



MANDEVILLE FARM

BURWELL

A BRAND NEW AND EXCLUSIVE SCHEME OF JUST FIVE FARMHOUSE
AND BARN-STYLE HOMES IN A DELIGHTFUL VILLAGE SETTING



MANDEVILLE FARM

BURWELL

Mandeville Farm is a small and exclusive collection of just five traditional farmhouse and barn-style homes set against a delightful backdrop of rolling countryside.

Each home has been thoughtfully designed and provides generous and flexible accommodation arranged over 2 floors. The properties benefit from a high specification throughout including fully fitted kitchens with integrated appliances and contemporary style luxury bathrooms and en-suites.

The properties all benefit from garaging and enclosed rear gardens. All in the thriving Cambridgeshire village of Burwell, at Mandeville Farm you will find your perfect forever home.



BURWELL

The Cambridgeshire village of Burwell is highly sought after, largely due to its convenient position within easy reach of the university city of Cambridge (13 miles) and the horse racing town of Newmarket (5 miles). The village itself has an extensive range of facilities for the local community including a doctors surgery, pharmacy and opticians for day to day health needs. There is also a post office and village store as well as a local co-op, haberdashery and petrol station. In addition there is a delightful artisan coffee shop and three public houses offering a range of dining options. The village has a lovely community feel and residents can enjoy riverside walks through the village as well as being just a short drive from Anglesey Abbey National Trust estate where longer walks and outdoor fun for the family can be enjoyed. The village is also home to a fine church.

There are a number of recreational facilities mainly based at Burwell Community Sports Centre. Activities include junior chess club, gymnastics and badminton, as well as a range of activities for adults including Jazzercise, yoga and table-tennis. There is also a running club for those looking to maintain an active lifestyle. For a local leisure centre, Bottisham Sports Centre has a gym, swimming pool and further recreational facilities.

For younger residents there is a local primary school which offers educational opportunities to children aged 4-11 which in turn feeds in to Bottisham Village College.

The village also benefits from a regular bus service to both Cambridge and Newmarket, and is well placed for access to the A14 which interconnects to the M11 motorway to London and the A11 to the east. For the commuter, access to London is within easy reach: Cambridge's new North station provides a direct link to both London Kings Cross and London Liverpool Street and is just 11 miles from Burwell.

The city of Cambridge, world-famous for its architecture, shopping and culture is within easy reach and offering everything you could need or want- from its quaint open-air market to its iconic universities and punting, to places to eat and shop for all the family. There is just as much life to Cambridge in the evening as there is in the daytime – with theatre, concerts, cinema, pubs and bars.

Burwell provides the perfect solution for peaceful living but in the heart of a thriving community and conveniently connected to world-leading science, enterprise and culture. At Mandeville Farm you will find your forever home.

PLOT

1



MAXIMUM DIMENSIONS (M)

Kitchen Dining:	6.20 x 12.18
Living:	4.99 x 5.05
Study:	4.06 x 2.19
Pantry:	1.56 x 1.38
Utility:	2.73 x 2.18
WC:	1.08 x 1.85
Circulation:	2.89 x 5.05
Cupboards:	Various
Bed 1:	4.77 x 4.70
Ensuite 1:	1.65 x 3.43
Bed 2:	4.67 x 3.11
Ensuite 2:	1.25 x 2.67
Bed 3:	4.98 x 3.55
Bed 4:	3.65 x 3.86
Bed 5:	3.54 x 2.67
Bathroom:	2.03 x 3.65
Circulation:	4.87 x 2.98
Airing:	1.25 x 0.77

Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2020. Produced for My Audience. REF: 654056

