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Bowlands  
Place  
Sawtry  
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A collection of new homes set within  
the village of Sawtry, Huntingdon PE28 5UJ





## Village life, midway between Huntingdon and Peterborough

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Bowlands Place is a brand new development of 3, 4 and 5 bedroom homes, situated in the Cambridgeshire village of Sawtry, just west of the Fens, 10 miles from Huntingdon and 14 miles from Peterborough. In addition to its close proximity to town and city, this convenient location is near open countryside and enjoys excellent travel links and a host of nearby attractions.

Offering an exciting range of properties, Linden Homes is creating a fine collection of semi-detached and detached houses at Bowlands Place, all offering energy

efficiency, sleek contemporary kitchens, stylish bathrooms and en-suites and high quality fittings throughout.

With a population of over 6,000, Sawtry enjoys excellent amenities and a genuine sense of community. All Saints is the local parish church, while the village hall is home to a host of events, clubs and societies. There are two village pubs, some takeaways, a small supermarket, plus other shops including a post office, chemist and hairdressers. In addition you'll find a doctors' surgery and dentist, while fitness fans will enjoy the

local leisure centre, complete with swimming pool. For those with children, there are local nurseries and schools to take them from pre-school to 6th form, while Hamerton Zoo Park is just 3 miles from Bowlands Place.





Huntingdon Bridge, River Great Ouse.



Peterborough.

## Everything you need within easy reach

Located midway between Huntingdon and Peterborough, with both having main line train stations, Bowlands Place enjoys excellent road links. The historic town of Huntingdon, birthplace of Oliver Cromwell, offers a wide range of shops, cafés, pubs and restaurants, a traditional market, heritage attractions and a host of activities for all the family. Peterborough is a modern, vibrant cathedral city providing everything from shopping and entertainment, to heritage attractions and a host of leisure facilities.

Bowlands Place is also within easy reach of delightful countryside. Ranging from picturesque villages nestling in gently undulating hills to the south, to the man made landscape of the Fens to the east; there are many opportunities for great family days out. Whether it's walking or cycling through ancient woodland, open country, or by a river. Visiting nature reserves, country houses or heritage sites, or visiting the exciting university city of Cambridge, there really is something for everyone.

Distances shown are by road (Source: Google). Fastest journey times are shown (Source: National Rail Enquiries).

