



ENTERPRISE  
RESIDENTIAL  
DEVELOPMENT

## CEDAR CLOSE

HORSEHEATH ROAD  
LINTON  
CB21 4LU

URBAN





## CEDAR CLOSE

### CEDAR CLOSE, LINTON

Cedar Close is an exclusive development of just seven contemporary three and four bedroom homes in a private cul-de-sac in the desirable village of Linton, around ten miles from the centre of Cambridge.

The attractive village provides a peaceful, leafy setting with excellent local amenities, whilst Cambridge's culture, shopping and science and business hubs are within easy reach.

The homes at Cedar Close are designed for luxurious modern living, featuring timeless architecture and elegant open plan interiors with a superb specification.



## VILLAGE LIVING

Linton offers quintessential village living, with an attractive church, bakeries, post office, pharmacy, general store, health centre and a number of pubs all just a short walk from Cedar Close.

- 1 The Dog & Duck pub
- 2 Chilford Hall Vineyard
- 3 Beautiful surrounding countryside
- 4 The Linton Kitchen deli
- 5 An idyllic village setting



Situated on the chocolate box High Street, The Linton Kitchen is a community hub packed with local foodie treasures and serving light lunches, tea and coffee, whilst nearby Chilford Hall Vineyard offers tours, tastings, meals and events. A short drive or energetic walk brings you to The Three Hills in Bartlow, a cosy pub with a stylish restaurant and a beautiful garden leading down to the river.

Linton is an ideal location for families, with four schools in the village including Linton Village College, which boasts an Ofsted rating of 'Outstanding', and where community facilities include a gym and tennis courts.



WITHIN REACH

For an unlimited choice of shopping, entertainment, eating and drinking, as well as a wealth of bioscience centres and excellent educational offering, Cambridge is within half an hour's drive from Cedar Close.



CAMBRIDGE

Marvel at Cambridge's shimmering spires and spectacular architecture as you take a punt along the river. Wander the cobbled side streets in search of books and unique gifts, or sample the high-end shops of the Grand Arcade. There are museums and galleries covering a wide range of interests, and cafés, pubs and restaurants to suit all tastes.

SAFFRON WALDEN

In the delightful market town of Saffron Walden, around 15 minutes away, you'll find a good choice of pubs and restaurants, and a mix of high street retailers and quirky independent shops. You can choose to spend a day on the golf course, visit Audley End House and Gardens, an English Heritage estate with a year-round programme of events and activities, or explore the many other pretty surrounding villages and countryside.



- 1 Shopping on Trinity Street
- 2 Stunning King's College
- 3 Quintessential Cambridge
- 4 Audley End House and Gardens
- 5 Quaint Saffron Walden



SITE PLAN

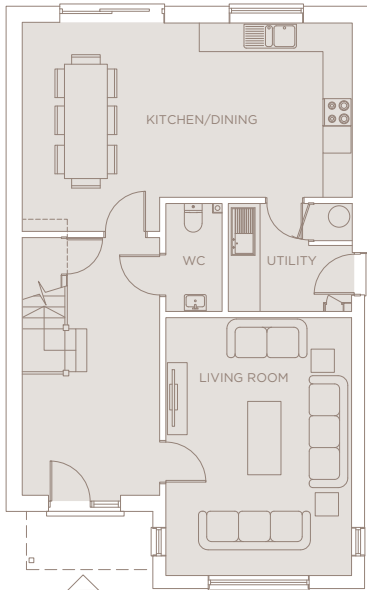
Cedar Close offers a choice of detached and semi-detached properties and terraced townhouses set in a quiet cul-de-sac just minutes from the village centre.



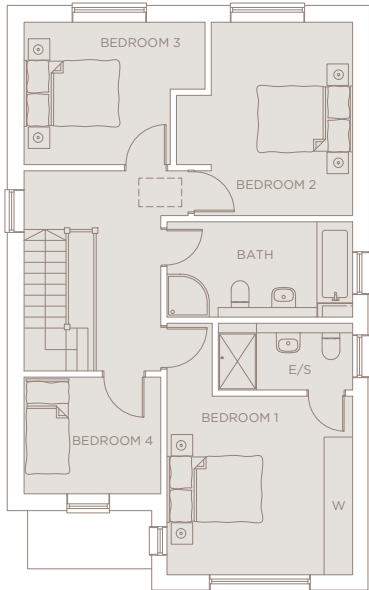


PLOT 1

Detached 4 bedroom with 2 parking spaces – 1,636ft² (152m²)



