

Taylor
Wimpey

VARSITY GRANGE

NORTHSTOWE | CAMBRIDGESHIRE



This computer generated image is for illustrative purposes only. Its purpose is to give a feel for the development, not an accurate description of each property. Please enquire for further details.

VARSITY GRANGE. A VERY SPECIAL PLACE TO BE

A warm welcome to Varsity Grange.

An exciting new development of 2 bedroom apartments and 2, 3, 4 & 5 bedroom homes located in Northstowe, Cambridgeshire.

MAKE YOURSELF AT HOME

From the first time you open the front door, you know this is somewhere you can call home.

Bright, open rooms, finished to the highest possible standard... and ever so thoughtfully laid out. It's energy efficient too, of course – and up to all modern building standards. Naturally, your new home also comes complete with the very latest fixtures and fittings.

We've even decorated in neutral colours so you can stamp your personality on it from Day 1.

So, come on in... and make yourself at home.




This image shows a typical Taylor Wimpey home and may include optional upgrades at an additional cost.

LIVE AND LOVE TOWN LIFE


Northstowe benefits from being surrounded by the beautiful Cambridgeshire countryside which boasts the RSPB Fen Drayton Lakes, ideal for calming walks. Whether you decide to go punting on the River Cam or tour the celebrated University of Cambridge, there is always something in the region for everyone to enjoy.

The local villages such as Longstanton have handy pubs and local stores which are ideal for daily needs, with Cambridge itself being a shopper's paradise with a rich choice of shopping from big brands to independents, with cafes and restaurants to relax in and take a break.