**1.5** MILES TO  
A1(M) (JUNCTION 15)

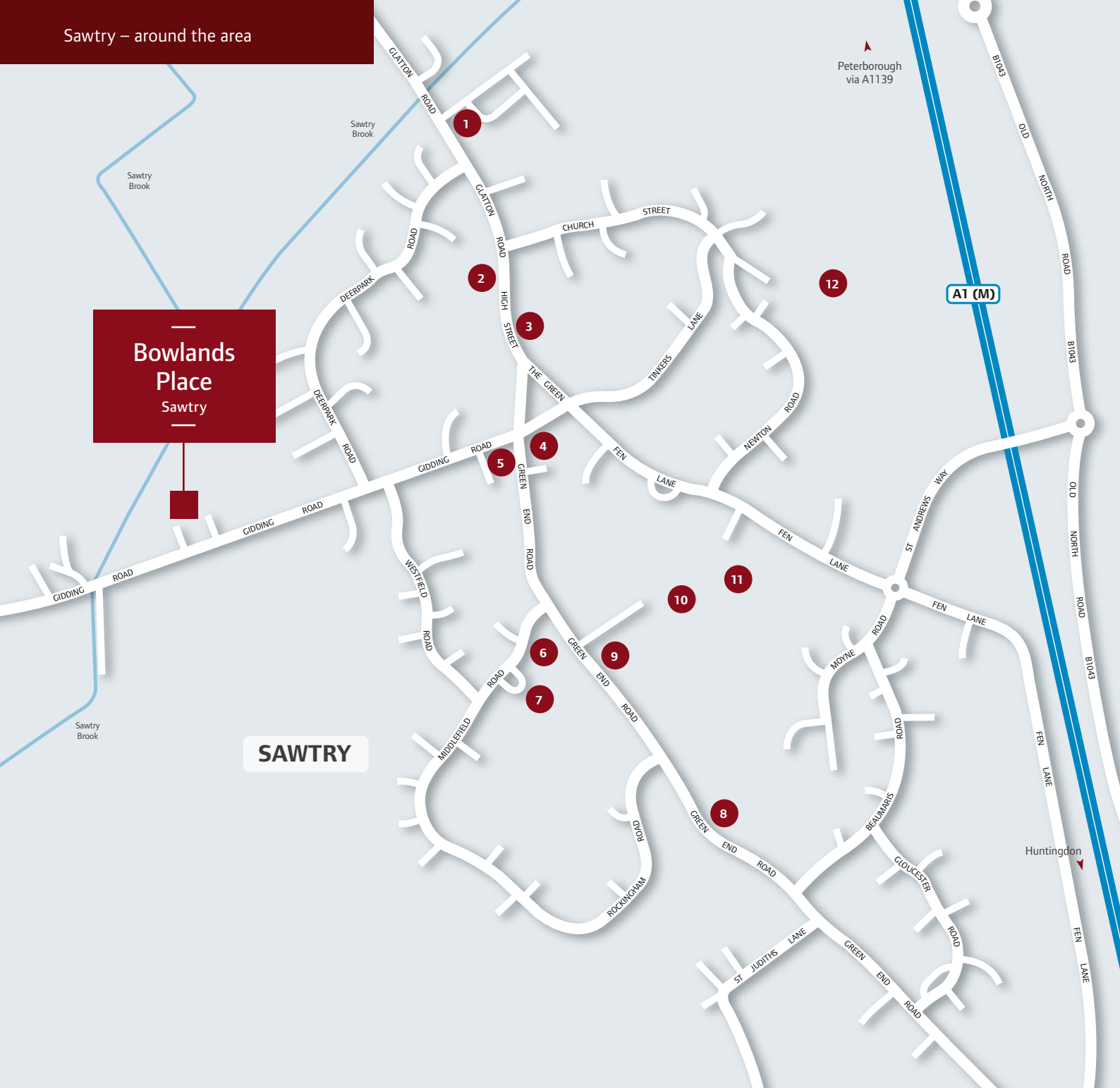
**5.4** MILES TO  
A14

**10** MILES TO  
HUNTINGDON TRAIN STATION

**53** MINUTES BY TRAIN TO  
LONDON KINGS CROSS

**22** MILES TO  
M11

**50** MILES TO  
LONDON STANSTED AIRPORT



1 THE CO-OPERATIVE SUPERMARKET

4 THE GREYSTONES PUBLIC HOUSE

7 SAWTRY JUNIOR SCHOOL

10 ONE LEISURE SAWTRY

2 WELLSIDE SURGERY

5 SHOPS & POST OFFICE

8 THE BELL PUBLIC HOUSE

11 SAWTRY VILLAGE ACADEMY

3 BOOTS PHARMACY

6 SAWTRY INFANT SCHOOL

9 OLD SCHOOL VILLAGE HALL

12 ALL SAINTS CHURCH

For all sales enquiries please call  
**01487 462053**  
lindenhomes.co.uk





**Bowlands Place**  
Sawtry

**Development layout**

- **The Eveleigh**  
3 bedroom home  
Homes 19, 20, 28 & 29
- **The Elliot**  
3 bedroom home  
Homes 1, 2, 5, 27, 30, 31, 33, 50, 51, 54, 64, 74 & 75
- **The Mylne**  
4 bedroom home  
Homes 36, 43, 44, 46 & 79
- **The Pembroke**  
4 bedroom home  
Homes 3, 6, 18, 37, 45, 49, 52, 63, 76 & 77
- **The Clarence**  
4 bedroom home  
Homes 4, 21, 32, 34, 48, 53, 73 & 80
- **The Wells**  
5 bedroom home  
Homes 35, 38, 39, 40, 41, 42, 47 & 78

