

Taylor  
Wimpey at  WEST  
CAMBOURNE

*Find your way around*

# BURGHLEY GREEN

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WEST CAMBOURNE | CAMBRIDGESHIRE



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## BURGHLEY GREEN. PART OF A GROWING COMMUNITY

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A warm welcome to Burghley Green.

An attractive collection of 2 bedroom apartments and 2, 3, 4 & 5 bedroom homes in a superbly well-connected location, with all the facilities you need right on your doorstep. From first time buyers to growing families Burghley Green's homes are perfect for today's lifestyles.



## MAKE YOURSELF AT HOME

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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 VILLAGE LIFE

Be one of the first to put down roots in the brand new community at West Cambourne, that will extend and integrate into the town of Cambourne. The village will be well connected by footpaths and cycleways, making West Cambourne a pleasure to live in and walk through. West Cambourne will see its own local amenities develop within the community, but it is also well-placed for those of the surrounding areas. Cambourne offers a great choice of schools, a range of sports facilities as well as green space to enjoy.




 The Monkfield Arms, head on down for food, drinks and a heartfelt welcome.



 Cambourne Fitness and Sports Centre, for everyone of all ages and fitness levels.



 Cambourne Village College, rated Ofsted Outstanding in June 2015.  
PRINCIPAL - CLAIRE COATES

# THE PERFECT PLACE TO BE


Home buyers will benefit from easy access to local eateries including The Monkfield Arms pub and Greens coffee shop, as well as a range of shops and supermarkets in Cambourne. Cambourne offers access to the A428, which leads to the A14, M11, M25 and other routes across the country, with Cambridge just 9 miles away. St. Neots railway station is 10 miles away and has a direct service to London King's Cross which can take under an hour.




Maps shown are not to scale. Times, distances and directions are approximate only and are taken from google.co.uk/maps.

 Cambridge City Centre, home to the River Cam and University of Cambridge.



 Cambridge Botanic Garden, discover plants from all over the world.



 The Hub Community Centre, a range of activities and clubs to suit different interests.





## WHY BUY NEW?

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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

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*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 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](http://taylorwimpey.co.uk) and view our handy Homebuyer Guides.*





Get to know  
**BURGHLEY GREEN**

**WEST CAMBOURNE | CAMBRIDGESHIRE**

Burghley Green is an exciting collection of 2 bedroom apartments and 2, 3, 4 & 5 bedroom homes, located just 9 miles from the beautiful city of Cambridge.

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. \*Distances taken from google.co.uk/maps. 45396 / January 2022.

**1 bedroom homes**

- 1 bedroom home  
**Plots:** 30–33<sup>†</sup>, 36<sup>†</sup>, 55\*, 87\*, 94\*, 139<sup>†</sup>, 140<sup>†</sup> & 173\*

**2 bedroom homes**

- The Canford**  
2 bedroom home  
**Plots:** 15, 16, 23–26, 71, 72, 77–79 & 96–98
- The Canford Special**  
2 bedroom home  
**Plots:** 4 & 5
- The Dovedale**  
2 bedroom home  
**Plot:** 14
- 2 bedroom home  
**Plots:** 35<sup>†</sup>, 37<sup>†</sup>, 54\*, 56\*, 80–83\*, 84<sup>†</sup>, 85<sup>†</sup>, 86\*, 95<sup>†</sup>, 103<sup>†</sup>, 104<sup>†</sup>, 138<sup>†</sup>, 141<sup>†</sup>, 167\* & 170\*

**3 bedroom homes**

- The Amersham**  
3 bedroom home  
**Plots:** 44, 45, 150–153, 156, 157, 179 & 180
- The Braxton**  
3 bedroom home  
**Plots:** 111, 112, 131, 132, 164, 165, 183, 184, 187 & 188
- The Easedale**  
3 bedroom home  
**Plots:** 108, 121 & 159
- The Gosford**  
3 bedroom home  
**Plots:** 66, 67, 73, 102, 105–107, 109, 110, 113, 114, 128, 135 & 137
- The Gosford Special**  
3 bedroom home  
**Plot:** 3
- The Yewdale**  
3 bedroom home  
**Plots:** 22, 57, 60 & 160
- 3 bedroom home  
**Plots:** 29<sup>†</sup>, 34<sup>†</sup>, 38–41\*, 52<sup>†</sup>, 53<sup>†</sup>, 68–70<sup>†</sup>, 142<sup>†</sup>, 143<sup>†</sup> & 168\*, 169\*, 171\*, 172\*, 174\*, 175–178<sup>†</sup>