 River Cam, the main river flowing through Cambridge



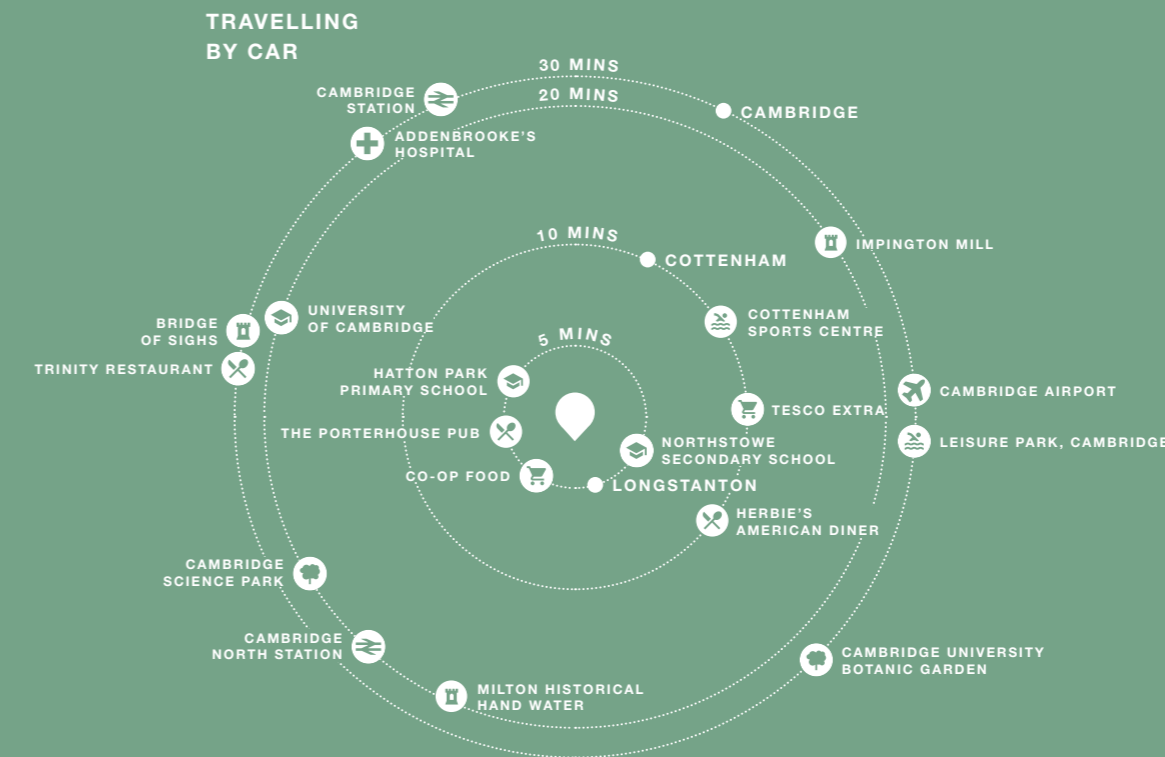
 Pathfinder Primary School



 Hallmark Hotel Cambridge Health Club & Spa


THE PERFECT PLACE TO BE

Varsity Grange benefits from being ideally located near the A14, which can swiftly take you to Cambridge and Huntingdon. While the M11 is 5 miles away, giving easy access to London and the south east. Northstowe is located on the guided busway route connecting the town to Cambridge North station, the City of Cambridge and beyond. For air travel, Cambridge Airport is ideal for business and light aviation, but Stansted Airport 35 miles away down the M11 excels at international holiday destinations.




Maps shown are not to scale. Times, distances and directions are approximate only and are taken from [google.co.uk/maps](https://www.google.co.uk/maps).




 Longstanton recreational playground



 The Porterhouse Pub



 Longstanton Park and Ride



WHY BUY NEW?



No buying chain means less stress and hassle



Save money on your household bills from Day 1



Start with a blank canvas and create your home your way



Become part of a new and growing community



Enjoy real peace of mind, with our two-year warranty



Live in a high specification home built to suit modern lifestyles



WE'RE WITH YOU EVERY STEP OF THE WAY

Everyone knows buying a new home is an exciting time. But it can be a stressful one too, which is why our sales executives and customer relations managers are there to help every step of the way, from your initial enquiry right through to opening the front door of your new home for the first time.

HERE TO HELP YOU BUY



Backed by HM Government

Help to Buy: Equity Loan means you can make the move to your first home – or move to a new one – with a deposit of just 5%.

HERE TO HELP YOU SELL



PART EXCHANGE

Struggling to sell your current home? Our Part Exchange plan means we could buy your home off you...



EASYMOVER

... or easymover could help remove some of the stress if you need to sell your existing house.

To find out more, just give us a call, pop in for a chat, or pay us a visit at taylorwimpey.co.uk and view our handy Homebuyer Guides.



Get to know VARSITY GRANGE

NORTHSTOWE | CAMBRIDGESHIRE

Varsity Grange, set in the heart of the new community at Northstowe, is an exciting, emerging development of 2, 3, 4 and 5 bedroom homes, just 8 miles[†] north-west of Cambridge.

Existing Development



- *ah/r = Affordable Homes Rented
- †ah/so = Affordable Homes Shared Ownership
- BCP = Bin Collection Point
- BS = Bin Store
- CS = Cycle Store
- ▲ = Garage
- ▷ = Car Port / Drive Through
- V = Visitor Parking

The Development Layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with your sales executive prior to reservation. †Distance is taken from google.co.uk/maps. 41283 / July 2020.

3 BEDROOM HOMES

-  **The Braxton**
3 bedroom home
Plots: 218 & 219
-  **The Chelbury**
3 bedroom home
Plots: 160–164
-  **The Easedale**
3 bedroom home
Plots: 166, 181, 185, 222 & 223
-  **The Gosford**
3 bedroom home
Plots: 167, 176, 178–180 & 182–184
-  **3 bedroom home**
Plots: 168*, 172* & 193–195*
-  **3 bedroom home**
Plots: 199†, 200†, 207† & 210†

5 BEDROOM HOMES

-  **The Oakdale**
5 bedroom home
Plot: 221
-  **The Garron**
5 bedroom home
Plots: 173, 174, 186, 187, 191, 192, 202–204, 206 & 220



4 BEDROOM HOMES

-  **The Marford**
4 bedroom home
Plots: 189 & 224
-  **The Manford**
4 bedroom home
Plots: 225–227
-  **The Waysdale**
4 bedroom home
Plots: 175, 177, 188, 190, 201, 205 & 228
-  **The Langdale Special**
4 bedroom home
Plot: 165
-  **4 bedroom home**
Plots: 196–198*