★ **Affordable Housing**

- 1 bedroom home
- 2 bedroom home
- 3 bedroom home
- 4 bedroom home
- ⊙ Street lights



**Bowlands Place**  
Gidding Road, Sawtry, Huntingdon PE28 5UJ  
3, 4 & 5 bedroom houses

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Not to scale. Trees and landscaping are indicative only and may alter during construction. The trees, shrubs and gardens shown are illustrative only. Finishes and materials may vary from those shown here. Please ask your Sales Executive for specific details. January 2018.



### Kitchens

	3 bedroom houses	4 bedroom houses	5 bedroom houses
Symphony fitted kitchen with premium worktops, upstand and stainless steel splashback behind hob	•	•	•
Stainless steel single bowl sink with drainer and single lever mixer tap	•		
Stainless steel bowl and half sink with drainer and single lever mixer tap		•	•
Single stainless steel under worktop oven, gas stainless steel hob and integrated cooker hood	•		
Double stainless steel under worktop oven, gas stainless steel hob and chimney style cooker hood		•	•
Integrated 70/30 fridge/freezer		•	•

### Bathrooms, cloakrooms & en-suites

White sanitaryware by Ideal Standard with contemporary chrome fittings	•	•	•
Close-coupled WC with soft close seat	•	•	•
Double-ended bath with shower mixer and low-level, hand-held showerhead	•	•	•
Thermostatic shower with clear glass enclosure and silver frame to en-suite	•	•	•
Splashback tiling to basins	•	•	•
Half height tiling to walls around bath	•	•	•
Full height tiling to shower enclosure	•	•	•

### Electrical & lighting

BT point to service cupboard (master), living room and bedroom 1	•		
BT point to service cupboard (master), living room, family room and bedroom 1		•	•
Quadplex TV point to living room (refer to Sales Executive for other TV point locations)	•	•	•
Spotlight track to kitchen, low energy pendant or batten holder lighting elsewhere	•	•	•
Hard wired smoke alarm and battery operated carbon monoxide detector	•	•	•
External light to front door area	•	•	•
Power and lighting to garages (where within the curtilage of the property)	•	•	•

### Heating

Gas fired boiler, zone controlled, combined programmer and thermostats, separate temperature control in each heating zone	•	•	•
Myson Select Compact radiators with thermostatic radiator valves	•	•	•

### Internal finishes

White ladder moulded internal doors with polished chrome/satin nickel lever on rose door handles	•	•	•
Dulux Almond White matt emulsion walls and smooth white matt emulsion ceilings	•	•	•
Dulux White gloss woodwork	•	•	•
White painted timber staircase with white painted handrail	•	•	•

### External features

Grey GRP main entrance door with 3 point locking system	•	•	•
Grey GRP windows with energy efficient glazing	•	•	•
Grey PVCu French doors with energy efficient glazing (where applicable)	•	•	•
Buff riven paving, paths and patios	•	•	•
Rotivated front and rear gardens	•	•	•

### Peace of mind

Each home will be independently surveyed during construction by the NHBC, who will issue their 10 year warranty certificate on completion of the home.

Linden Homes subscribes to the consumer Code of Conduct.

Please refer to [www.consumercodeforhomebuilders.com](http://www.consumercodeforhomebuilders.com) or ask your Sales Executive for further information.



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**The Elliot**

3 bedroom home

Homes 1, 2, 5, 27, 30, 31, 33, 50, 51, 54, 64, 74 & 75



Please check with Sales Advisor regarding elevational treatments.