Ground Floor



First Floor

Plot 1

Ground Floor	Kitchen/dining	6.9m x 4.3m	22'8" x 14'1"
	Living room	3.9m x 5.4m	12'9" x 17'8"
	Utility	2.7m x 2.2m	8'10" x 7'3"
	WC	1.1m x 2.2m	3'7" x 7'3"
First Floor	Bedroom 1	3.9m x 5.3m	12'9" x 17'4"
	En-suite	2.8m x 1.4m	9'2" x 4'7"
	Bedroom 2	3.7m x 4.1m	12'1" x 13'1"
	Bedroom 3	3.8m x 3.0m	12'5" x 9'10"
	Bedroom 4	2.9m x 2.45m	9'2" x 7'10"
	Bathroom	3.9m x 2.0m	12'9" x 6'7"

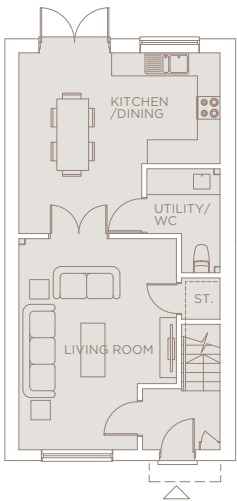


Computer generated image of Plot 1

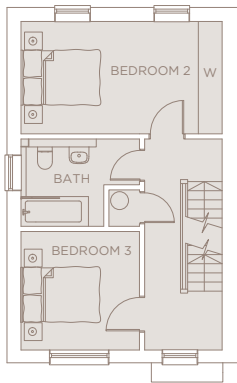


PLOTS 2, 3 & 4

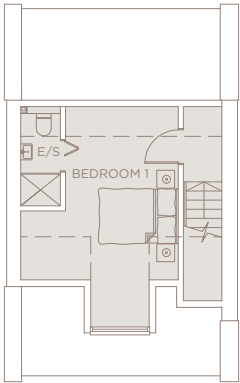
Terraced 3 bedroom with 1 parking space – 1,249ft² (116m²)



Ground Floor



First Floor



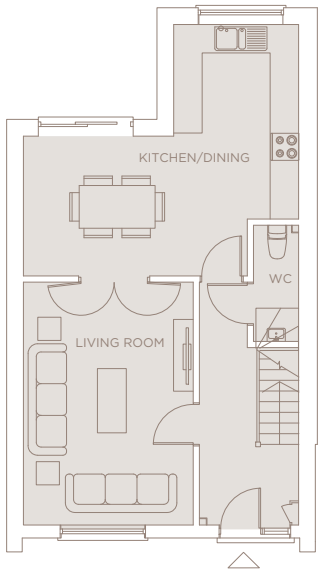
Second Floor

Plots 2, 3 & 4

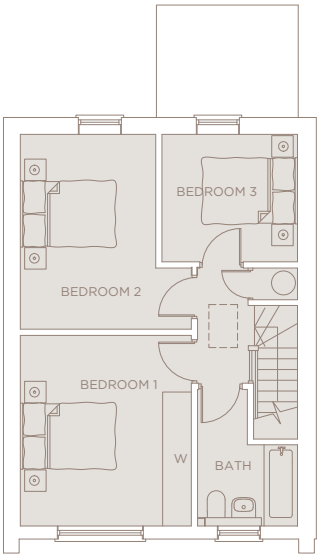
Ground Floor	Kitchen/dining	5.1m x 4.55m	16'5" x 14'9"
	Living room	5.3m x 4.0m	17'4" x 12'9"
	Utility/WC	1.8m x 2.65m	5'10" x 8'6"
First Floor	Bedroom 2	5.0m x 2.8m	16'5" x 9'2"
	Bedroom 3	3.0m x 3.0m	9'10" x 9'10"
	Bathroom	3.0m x 2.2m	9'6" x 7'3"
Second Floor	Bedroom 1	3.9m x 5.4m	12'9" x 17'8"
	En-suite	1.0m x 2.5m	3'7" x 8'2"

PLOT 5

Semi-detached 3 bedroom with 2 parking spaces – 1,119ft² (104m²)