2 BEDROOM HOMES

-  **The Dovedale**
2 bedroom home
Plot: 153
-  **2 bedroom home**
Plots: 169–171*
-  **2 bedroom home**
Plots: 208†, 209†, 211† & 212†

APARTMENTS

-  **Cambridge House**
2 bedroom apartments
Plots: 154–159
-  **Stanton House**
2 bedroom apartments
Plots: 213–217

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THE BRAXTON

3 BEDROOM HOME



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THE BRAXTON

The Braxton is an ideal choice for families or couples looking for extra space. Day-to-day life is centred around the front-facing living room and the contemporary kitchen/dining area, which has double doors to the garden, while the spacious living room is perfect for relaxing at the end of the day. Upstairs on the first floor is a family bathroom and two bedrooms. A private staircase leads up to the master bedroom, which has a high vaulted ceiling and en suite shower room on the second floor.

TOTAL 99.4 sq. m. / 1,070 sq. ft.

GROUND FLOOR



Kitchen/Dining Area
4.25m x 3.43m max 14'0" x 11'3" max

Living Room
4.19m x 3.19m max 13'9" x 10'6" max

FIRST FLOOR



Bedroom 2
4.25m x 2.89m min 14'0" x 9'3" min

Bedroom 3
3.59m x 2.15m 11'10" x 7'1"

SECOND FLOOR



Master Bedroom
6.64m max x 2.76 min 21'10" max x 9'1" min

 **Plots:** 218 & 219

The floorplans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult your sales executive. All dimensions are + or - 50mm and floorplans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. 41283/July 2020.

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THE CHELBURY

4 BEDROOM HOME



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THE CHELBURY

The Chelbury offers flexible lifestyle options required by modern families. The entrance hallway offers access to a kitchen, plus a light and airy living/dining area opening through double doors to the rear garden. Upstairs you'll find the family room complete with Juliet balcony, a well-proportioned bedroom and a main bathroom. A master bedroom, a further double bedroom and a shower room are located on the top floor.

TOTAL 119.6 sq. m. / 1,288 sq. ft.

GROUND FLOOR



Kitchen
3.53m x 2.81m max 11'7" x 9'3" max

Living/Dining Area
4.78m x 3.17m 15'8" x 10'5"

FIRST FLOOR



Family Room/Bedroom 4
4.78m x 3.17m 15'8" x 10'5"

Bedroom 3
2.83m x 2.65m 9'4" x 8'9"

SECOND FLOOR



Master Bedroom
4.78m x 3.17m 15'8" x 10'5"

Bedroom 2
4.78m x 2.89m 15'8" x 9'6"

 **Plots:** 160-164

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THE DOVEDALE

2 BEDROOM HOME



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THE DOVEDALE

The 2 bedroom Dovedale coach house is perfect for first time buyers and downsizers. A private front door leads upstairs to the first floor accommodation. An open plan kitchen/living/dining area provides the ideal space for unwinding or entertaining guests. A spacious master bedroom, second bedroom, storage cupboard and a main bathroom are also located off the landing. The property also features a garage.

TOTAL 59.5 sq. m. / 641 sq. ft.

GROUND FLOOR



FIRST FLOOR



Kitchen/Living/Dining Area	5.35m x 3.80m	17'7" x 12'6"
Master Bedroom	3.24m min x 3.21m min	10'8" min x 10'6" min
Bedroom 2	3.25m min x 1.93m min	10'8" min x 6'4" min

 Plot: 153

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THE EASEDALE

3 BEDROOM HOME



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THE EASEDALE

The Easedale would ideally suit a couple or a young family. The hallway leads to a kitchen/dining area and a light and airy living room with double doors to the garden. There's also a guest cloakroom downstairs. Upstairs, the landing leads to the master bedroom with en suite shower room, a further double bedroom, the main bathroom and a bedroom which could alternatively be used as a study or nursery.

TOTAL 85.1 sq. m. / 917 sq. ft.