**Bowlands Place**

Gidding Road, Sawtry, Huntingdon PE28 5UJ  
3, 4 & 5 bedroom houses

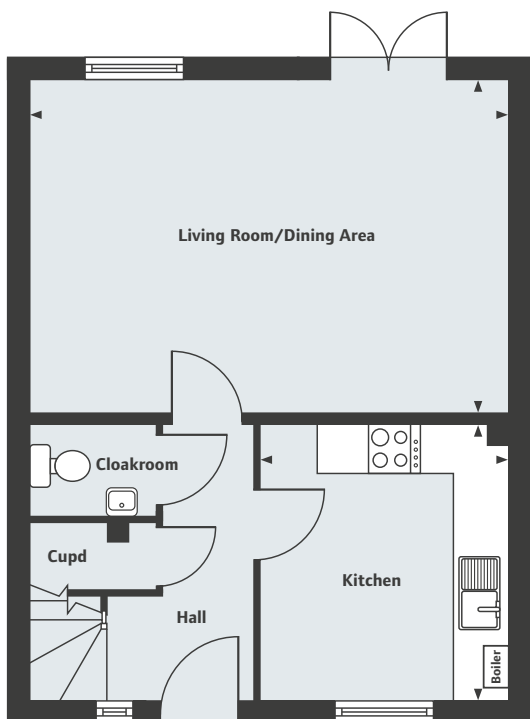
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HOMES

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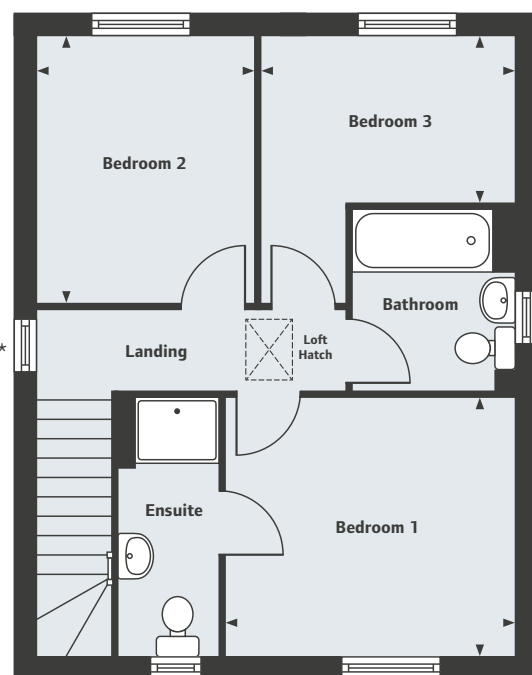
**The Elliot**  
3 bedroom home

Homes 1, 2, 5, 27, 30, 31, 33, 50, 51, 54, 64, 74 & 75



**Ground Floor**

Living Room/Dining Area	5.70m x 3.95m	18'8" x 12'11"
Kitchen	3.29m x 2.95m	10'9" x 9'8"



**First Floor**

Bedroom 1	3.45m x 3.07m	11'4" x 10'1"
Bedroom 2	3.21m x 2.60m	10'6" x 8'6"
Bedroom 3	3.03m x 2.01m	9'11" x 6'7"

\*Optional window for end of terrace/semi or detached.

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**The Eveleigh**

3 bedroom home

Homes 19, 20, 28 & 29



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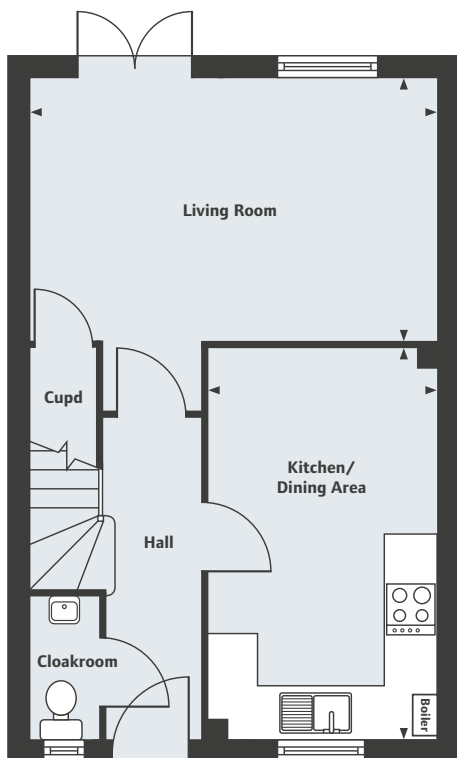
  