Ground Floor



First Floor

Plot 5

Ground Floor	Kitchen/dining	5.8m x 5.3m	19' x 17'4"
	Living room	3.6m x 5.1m	11'10" x 16'9"
	WC	0.87m x 2.2m	2'10" x 7'3"
First Floor	Bedroom 1	3.6m x 4.0m	11'6" x 12'9"
	Bedroom 2	3.6m x 4.1m	11'10 x 13'5"
	Bedroom 3	2.8m x 2.7m	9'2" x 8'10"
	Bathroom	2.1m x 2.9m	6'7" x 9'2"





Computer generated image of Plots 2-4



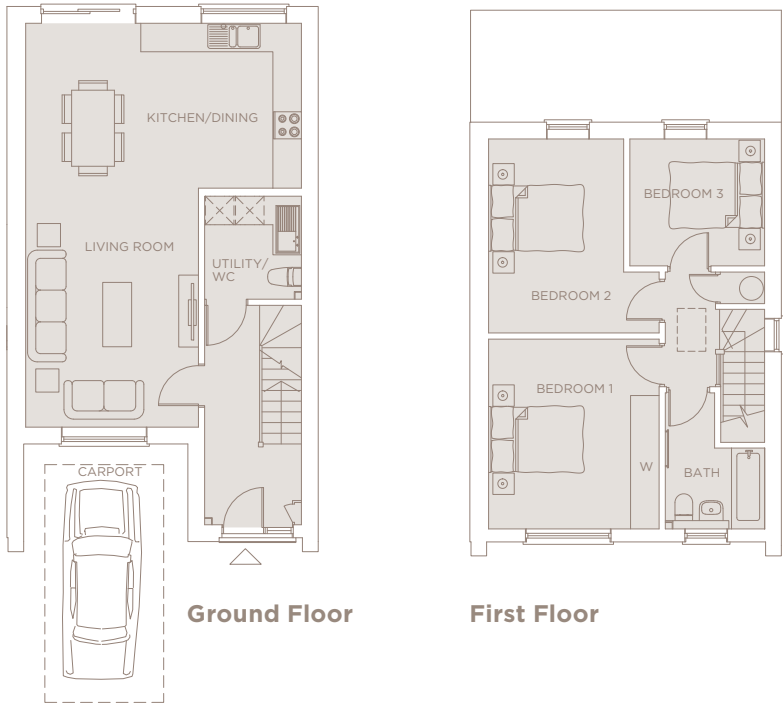


Computer generated image of Plots 5 & 6



# PLOT 6

Semi-detached 3 bedroom with 2 parking spaces – 1,109ft² (103m²)

