



Paxton Mill

Little Paxton








There's no place like home

Putting customers first

Building homes is what Amplius does, and we do it exceptionally well across the Midlands and beyond. Over a number of years, we've seen what people really like about the homes we build and we build on that experience.

So you know that behind the kerb appeal, there's a structure that meets the highest professional standards. You know that every detail has been checked and inspected. That's experience!

Finally, **location, location, location**. You will see, we try to find the very best spot for every taste, as we believe in quality homes, in quality places.





Home is a place for everything

Your home should fit around your life. So whether you're a budding chef, artist or just like to relax, you'll find room for whatever you're passionate about.

Home is for making memories

Your home is your haven. From the minute you unlock your front door, a new chapter in your life begins.

Home is where your family grows

From baby to young adult, having a space in which your family can grow together is so important. That's why we build more than just homes.

Home is a warm place

Whether you're curling up on the sofa or having a family meal, your home will keep you warm and content all year round.

Homes built to last

There's no feeling like stepping into your new home. Whatever your plans are for tomorrow, we build our homes with a long and happy future in mind.





Home is where love resides

Tucked away in the heart of the Cambridgeshire countryside, Little Paxton is a charming village that offers a perfect blend of rural serenity and modern convenience. With its picturesque surroundings, excellent local amenities and transport links, this village is a peaceful retreat that still keeps you connected to everything you need.

Connected countryside

Close to St Neots, you'll find a great shopping area and entertainment. You'll also find direct rail links to London, taking you to the capital in under an hour which is ideal for commuters. By road, the A1 provides access to Bedford in less than 20 minutes, while Cambridge is just a 35-minute drive along the A428. Whether for work or leisure, your travel options are varied.

Local lifestyle

Families will appreciate the high standard of local schooling, while those who love the outdoors will be spoilt for choice. Paxton Pits Nature Reserve, a vast 127-hectare site of special scientific interest, sits on the village's edge, offering miles of scenic walking trails, diverse wildlife and open green spaces to enjoy. For even more outdoor adventure, Priory Park in nearby St Neots provides 80 acres of woodland and parkland, perfect for weekend strolls and picnics.

Adventure on your doorstep

For those who love water sports and family-friendly activities, Southlake Aqua Park is just a stone's throw away featuring swimming areas, slides and a café for a relaxed day out. Whether you're looking to explore the countryside, enjoy local leisure facilities, or simply unwind in a welcoming village community, Little Paxton has it all. It's more than just a place to live—Little Paxton is a place to call home.



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Development Plan



- Rented homes
 - Developers homes
- 3 bedroom homes
- The Southey

Ownership options

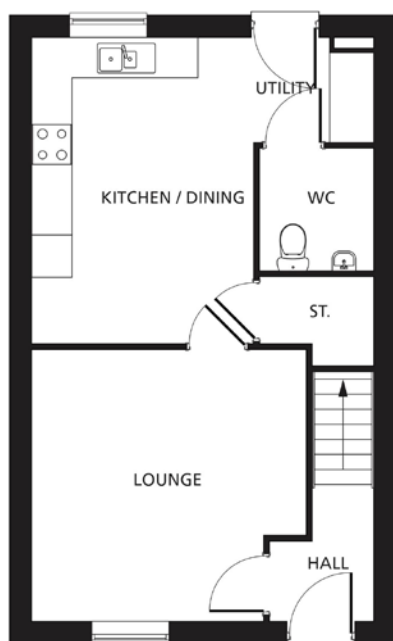
SHARED OWNERSHIP

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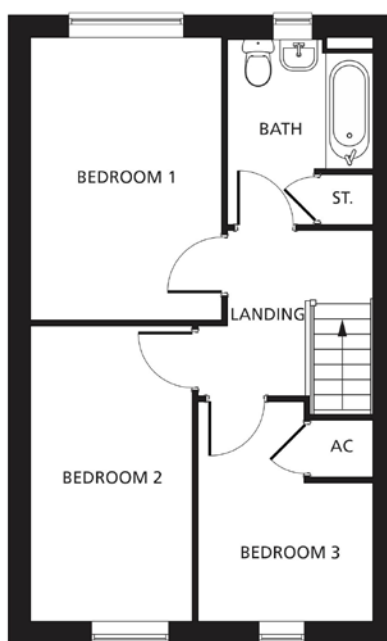
This development layout plan depicts the intended layout and development mix at the time of publication. However, those intentions may change and a purchaser cannot rely on the details shown on this plan. Landscaping shown is only indicative. Any queries should be raised through the conveyancing process.



The Southeys



Ground Floor



First Floor

Kitchen/Dining

5.12m x 4.54m

16'8" x 14'11"

Lounge

4.07m x 4.04m

13'4" x 13'3"

Bedroom 1

2.82m x 4.19m

9'3" x 13'9"

Bedroom 2

2.40m x 4.39m

7'10" x 14'5"

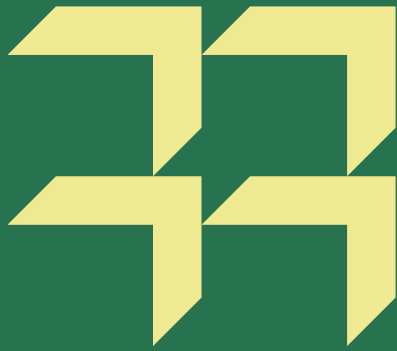
Bedroom 3

2.60m x 3.27m

8'6" x 10'9"

Dimensions stated are to be used as guidance only and should not be used as a basis for furnishings, furniture or appliance spaces. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. All images are used for illustrative purposes only and are representative only. They may not be the same as the actual home you purchase and the specification may differ. Images may be of a slightly different model of home, individual features such as windows, brick, carpets, paint and other material colours may vary and also the specification of fittings may vary. Any furnishings and furniture shown are not included in any sale. Please check with a member of our sales team for details of the exact specification for each property type and the associated prices.

All dimensions are maximum sizes



Our commitment to you

Before you move

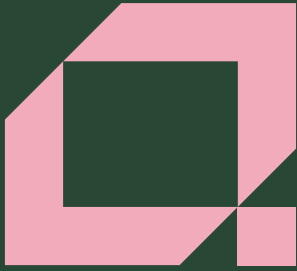
- Our friendly sales team will provide you with support and guidance throughout the home buying process
- At pre-reservation stage you will be shown details of the appearance and location of your chosen new home, together with all relevant surrounding information
- The reservation agreement will set out the key terms of your home purchase, including the reservation period, purchase price and other important information
- We will go through the specification and layout of your home and details of any pre-contractual information to enable you to make an informed decision
- We will inform you of your main point of contact who will assist you with information during your reservation and after you have moved into your new home
- We will regularly communicate with you to keep you informed of the progress of your new home and your dedicated point of contact will respond to any queries you may have
- We want to make your move as enjoyable as possible and our welcoming and knowledgeable staff will be with you every step of the way to provide a service that is tailored to you and your needs.

When/after you move in

- On the day you move a dedicated sales advisor will welcome you to your new home
- A detailed homecare booklet will be provided to help you settle in
- Shortly after you have moved in, we will make courtesy calls/visits to ensure you are happy with your new surroundings
- Your new home is covered by an NHBC or similar industry regulated 10-year insurance scheme covering the fabric and structural integrity of your new home.


We do value your comments and feedback so we can continually improve and enhance our service. If you have any comments you'd like to share with us, please contact: 0345 601 9095 or newhomessales@amplius.co.uk







For sales enquiries

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Further information relating to Amplius can be accessed via our
website: amplius.co.uk

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