GROUND FLOOR



Kitchen/Dining Area	5.10m x 2.95m	16'9" x 9'8"
Living Room	5.10m x 3.02m	16'9" x 9'11"

FIRST FLOOR



Master Bedroom	3.83m x 3.08m	12'7" x 10'1"
Bedroom 2	2.95m x 2.86m	9'8" x 9'5"
Bedroom 3	2.95m x 2.15m	9'8" x 7'1"

 **Plots:** 166, 181, 185, 222 & 223

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THE GARRTON

5 BEDROOM HOME

THE GARRTON

The Garrton is tailor-made for the demands of family living. The front door leads you to the living room, study and downstairs cloakroom. The kitchen/dining area opens through two sets of double doors to the rear garden. The first floor features the master bedroom with en suite shower room and dressing area plus two further bedrooms and family bathroom. The second floor is made up of two bedrooms and a shower room.

TOTAL 167.5 sq. m. / 1,803 sq. ft.

GROUND FLOOR



Kitchen/Dining Area

8.34m x 2.85m *min* 27'4" x 9'4" *min*

Living Room

4.74m x 3.35m 15'7" x 11'0"

Study

2.73m x 2.31m 9'0" x 7'7"

FIRST FLOOR



Master Bedroom

3.98m x 3.39m 13'1" x 11'2"

Bedroom 4

3.62m x 2.75m 11'11" x 9'0"

Bedroom 5

2.98m x 2.54m 9'9" x 8'4"

SECOND FLOOR



Bedroom 2

4.59m x 3.41m 15'1" x 11'3"

Bedroom 3

3.64m x 2.78m 11'11" x 9'2"

 **Plots:** 173, 174, 186, 187, 191, 192, 202-204, 206 & 220

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THE GOSFORD

3 BEDROOM HOME

The Gosford appeals to first time buyers, couples and families looking for a little extra space. The kitchen/dining area opens through double doors to the rear garden. The living room, guest cloakroom and store cupboard complete the ground floor. The first floor comprises the en suite master bedroom, a main bathroom, a further double bedroom and a bedroom which could provide a dedicated workspace or playroom.

TOTAL 79.1 sq. m. / 852 sq. ft.

GROUND FLOOR




Kitchen/Dining Area	4.72m x 2.87m	15'6" x 9'5"
Living Room	4.26m max x 3.69m max	14'0" max x 12'1" max

FIRST FLOOR



Master Bedroom	2.96m min x 2.83m min	9'9" min x 9'4" min
Bedroom 2	3.30m x 2.63m	10'10" x 8'8"
Bedroom 3	3.55m max x 2.00m	11'8" max x 6'7"

 **Plots:** 167, 176, 178-180 & 182-184

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THE MANFORD

4 BEDROOM HOME



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THE MANFORD

The Manford offers plenty of space for day-to-day living as well as relaxing and entertaining. The entrance hallway leads to a spacious kitchen/dining area, which has double doors to the garden maximising the natural light and views. While a living room and a separate study are found at the front of the property, the master bedroom with en suite and three further bedrooms are found upstairs, along with the family bathroom.

TOTAL 127.1 sq. m. / 1,368 sq. ft.

GROUND FLOOR



Kitchen/Dining Area	8.11m x 2.88m <i>min</i>	26'7" x 9'6" <i>min</i>
Living Room	4.74m x 3.88m	15'7" x 12'9"
Study	2.61m x 2.10m	8'7" x 6'11"

FIRST FLOOR



Master Bedroom	3.88m <i>max</i> x 3.71m	12'9" <i>max</i> x 12'2"
Bedroom 2	4.02m x 3.09m <i>max</i>	13'2" x 10'2" <i>max</i>
Bedroom 3	3.66m x 3.03m <i>max</i>	12'0" x 10'0" <i>max</i>
Bedroom 4	3.97m <i>max</i> x 2.75m	13'0" <i>max</i> x 9'0"

Plots: 225-227

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THE WAYSDALE

4 BEDROOM HOME

THE WAYSDALE

The Waysdale has been designed to offer extra space for growing families. A dual aspect living room and a spacious kitchen/breakfast/family area both open through double doors to the garden. A separate dining room and a useful guest cloakroom complete the ground floor. The master bedroom with en suite is found on the first floor, along with two further double bedrooms, plus another well-proportioned bedroom and the family bathroom.

TOTAL 141.6 sq. m. / 1,525 sq. ft.