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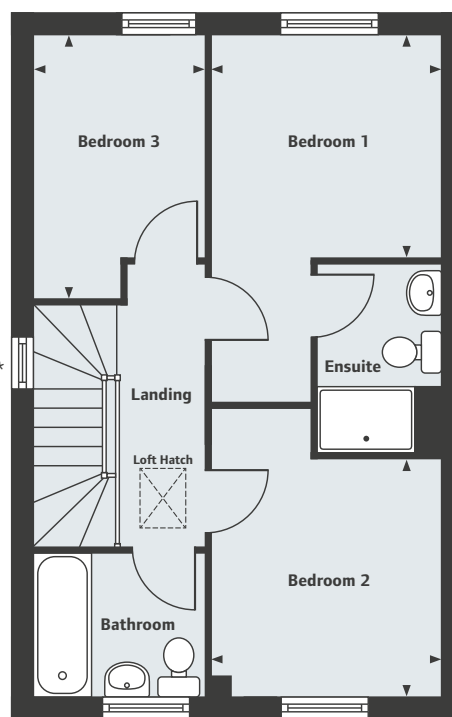
3 bedroom home

Homes 19, 20, 28 & 29



**Ground Floor**

Living Room	4.98m x 3.20m	16'4" x 10'6"
Kitchen/Dining Area	4.78m x 2.80m	15'8" x 9'2"



**First Floor**

Bedroom 1	2.78m x 2.72m	9'1" x 8'11"
Bedroom 2	2.90m x 2.78m	9'6" x 9'1"
Bedroom 3	3.20m x 2.12m	10'6" x 6'11"

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**Linden  
HOMES**



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## The Pembroke

4 bedroom home

Homes 3, 6, 18, 37, 45, 49, 52, 63, 76 & 77



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3, 4 & 5 bedroom houses

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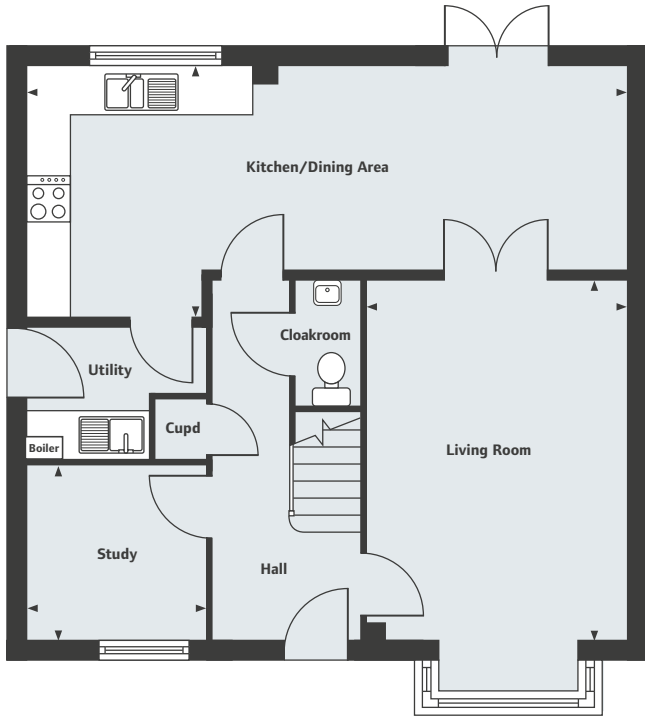
  
