



**Plots 1 to 4, Longmeadow, Lode, CB25 9HA**  
**Prices from: £350,000 Freehold**



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**An exclusive collection of four 2, 3 and 4 bedroom new homes situated in this rural location and offering modern living in a countryside setting, with generous gardens and off street parking.**

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- Plot 1 – 4 Bedroom detached home with open plan kitchen/dining/family room, separate living room, utility room, family bathroom and en-suite shower room.
- Plots 2 and 3 - 2 bedroom semi-detached homes with open plan living, bathroom and en-suite shower room.
- Plot 4 – 3 Bedroom detached homes with kitchen/family room, living room, bathroom and en-suite shower rooms.
- Each plot has driveway parking for 2 car and garage to Plot 1.
- Electric air source heat pump to under floor and radiator heating.
- EPC predicted to be a 'B'.
- Double glazing.
- Generous enclosed gardens backing onto open fields.
- Council Tax Band – not yet banded.
- 10 year NHBC Buildmark Warranty.

This small development offers a selection of quality 2, 3 and 4 bedroom homes that are currently under construction, with completion anticipated Autumn 2024, each built and finished to a high specification throughout. Internally, the houses boast contemporary kitchens with Artimis solid worksurfaces and integrated appliances, underfloor heating to the ground floor, and well-appointed bathroom suites.

Outside each property is accessed by the private road serving the four homes and leading to individual driveway parking for two cars per property. Plot 1 also benefits from a single garage. Each property benefits from side pedestrian access, leading to the well proportioned rear gardens, with large natural stone terrace and garden laid mainly to seed and measuring in excess of 115ft (36m), enclosed by 1.8m close boarded fencing and backing on to farmland. There is also a timber cycle store.

Photos shown are intended as a guide to specification and finishes only, and are of Plot 4, a three bedroom detached property on the development. Room sizes and layouts will vary between plots.

Plot 1: 4 bedroom detached house of around 1507 Sq ft with garage - Not yet released

Plots 2 and 3: 2 bedroom semi-detached houses of around 874 Sq ft - £350,000

Plot 4: 3 bedroom detached house of around 1200 Sq ft - RESERVED

#### **Location**

Longmeadow is a small hamlet close to the Village of Lode, situated just off the B1102 conveniently located for Cambridge (9 miles) and the A14 (3 miles). The village is surrounded by open countryside and close to Anglesey Abbey, a nearby National Trust property. The village of Bottisham is close by (around 2 miles) and has excellent facilities including primary school, secondary school, swimming pool and gym with public access and a health centre.

#### **Agents Note**

Each of the properties owns the roadway and landscaped areas directly in front of them, with each house having equal rights over and a responsibility to pay a share towards the upkeep.





# SPECIFICATION

## KITCHEN FITTINGS

- Benchmarx Shaker style finished in Oxford Grey
- LED under cabinet lighting.
- Soft close doors and drawers
- Artimis work surfaces and matching up stands
- Integrated appliances including: Bosch single oven, Bosch Induction hob, Bosch fully integrated dishwasher, Bosch fully integrated full height fridge and freezer, extractor hood.

## UTILITY ROOM

- Benchmarx units oxford and laminate work surfaces
- Stainless Steel sink
- Chrome mixer tap
- Plumbing and space for washing machine/tumble drier

## BATHROOMS AND EN-SUITES

- White Roca sanitaryware
- Grohe brassware
- Bath to main bathroom, with separate shower enclosure
- Vanity units with wash basin over
- Mirror lights with shaver sockets
- Heated chrome towel rails
- Ceramic floor and wall tiling

## INTERNAL FINISHES

- Oak veneer internal doors
- Bespoke staircase with Oak hand rail
- Brushed steel ironmongery
- Emulsion painted wall finishes
- Smooth plastered ceilings

## FLOORING

- Vinyl strip flooring throughout ground floor
- Ceramic floor tiling to all bath/shower rooms
- High quality carpet to remaining rooms

## HEATING AND WATER SYSTEM

- Samsung Air source Heat pump
- Underfloor heating to ground floor with Independent zoned thermostats
- Radiators to first floor
- High capacity pressurised hot water cylinders with back up immersion heater
- Outside Tap

## ELECTRICAL

- High quality electrical specification
- Data wiring system
- Television points to all reception rooms and bedrooms
- LED down lighters throughout ground floor, pendants in bedrooms
- External lights to front, side and rear
- Wired smoke alarms
- External Waterproof socket
- Wiring for car charging point

## LANDSCAPING

- Block paved parking and gravel driveway
- Extensive paved walkways and terraces
- Landscaped front garden
- Grassed rear garden
- Close board boundary fencing

## CONSTRUCTION AND EXTERNAL FINISHES

- High quality facing brickwork
- Tiled roof
- Double-glazed UPVC windows and Composite doors
- Powder coated aluminum bi-fold doors to rear
- Outside tap

## WARRANTY

Warranty:10-year NHBC Buildmark Warranty

## TENURE

Freehold.

## SERVICES

Mains water, electric and drainage are connected.

## LOCAL AUTHORITY

East Cambridgeshire District Council.

## FIXTURES AND FITTINGS

Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

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