GROUND FLOOR




Kitchen/Breakfast/Family Area	6.82m x 3.50m	22'5" x 11'6"
Living Room	4.47m x 4.62m	14'8" x 15'2"
Dining Room	3.05m x 2.89m	10'0" x 9'6"

FIRST FLOOR



Master Bedroom	3.50m max x 3.77m min	11'6" max x 12'5" min
Bedroom 2	2.95m x 4.62m	9'8" x 15'2"
Bedroom 3	3.05m x 2.89m	10'0" x 9'6"
Bedroom 4	2.78m x 3.54m max	9'2" x 11'8" max

 **Plots:** 175, 177, 188, 190, 201, 205 & 228

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THE LANGDALE SPECIAL

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THE LANGDALE SPECIAL

The Langdale Special is perfect for growing families. A dual aspect living room and a spacious kitchen/breakfast area both open through double doors to the rear garden. The ground floor features a dining room, a guest cloakroom and a storage cupboard. The en suite master bedroom is found on the first floor, along with three further spacious double bedrooms, one of which features a balcony, and a family bathroom.

TOTAL 149.4 sq.m. / 1,608 sq.ft.

GROUND FLOOR



Kitchen/Breakfast Area	6.82m x 3.44m	22'5" x 11'3"
Living Room	4.56m x 4.49m	15'0" x 14'9"
Dining Room	4.61m max x 2.98m max	15'2" max x 9'10" max

FIRST FLOOR



Master Bedroom	6.06m max x 3.44m max	19'11" max x 11'3" max
Bedroom 2	4.56m x 3.08m	15'0" x 10'1"
Bedroom 3	3.40m max x 3.05m	11'2" max x 10'0"
Bedroom 4	3.48m max x 2.68m	11'5" max x 8'10"

 Plot: 165

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THE OAKDALE

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THE OAKDALE

The 5 bedroom Oakdale offers extra space for growing families. The living room and a spacious kitchen/breakfast area both open through double doors to the rear garden. A separate dining room, a useful guest cloakroom and a storage cupboard complete the ground floor layout. On the first floor are three double bedrooms, two have en suite shower rooms, and a family bathroom. On the top floor you'll find a further two double bedrooms and bathroom.

TOTAL 174.6 sq.m. / 1,879 sq.ft.



Kitchen/Breakfast Area	6.62m x 3.34m	21'9" x 11'3"
Living Room	5.46m x 3.46m	17'11" x 11'4"
Dining Room	4.56m x 2.70m	15'0" x 8'10"



Master Bedroom	5.46m x 3.46m	17'11" x 11'4"
Bedroom 2	4.56m max x 2.70m	15'0" max x 8'10"
Bedroom 3	3.80m x 3.44m	12'6" x 11'3"



Bedroom 4	4.56m x 3.80m max	15'0" x 12'6" max
Bedroom 5	4.56m x 3.46m	15'0" x 11'4"

 Plot: 221

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THE MARFORD

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THE MARFORD

The Marford is a traditional double fronted 4 bedroom home, perfect for growing families looking for extra space. A contemporary fitted kitchen leads through double doors to the dining room, which opens out to the rear garden. A separate living room and study/family room can also be found downstairs. Upstairs you'll find the en suite master bedroom, three further bedrooms and a family bathroom.

TOTAL 143.6 sq. m. / 1,546 sq. ft.

GROUND FLOOR



Kitchen	4.79m x 3.32m	15'9" x 10'11"
Living Room	4.74m x 3.91m	15'7" x 12'10"
Dining Room	3.91m x 3.26m	12'10" x 10'8"
Study/Family Room	3.04m x 2.66m	10'0" x 8'9"

FIRST FLOOR



Master Bedroom	4.91m x 3.64m max	16'2" x 12'0" max
Bedroom 2	4.00m x 3.32m	13'2" x 10'11"
Bedroom 3	4.72m max x 3.23m max	15'6" max x 10'7" max
Bedroom 4	3.81m x 2.55m	12'6" x 8'4"

Plots: 189 & 224

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CAMBRIDGE HOUSE

2 BEDROOM APARTMENTS



Images may include optional upgrades at additional cost. This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