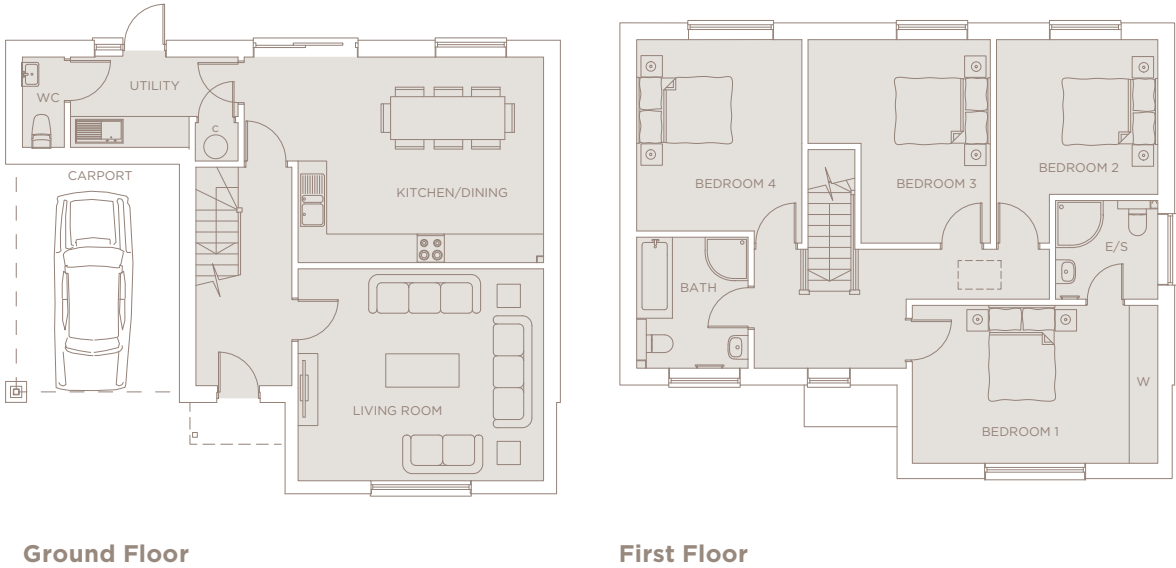


Plot 6

Ground Floor	Kitchen/dining	5.8m x 3.5m	19' x 11'6"
	Living room	3.65m x 5.0m	11'10" x 16'5"
	Utility/WC	2.0m x 2.2m	6'7" x 6'10"
First Floor	Bedroom 1	3.6m x 4.0m	11'6" x 12'9"
	Bedroom 2	4.1m x 3.6m	13'5" x 11'10"
	Bedroom 3	2.8m x 2.7m	9'2" x 8'6"
	Bathroom	2.1m x 2.9m	6'7" x 9'2"

# PLOT 7

Detached 4 bedroom with 2 parking spaces – 1,689ft² (157m²)



Plot 7

Ground Floor	Kitchen/dining	6.3m x 4.3m	20'8" x 14'1"
	Living room	5.2m x 4.45m	16'9" x 14'5"
	Utility	3.5m x 1.9m	11'6" x 6'2"
	WC	0.95m x 2.0m	3'7" x 6'7"
First Floor	Bedroom 1	5.2m x 3.1m	16'9" x 10'2"
	En-suite	2.15m x 2.1m	6'10" x 6'7"
	Bedroom 2	3.4m x 3.25m	10'10" x 10'6"
	Bedroom 3	3.8m x 4.3m	12'5" x 13'9"
	Bedroom 4	3.5m x 4.0m	11'2" x 13'1"
	Bathroom	2.3m x 2.75m	7'6" x 8'10"





Computer generated image of Plot 7



## SPECIFICATION

### KITCHEN & UTILITY

- A choice of kitchen colours from a selection (subject to build status)
- Handle-free cabinet doors with soft-closing drawers
- Premium compact laminate kitchen worktops and premium laminate utility worktops
- Integrated Bosch fridge/freezer
- Integrated Bosch dishwasher
- Integrated Bosch single oven and 5-zone induction hob
- Integrated Bosch combination microwave oven
- Freestanding Bosch washing machine and tumble dryer in utility room (Plots 1, 2, 3, 4, 6 & 7)
- Integrated Bosch washer/dryer (Plot 5 only)
- Under-pelmet lighting

### BATHROOM & EN-SUITE

- Contemporary white Roca sanitaryware
- RAK Ceramics vanity unit and basin to main bathrooms
- Chrome Roca taps and showers
- Full-height wall and floor tiling
- Merlyn shower enclosures

- Thermostatic shower
- Contemporary heated towel rail

### INTERNAL FINISHES

- Light grey ash veneer doors
- Fitted wardrobe to bedroom 1 or bedroom 2
- Brushed stainless-steel ironmongery
- White painted timber balustrades and handrails

### ELECTRICAL FITTINGS

- Contemporary white switches and sockets throughout with USB ports to key locations
- LED recessed downlights to all areas except bedrooms
- External power sockets to rear
- External lights with PIR sensor

### HOME ENTERTAINMENT

- Digital and terrestrial TV sockets in living areas and bedrooms
- BT Openreach superfast fibre
- Cat 6 cabling throughout with data points in principal rooms

### HEATING

- Underfloor heating to ground floor and upper floor bathrooms
- Gas-fired central heating and hot water
- Flat-panel radiators to upper floors

### SECURITY & PEACE OF MIND

- Intruder alarm
- Mains-powered heat and smoke alarms
- Fire sprinkler system
- NHBC 10-year warranty
- CO<sub>2</sub> detectors
- Multipoint locking front door

### FINISHING TOUCHES

- Turfed rear gardens with patio
- Block-paved driveway

### OTHER

- All properties are freehold
- The development has a private road and small communal areas which are subject to an estate charge (details available on request)
- Predicted energy ratings 79-83% (C-B)\*