**Linden**  
HOMES



## The Pembroke

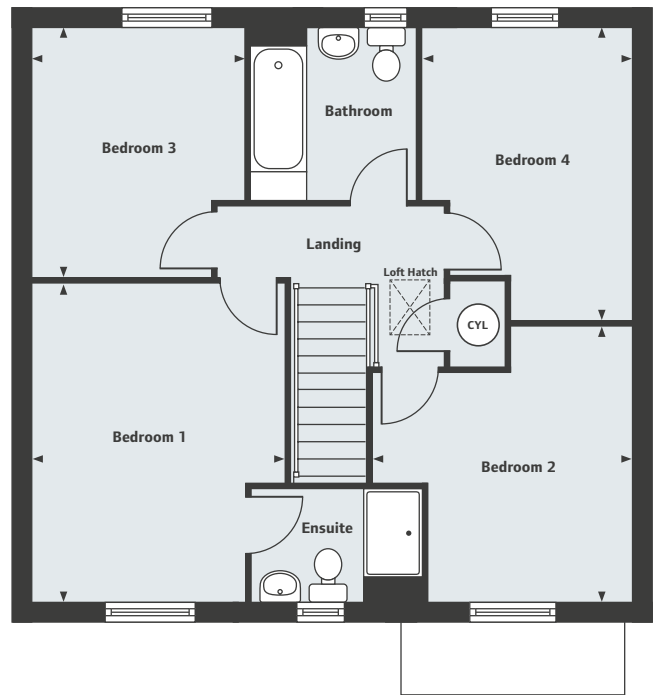
4 bedroom home

Homes 3, 6, 18, 37, 45, 49, 52, 63, 76 & 77



### Ground Floor

Living Room	15'10" x 11'5"
4.83m x 3.50m	
Kitchen/Dining Area	26'5" x 10'11"
8.06m x 3.34m	
Study	7'11" x 7'9"
2.41m x 2.37m	



### First Floor

Bedroom 1	14'1" x 11'2"
4.29m x 3.40m	
Bedroom 2	12'2" x 11'5"
3.72m x 3.50m	
Bedroom 3	11'0" x 9'5"
3.35m x 2.88m	
Bedroom 4	12'10" x 9'3"
3.92m x 2.82m	

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**The Mylne**

4 bedroom home

Homes 36, 43, 44, 46 & 79



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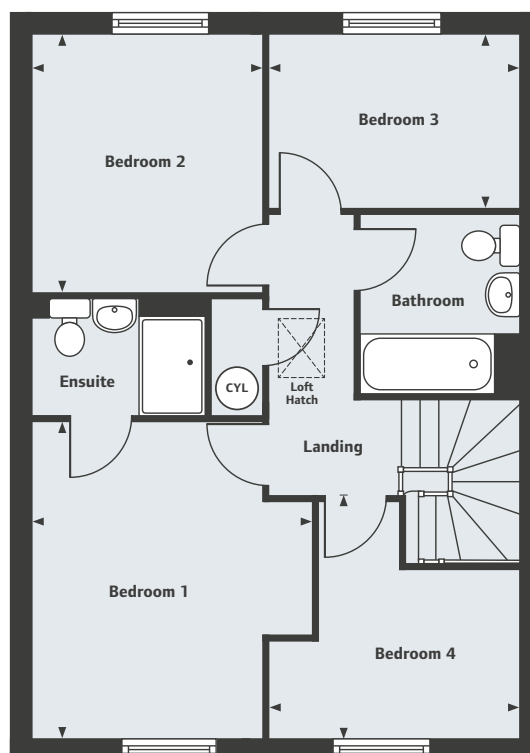
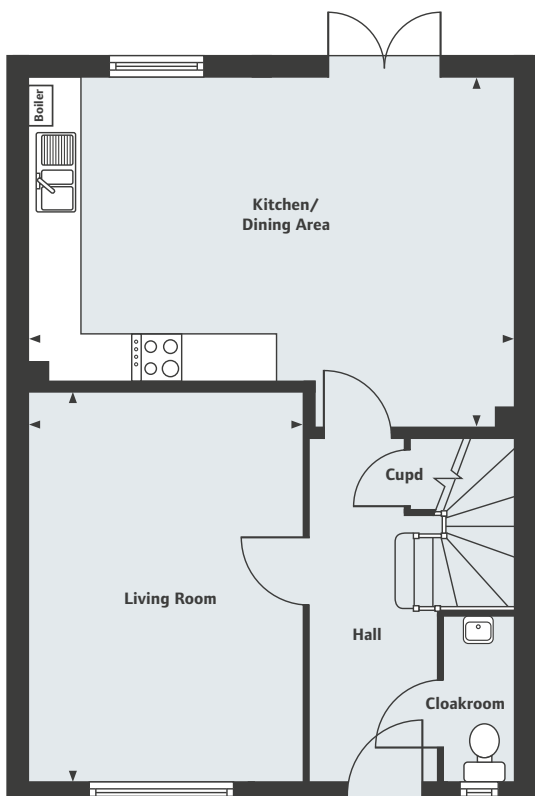
  