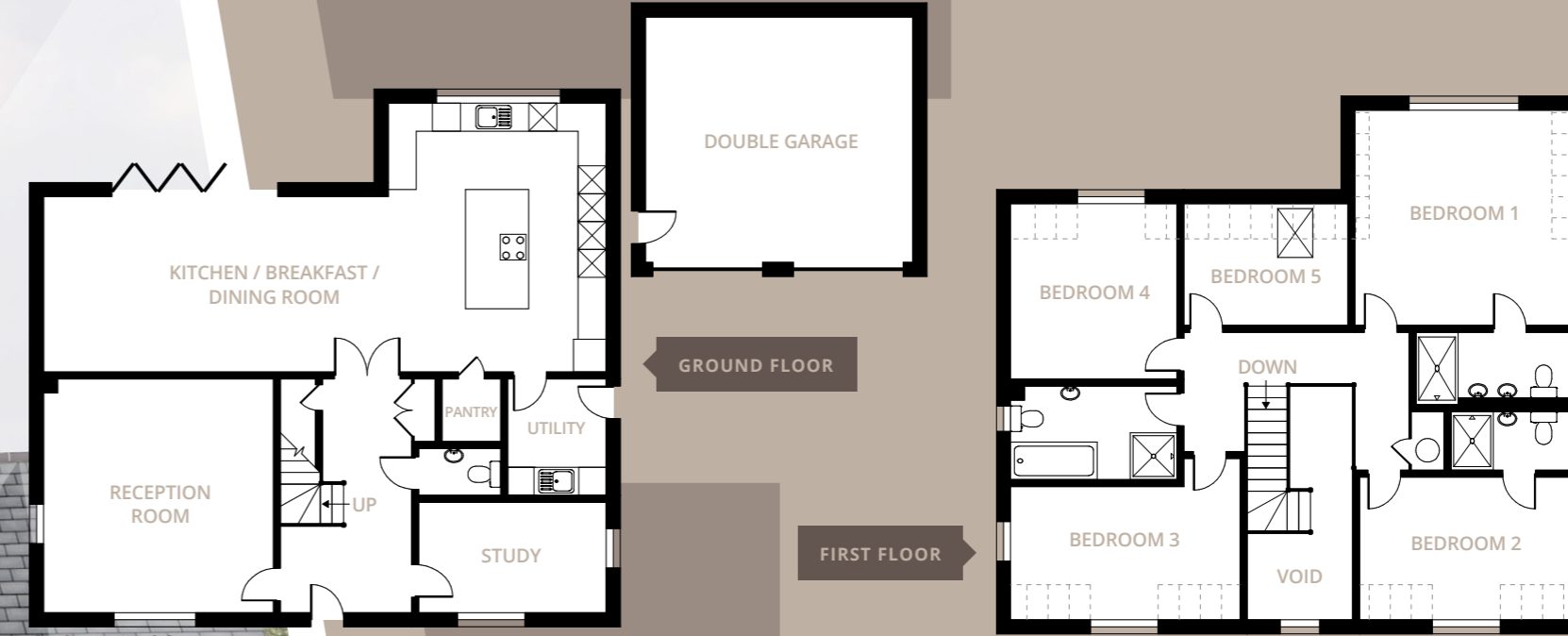
GROSS INTERNAL AREA: 2,580 sq.ft



PLOT 1
 A splendid and most impressive 5 bedroom farmhouse-style property incorporating many stylish features and open-plan living accommodation extending to over 2,500 sq.ft together with detached double garage and generous enclosed gardens.

PLOT

2



MAXIMUM DIMENSIONS (M)

Kitchen Dining:	5.88 x 12.18
Living:	4.99 x 5.05
Study:	4.06 x 2.19
Pantry:	1.37 x 1.56
Utility:	1.87 x 2.76
WC:	1.09 x 1.84
Circulation:	2.89 x 5.05
Cupboards:	1.56 x 0.61
Bed 1:	4.71 x 4.79
Ensuite 1:	1.60 x 3.48
Bed 2:	4.69 x 3.12
Ensuite 2:	2.59 x 1.25
Bed 3:	3.63 x 4.99
Bed 4:	3.65 x 3.87
Bed 5:	2.70 x 3.53
Bathroom:	3.65 x 2.03
Circulation:	4.87 x 3.03
Airing:	1.25 x 0.77

RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2020. Produced for My Audience. REF: 654056

GROSS INTERNAL AREA: 2,580 sq.ft



PLOT 2

A stylish and most attractive 5 bedroom detached residence offering flexible and versatile accommodation and extending to over 2,500 sq.ft together with detached double garage and generous rear garden.

PLOT 3



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2020. Produced for My Audience. REF: 654056

MAXIMUM DIMENSIONS (M)

Kitchen Dining Living:	11.95 x 11.62
Study:	1.86 x 4.14
Utility:	2.05 x 2.4
WC:	1.09 x 1.62
Circulation:	4.02 x 2.95
Cupboards:	0.92 x 1.62
Bed 1:	4.62 x 3.93
Bed 2:	3.94 x 3.23
Bed 3:	6.47 x 5.23
Ensuite 3:	2.98 x 2.86
Bed 4:	3.95 x 5.04
Ensuite 4:	1.86 x 2.95
Bed 5:	3.13 x 3.92
Bathroom:	3.67 x 1.88
Circulation:	1.00 x 7.65
Airing:	0.88 x 1.00