CAMBRIDGE HOUSE

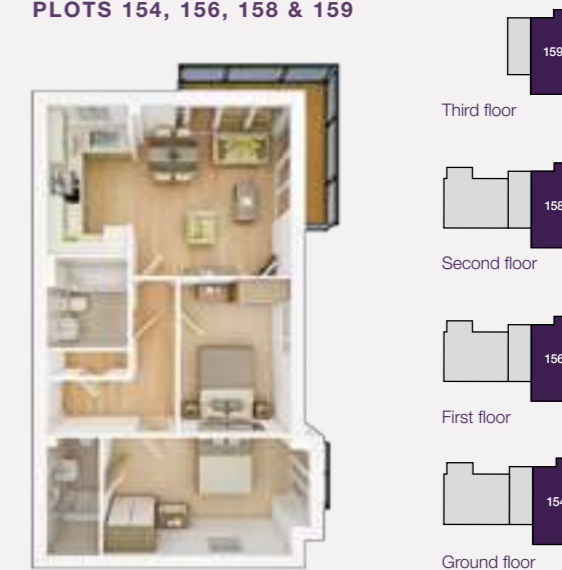
The Cambridge House apartments let you make the most of single storey living. Open-plan kitchen/living/dining areas provide flexible modern spaces. While the master bedrooms benefit from en suite shower rooms.

PLOTS 155 & 157



Kitchen/Living/Dining Area	7.01m x 3.50m	23'0" x 11'6"
Master Bedroom	3.48m x 2.67m	11'5" x 8'9"
Bedroom 2	3.46m x 2.72m	11'4" x 8'11"
Total Internal Floor Area	61.7 sq. m.	664 sq. ft.

PLOTS 154, 156, 158 & 159



Kitchen/Living/Dining Area	5.65m x 4.00m max	18'6" x 13'2" max
Master Bedroom	4.80m x 2.72m	15'9" x 8'11"
Bedroom 2	3.60m x 2.57m	11'10" x 8'5"
Total Internal Floor Area	60.4 sq. m.	650 sq. ft.

Plots: 154-159

The floorplans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult your sales executive. All dimensions are + or - 50mm and floorplans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. Please speak to our sales executives regarding the tenure of our new homes. 41283/July 2020.

Want to view one of our gorgeous new show homes?
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taylorwimpey.co.uk

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STANTON HOUSE

2 BEDROOM APARTMENTS



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STANTON HOUSE

The Stanton House apartments let you make the most of single storey living. Open-plan kitchen/living/dining areas provide flexible modern spaces. While the master bedrooms benefit from en suite shower rooms.

PLOTS 213, 215 & 217



Kitchen/Living/Dining Area	5.65m x 3.97m	18'6" x 13'0"
Master Bedroom	4.94m x 2.72m	16'2" x 8'11"
Bedroom 2	3.60m x 2.57m	11'10" x 8'5"
Total Internal Floor Area	51.6 sq. m.	555.4 sq. ft.

PLOTS 214 & 216



Kitchen/Living/Dining Area	6.78m x 3.65m	22'3" x 12'0"
Master Bedroom	4.41m max x 2.59m min	14'6" max x 8'6" min
Bedroom 2	3.23m x 2.56m	10'7" x 8'5"
Total Internal Floor Area	57.4 sq. m.	617.8 sq. ft.

Plots: 213-217

The floorplans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult your sales executive. All dimensions are + or - 50mm and floorplans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. Please speak to our sales executives regarding the tenure of our new homes. 41283/July 2020.

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Taylor Wimpey

Our Customer Charter

We understand and aim to provide you with a quality new home as well as making the buying process as simple as possible for you – all backed up by a good customer service.

