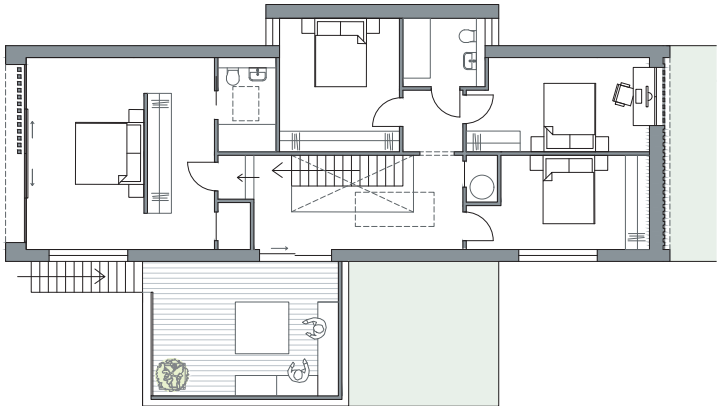
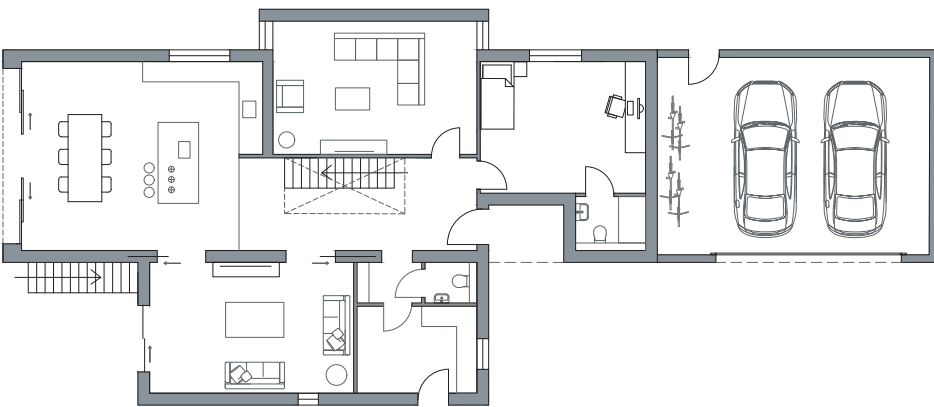
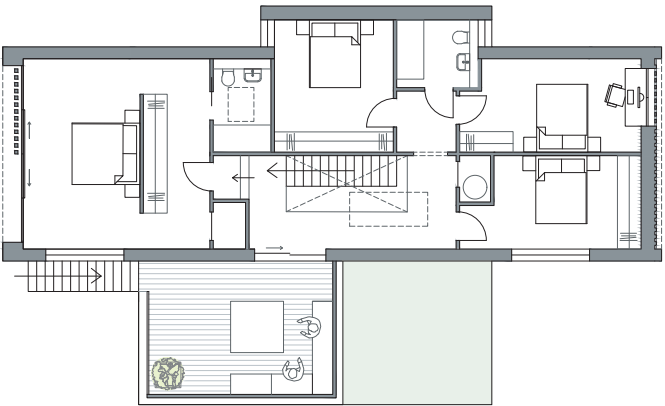
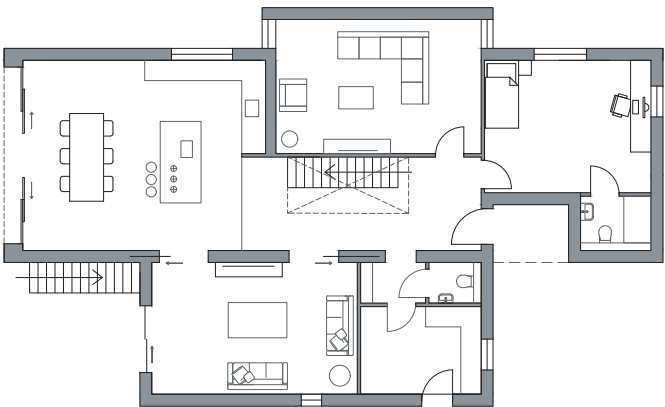
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YELLOWFISH

As the name suggests, Yellow Fish are not your regular house builders. Instead we are an award winning family business with a proven track record in building and designing high quality, beautiful homes.

WWW.YELLOW-FISH.NET

The logo for CHEFFINS, featuring the word "CHEFFINS" in a bold, white, sans-serif font, enclosed within a thick orange rectangular border.

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