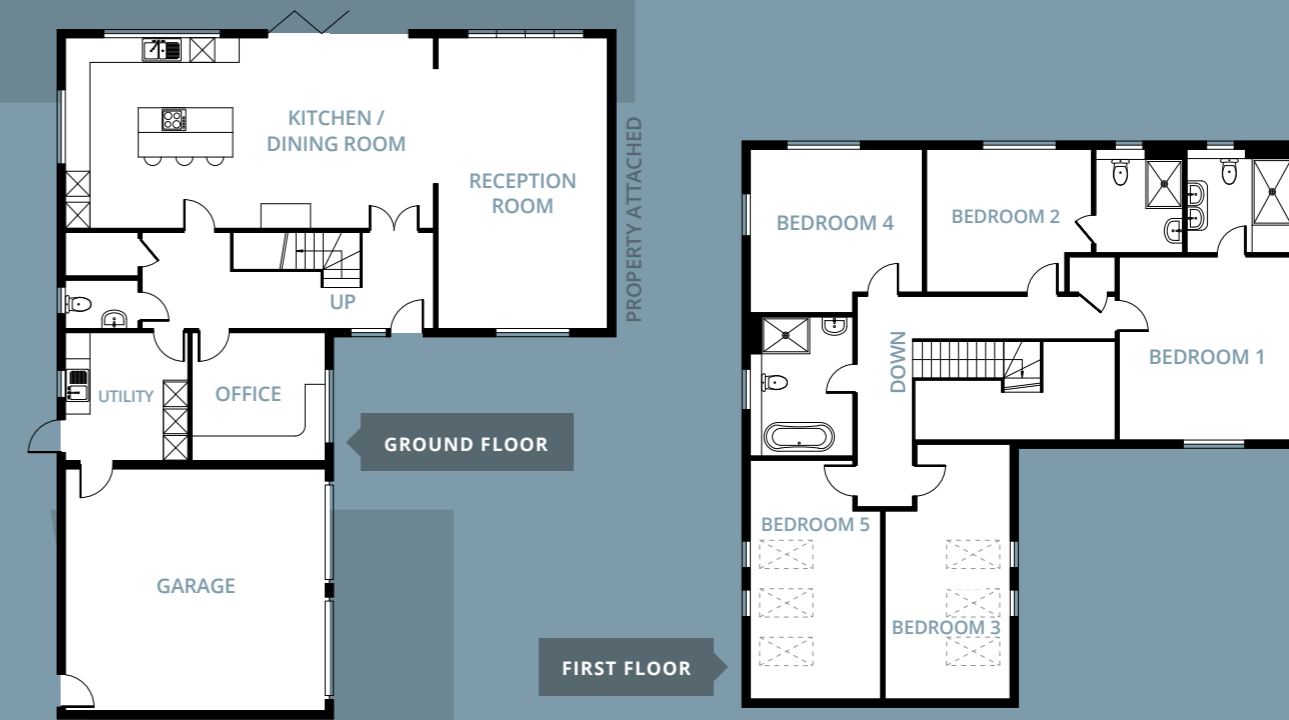
GROSS INTERNAL AREA: 2,560 sq.ft



PLOT 3

An impressive 5 bedroom barn-style home of generous proportions incorporating many characterful features and accommodation extending to near 2,400 sq.ft in a delightful position backing onto farmland.

PLOT 4



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n°checom 2020. Produced for My Audience. REF: 654056

MAXIMUM DIMENSIONS (M)

Kitchen Dining Living:	13.24 x 7.07
Study:	3.24 x 3.07
Utility:	2.96 x 3.07
WC:	1.13 x 1.78
Circulation:	7.06 x 2.32
Cupboards:	1.06 x 1.78
Bed 1:	4.14 x 4.38
Ensuite 1:	2.62 x 1.60
Bed 2:	4.02 x 3.50
Ensuite 2:	2.51 x 2.12
Bed 3:	3.99 x 4.20
Bed 4:	5.83 x 3.15
Bed 5:	3.06 x 6.32
Bathroom:	2.51 x 3.39
Circulation:	5.15 x 6.35
Airing:	1.16 x 0.90

GROSS INTERNAL AREA: 2,660 sq.ft



PLOT 4
 An exceptionally well-proportioned spacious 5 bedroom home occupying a delightful corner plot with wraparound garden and offering versatile and stylish accommodation throughout.