Our Customer Service Charter sets out the help we will provide to you throughout your moving process and after you have moved in. We will:

1. Strive to ensure all our marketing and advertising is clear and truthful, and use clear and fair terms and conditions in our sale contract.
2. Give you detailed information about the home you are buying and guidance regarding the choices and options available to you.
3. Give you your own files showing you all the steps involved in buying a new home, moving in, maintaining your new home, details of warranties and guarantees and our after sales service.
4. Invite you to meet the Site Manager who is responsible for building your home, so you can ask whatever questions you may have.
5. Provide you with regular updates on the construction progress of your home, and when it will be ready.
6. Invite you to visit your new home before you move in so we can show you how everything works.
7. Tell you about our 2 year Taylor Wimpey Warranty, along with the NHBC 10 year Warranty.
8. Ensure you receive Health and Safety advice when visiting a development, and when you have moved in.
9. Be in touch shortly after you have moved in to check you are settling in ok. Thereafter, a couple of weeks after you have moved in, we will arrange to visit you, at a time that is convenient for you. This will be an opportunity for you to raise any questions, concerns or issues in relation to your new home. We will then check with you again a month or so later, just to make sure everything is ok and you are settled in; and we will stay in touch whilst you make your home your own.
10. Provide an after sales service including a formal complaints process if you feel you haven't received the service you should have.

Our Customer Service Charter complies with the requirements of the 2017 Consumer Code (further details available at www.consumercodeforhomebuilders.com)

FROM LOOKING ROUND TO MOVING IN...



VARSITY GRANGE

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Cambridgeshire
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CONTACT US ON

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SATNAV

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📘 taylorwimpey

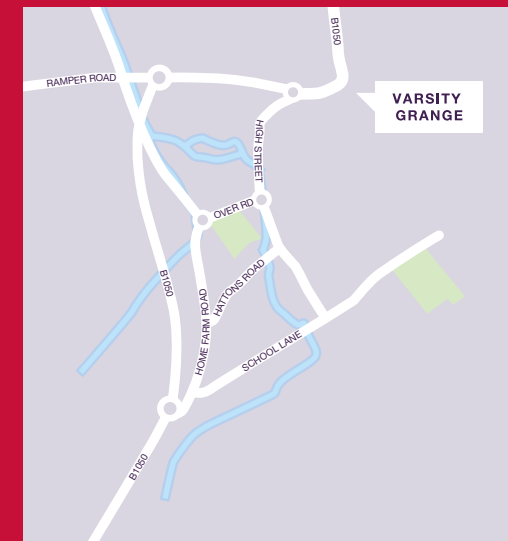
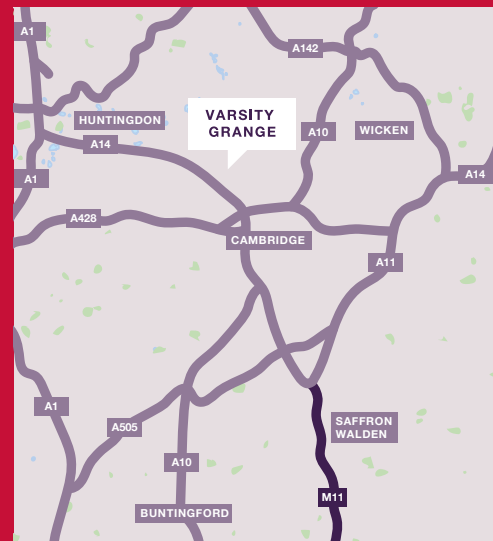
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FROM HUNTINGDON*

- Leave Huntingdon on the A14 heading east and exit at junction 29 and follow the current signposts to Willingham/Longstanton and the B1050
- Stay on this road for 3 miles through three roundabouts following the B1050
- Turn right at the traffic lights into Northstowe
- At the 1st roundabout you will see signs for Varsity Grange

FROM THE M11/A14*

- Exit at Junction 29/30 and follow the current signposts to Willingham/Longstanton and the B1050
- Stay on this road for 3 miles through three roundabouts following the B1050
- Turn right at the traffic lights into Northstowe
- At the 1st roundabout you will see signs for Varsity Grange



Taylor Wimpey in their efforts to improve designs reserve the right to alter siteplans, floorplans, elevations and specifications without notice. Maps shown are not to scale. Distances are taken from google.co.uk/maps. Taylor Wimpey houses are sold freehold and apartments are sold leasehold. Information is correct at the time of going to print. Please see the development page on our website for further details. *Roads and infrastructure to Varsity Grange are under construction. Please follow diversion routes and contact our Sales Executives for directions. 41283/June 2020.