**Linden**  
HOMES

**Bowlands  
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Sawtry

**The Mylne**

4 bedroom home

Homes 36, 43, 44, 46 & 79



**Ground Floor**

Living Room	4.83m x 3.39m	15'10" x 11'1"
Kitchen/Dining Area	6.04m x 4.37m	19'9" x 14'4"

**First Floor**

Bedroom 1	3.95m x 3.46m	12'11" x 11'4"
Bedroom 2	3.20m x 2.86m	10'6" x 9'4"
Bedroom 3	3.10m x 2.16m	10'2" x 7'1"
Bedroom 4	3.10m x 2.92m	10'2" x 9'7"

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**The Clarence**

4 bedroom home

Homes 4, 21, 32, 34, 48, 53, 73 & 80



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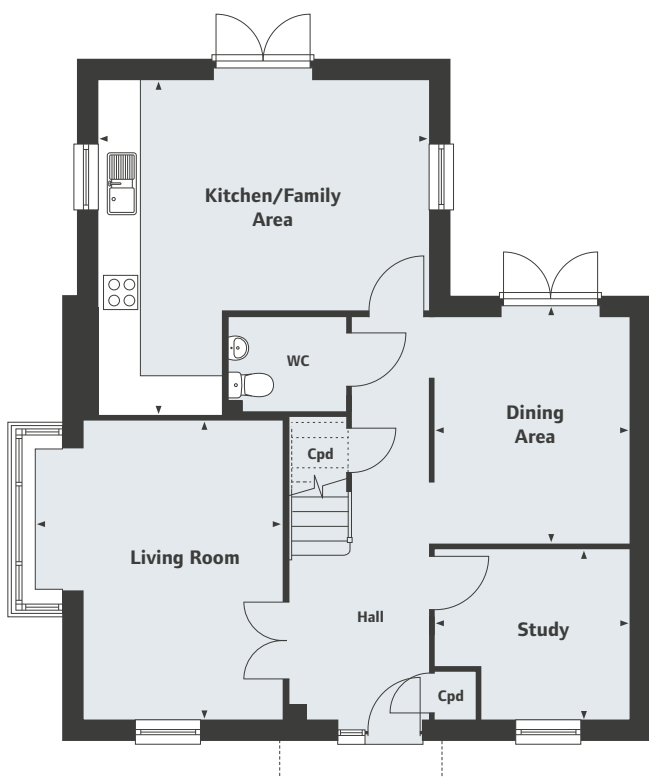
# Bowlands Place