PLOT 5



MAXIMUM DIMENSIONS (M)

Kitchen Dining Living:	13.63 x 9.39
Study:	4.93 x 2.72
Bedroom:	4.93 x 3.49
Utility:	1.72 x 3.05
WC:	2.31 x 3.01
Circulation:	6.37 x 4.13
Cupboard1:	1.60 x 1.00
Cupboard2:	0.85 x 0.83
Bed 3:	7.36 x 5.13
Ensuite 3:	3.29 x 1.81
Bed 4:	3.63 x 4.11
Bed 5:	5.77 x 4.34
Bathroom:	3.65 x 2.05
Circulation:	5.40 x 2.01
Cupboard:	1.52 x 1.12
Airing:	1.34 x 0.98

RICS Certified Property Measurer
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GROSS INTERNAL AREA: 2,660 sq.ft



PLOT 5
 Stunning and substantial residence offering remarkable space and flexibility including a magnificent vaulted sitting room with full height picture window.

YOUR KITCHEN...

At Mandeville Farm, Fabrum have partnered with local award winning kitchen designers Nicholas Anthony to ensure each home is equipped with a truly remarkable kitchen, complete with a 5 year guarantee.

Nicholas Anthony offer a bespoke service and have an award winning design team who work closely with their in house project managers to ensure every detail is considered and executed to the highest standard. With over 55 years experience, Nicholas Anthony have developed a highly respected reputation as a result of their ability to push the boundaries of design while using the highest quality materials and appliances to ensure every kitchen will remain a stunning feature in your home.

Using a combination of the Nicholas Anthony Signature collection cabinetry and quartz worktops, there is a clear focus on both design and ergonomics. The gently curved, C-shaped profile of the unit fronts provide convenient access across the entire cabinet providing a kitchen that is both stylish and functional.

Your kitchen is designed, engineered and manufactured in Germany with high quality features including integrated door buffers, individually switched soft close hinges and anti-tilt shelf pegs. In addition, all edges of the kitchen carcasses, shelves and plinths are PUR bonded for durability and to protect the kitchen from potential heat and moisture damage. Our kitchen manufacturers have invested a lot of time and money in research and development to ensure the kitchen installed in your home is of the highest quality and is built to last.



PLOT 1 UTILITY



PLOT 3 KITCHEN



PLOT 3 EN-SUITE TO MASTER



YOUR BATHROOMS...

Your bathroom is the perfect place to relax and unwind and it is for this reason that Artisan has worked hard with our interior design team to create a sense of luxury within your bathrooms and en-suites. By only selecting the highest quality products, the bathrooms at Mandeville Farm offer contemporary and luxurious spaces for you to enjoy.

Artisan have chosen high quality products from Duravit, Pura and Geberit to ensure that a combination of function and design are harmonised in each room. With most rooms featuring a stunning walk-in shower with a drenching shower head even a "quick shower" will leave you feeling revitalised yet pampered.



SPECIFICATION

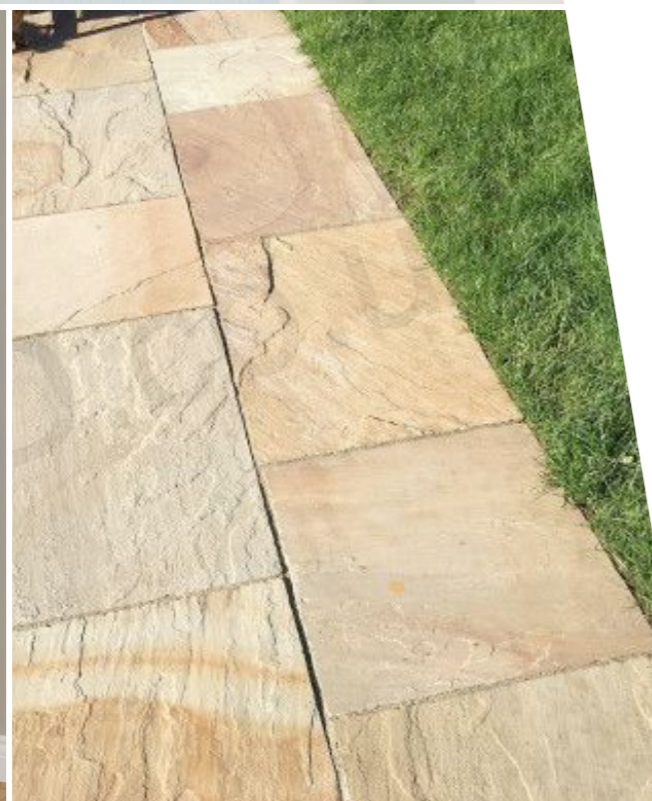
At Mandeville Farm we have worked hard to create quality homes of style and flexibility. Each property is equipped with fixtures and fittings which provide low-maintenance leaving you to enjoy your new space. Every home benefits from highly efficient timber windows and bi-fold doors which lead to large, enclosed, private gardens. The elegant interiors are finished in neutral tones that complement the clean, modern lines of the fixtures and fittings.