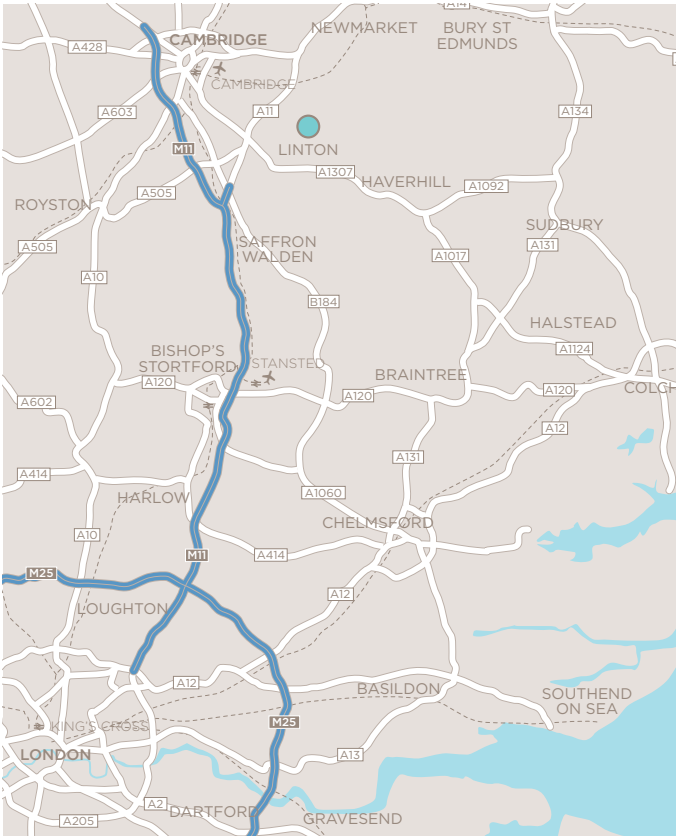
\*Actual predicted energy assessments for individual properties are available on request. Please note: The plans on the previous pages are not shown to scale; all dimensions are approximate and given at their maximum. Dimensions may vary from plot to plot. In addition, some bedroom ceilings may not be completely full-height. Specification details may be subject to variation. All specification photographs are from previous developments and are indicative only.



PERFECTLY PLACED

It's around a 15-minute drive from Cedar Close to the M11 motorway to London, and approximately 10 minutes to the A11 giving access north.

Cambridge city centre, with rail services running to London King's Cross and London Liverpool Street in about an hour, is just ten miles away. Cambridge Airport offers a choice of destinations, and Stansted Airport can be reached in half an hour via the M11.



Woodland Rise,  
Great Chesterford



Gibson Close,  
Waterbeach

ENTERPRISE RESIDENTIAL  
DEVELOPMENT LIMITED

Enterprise Residential Development Limited (ERDL) is an expanding national developer, applying established principles of intelligent design and quality construction through its wholly-owned subsidiaries, Enterprise Heritage and Enterprise Urban.

The bespoke nature of all ERDL developments allows its homes to be designed for modern living and today's busy lifestyles, whether they are conversion schemes preserving the heritage and character of the past, or new-build projects with stunning design and layout. The company has a huge depth of knowledge and experience of the technical nuances of "non-standard" development and construction, earning an enviable reputation upon which it is well placed to continue building.

The many awards the company has won are an acknowledgement perhaps of the attention to detail that ERDL sees as an important part of the whole process.

The company has a strong commitment to delivering sustainable homes by incorporating energy-saving features and using renewable resources, and is proud of its expertise in this area.



ENTERPRISE  
RESIDENTIAL  
DEVELOPMENT

## CEDAR CLOSE

HORSEHEATH ROAD  
LINTON  
CB21 4LU

URBAN

Enterprise Residential Development Limited gives notice that this brochure is produced for general promotion of the Cedar Close development only and for no other purpose. Particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute part of an offer or contract. All descriptions and references to conditions and necessary conditions for use and occupation and other details are given in good faith and are believed to be correct as at date of publication, but any intending purchasers should not rely on them as statements or representations of fact. Details may be subject to variation and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each item. Cover image is indicative only. Date of publication August 2020.

[epgl.co.uk](http://epgl.co.uk)

Scutches Barn, 17 High Street, Whittlesford, Cambridge CB22 4LT  
Tel: 01223 835995 | Fax: 01223 837796 | Email: [info@epgl.co.uk](mailto:info@epgl.co.uk)  
Registered in England and Wales No. 2917485

Designed by GQ Design. [gqdesign.com](http://gqdesign.com)



Backed by  
HM Government

**PRS** Property  
Redress  
Scheme



Raising Standards. Protecting Homeowners

**CONSUMER  
CODE FOR  
HOME BUILDERS**

[www.consumercode.co.uk](http://www.consumercode.co.uk)