Sawtry

## The Clarence

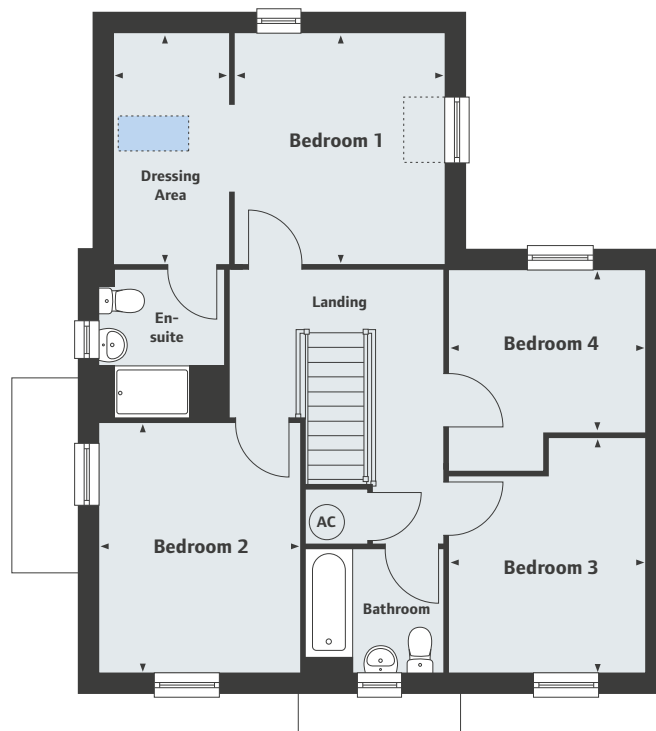
4 bedroom home

Homes 4, 21, 32, 34, 48, 53, 73 & 80



### Ground Floor

Kitchen/Family Area	5.24m x 5.14m	17'2" x 16'10"
Dining Area	3.52m x 3.00m	11'7" x 9'10"
Living Room	4.66m x 3.84m	15'3" x 12'7"
Study	3.00m x 2.67m	9'10" x 8'9"



### First Floor

Bedroom 1	3.56m x 3.26m	11'8" x 10'8"
Dressing Area	3.56m x 1.80m	11'8" x 5'11"
Bedroom 2	3.92m x 3.15m	12'10" x 10'4"
Bedroom 3	3.68m x 3.06m	12'1" x 10'0"
Bedroom 4	3.06m x 2.51m	10'0" x 8'3"

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**The Wells**

5 bedroom home

Homes 35, 38, 39, 40, 41, 42, 47 & 78



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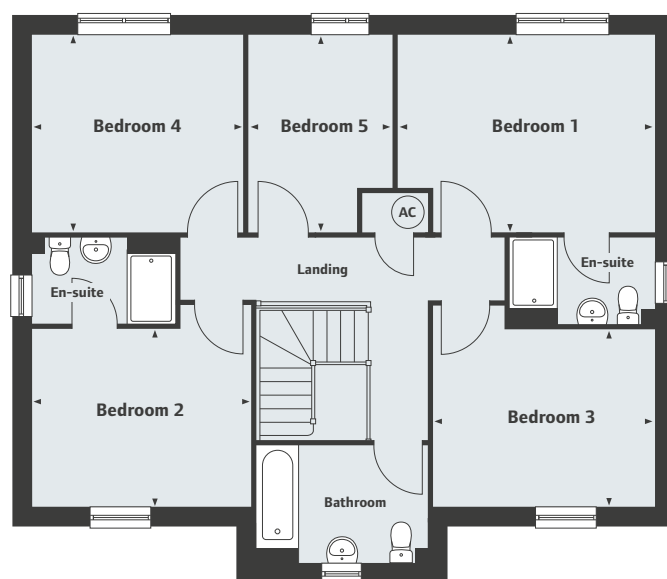
# Bowlands Place

Sawtry

## The Wells

5 bedroom home

Homes 35, 38, 39, 40, 41, 42, 47 & 78



### Ground Floor

Dining/Family Area	6.23m x 3.33m	20'5" x 10'11"
Kitchen	3.85m x 3.33m	12'8" x 10'11"
Living Room	4.57m x 3.75m	15'0" x 12'4"
Study	2.58m x 2.47m	8'6" x 8'1"

### First Floor

Bedroom 1	4.35m x 3.31m	14'3" x 10'10"
Bedroom 2	3.75m x 3.02m	12'4" x 9'11"
Bedroom 3	3.75m x 3.02m	12'4" x 9'11"
Bedroom 4	3.57m x 3.31m	11'8" x 10'10"
Bedroom 5	2.56m x 2.45m	8'5" x 8'0"

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