KITCHEN/ UTILITY ROOM

- A range of high quality, built in Bosch appliances including a single oven, combi oven, ceramic induction hob with extractor hood, integrated fridge/freezers and dish washer.
- Gloss handleless base and tall kitchen units with soft close doors. Stainless steel Blanco sink with single lever mixer tap. Matching units to utility room with space for washer and dryer.
- Quartz kitchen work tops.

BATHROOMS AND EN-SUITES

- Contemporary bathrooms and en-suites with Duravit sanitaryware and Pura taps.
- Full height wall tiling to showers, half height tiling to splashback areas.
- Pura drench rain showers with separate adjustable shower heads and baths with discrete fillers.
- WC's with water efficient dual flushing systems.
- Heated towel rails.
- Shaver sockets.



PLUMBING & HEATING

- Separately zoned underfloor heating to the ground floor with radiators and heated towel rails to the first floor.
- Efficient gas fired boiler with pressurised, unvented system.
- Hot water cylinder with immersion heater.
- Mechanical ventilation to each cloakroom, bathroom, ensuite and utility.
- Outside tap.

ELECTRICAL

- Brushed metal face plates.
- Points for TV provision to kitchen/dining area, living room, study and all bedrooms.
- LED down lighters to kitchen, bathroom, en-suites, cloakroom and entrance hall.
- Hardwired intruder and fire alarms with battery back up.
- Power and lighting to garage.

INTERNAL FINISHES

- Internal walls and ceilings painted matt white emulsion.
- Internal woodwork painted satin white.
- Oak handrail to staircase.
- Ceramic tiling to first floor bathroom and ensuite floors.
- High quality LVT flooring throughout the ground floor kitchen, hall, cloakroom and utility room.
- American white Oak solid core doors with satin ironmongery.

EXTERNAL

- Natural sandstone buff coloured paving to paths and patio areas.
- Block setts to car parking areas.
- Landscaped gardens to the front of the properties in accordance with the approved plans, grassed rear gardens.
- Mixture of 1.8m high close boarded fencing and 1.2m high post and rail fencing.
- 10 year LABC warranty.



PLOT 5 PRINCIPAL RECEPTION ROOM



Fabrum Distinctive Houses

Fabrum Distinctive Houses is a division of Artisan (UK) Developments Ltd.

Artisan UK Developments work throughout East Anglia and the South-East of England to deliver homes of exceptional quality and style and are made up of a dedicated team of experienced professionals with expert knowledge, covering all aspects of the development process.



EDUCATION

Burwell Village College Primary
The Causeway, Burwell, CB25 0DU
Tel: 01638 613103

Bottisham Village College
Lode Rd, Bottisham, Cambridge CB25 9DL
Tel: 01223 811250

Burwell Early Learners Nursery
The Causeway, Burwell CB25 0DU
Tel: 01638 744065

Cambridge Science Park
11 miles from Mandeville Farm

LOCAL AUTHORITY

East Cambs District Council
The Grange Car Park, Nutholt Ln, Ely CB7 4EE
Tel: 01353 665555

POLICE

Newmarket Police Station
Willie Snaith Rd, Newmarket CB8 7SU
Tel: 01473 613500

DENTIST

Burwell Dental Surgery
25 Ness Rd, Burwell, Newmarket CB25 0AA
Tel: 01638 741350

DOCTORS

The Burwell Surgery
Newmarket Rd, Burwell, CB25 0AE
Tel: 01638 741234

POST OFFICE

Burwell Post Office
11 The Causeway, Burwell, CB25 0DU
Tel: 01638 741238

SUPERMARKET

Tesco Extra
Fordham Rd, Newmarket CB8 7AH
Tel: 0345 610 6713

RECREATION

Burwell Sports Centre
Buntings Path, Burwell CB25 0DD
Tel: 01638 742125

Bottisham Sports Centre
1 Lode Road, Bottisham, Bottisham,
Cambridge CB25 9DJ
Tel: 01223 811121

TRAIN STATION

Cambridge North Station
Cowley Road Cambridge CB4 0WZ
12 miles from Mandeville Farm



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BURWELL

CHEFFINS

For enquires please contact Cheffins on
01223 214214

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