**4 bedroom homes**

- The Chelbury Special**  
4 bedroom home  
**Plots:** 6 & 7
- The Manford**  
4 bedroom home  
**Plots:** 17, 118, 120, 122, 123, 127, 148, 149, 163 & 181
- The Marford**  
4 bedroom home  
**Plots:** 18, 21, 146 & 182
- The Midford**  
4 bedroom home  
**Plots:** 2, 20, 51, 58, 59, 61, 62, 145, 147, 161, 162, 189 & 190
- The Rossdale**  
4 bedroom home  
**Plots:** 130, 133, 154 & 155
- The Trusdale**  
4 bedroom home  
**Plots:** 1, 19, 28, 42, 74, 101, 119, 134, 166, 185 & 186
- The Waysdale**  
4 bedroom home  
**Plots:** 50, 63, 65, 76, 99, 115, 117, 124, 129, 144 & 158

**5 bedroom homes**

- The Garrton**  
5 bedroom home  
**Plots:** 27, 43, 46, 48, 49, 64, 75, 100, 116, 125 & 136
- The Camdale**  
5 bedroom home  
**Plots:** 47 & 126

**Apartments**

- 1 bedroom apartments  
**Plots:** 88–93\*
- Caxton House**  
2 bedroom apartments  
**Plots:** 8–13

- \*ah/r = Affordable Homes Rented
- \*ah/int = Affordable Homes Intermediate
- BCP = Bin Collection Point
- = Bollards
- ▷ = Car Port / Drive Through
- CS = Cycle Store
- ▶ = Garage
- LAP = Local Area of Play



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# THE AMERSHAM

3 BEDROOM HOME



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## THE AMERSHAM

A 3 bedroom home with a carport, the Amersham is designed to appeal to families in need of a little extra space. On the ground floor you'll find a spacious living room with stairs leading to the first floor, a kitchen/dining area with double doors to the private garden and a guest cloakroom. Upstairs comprises bedroom 1 with en suite shower room, two further double bedrooms, a study and a family bathroom.

TOTAL 90.58 sq. m. / 975 sq. ft.

### GROUND FLOOR



|                            |                     |                     |
|----------------------------|---------------------|---------------------|
| <b>Kitchen/Dining Area</b> | 4.36m x 2.87m       | 14'4" x 9'5"        |
| <b>Living Room</b>         | 4.03m x 3.49m (max) | 13'3" x 11'6" (max) |

### FIRST FLOOR



|                  |                     |                     |
|------------------|---------------------|---------------------|
| <b>Bedroom 1</b> | 4.21m x 3.51m       | 13'10" x 11'6"      |
| <b>Bedroom 2</b> | 4.36m (max) x 3.02m | 14'4" (max) x 9'11" |
| <b>Bedroom 3</b> | 2.89m (max) x 2.88m | 9'6" (max) x 9'6"   |
| <b>Study</b>     | 2.53m x 1.67m       | 8'4" x 5'6"         |

 **Plots:** 44, 45, 150-153, 156, 157, 179 & 180

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# THE BRAXTON

3 BEDROOM HOME



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# THE BRAXTON

With three floors of versatile accommodation, the Braxton is an ideal choice for families or couples looking for extra space. The contemporary kitchen/dining area boasts double doors to the garden while a separate living room is perfect for relaxing of an evening. On the first floor you'll find two bedrooms and a family bathroom. The top floor boasts bedroom 1 with en suite and a high vaulted ceiling.

TOTAL 99.40 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 2.44m (min) 13'9" x 8'0" (min)

### FIRST FLOOR



**Bedroom 2**  
4.25m x 2.82m (min) 14'0" x 9'3" (min)

**Bedroom 3**  
3.59m x 2.11m 11'10" x 6'11"

### SECOND FLOOR



**Bedroom 1**  
6.64m (max) x 2.76m (min)  
21'10" (max) x 9'1" (min)

**Plots:** 111, 112, 131, 132, 164, 165, 183, 184, 187 & 188

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# THE CANFORD

2 BEDROOM HOME



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## THE CANFORD

The Canford is a 2 bedroom home perfect for first time buyers and downsizers. The open-plan living/dining area has double doors to the rear garden and is ideal for relaxing and entertaining. There is also a contemporary fitted kitchen. Upstairs you'll find the family bathroom, bedroom 1 with en suite shower room and a second double bedroom.

TOTAL 62.80 sq. m. / 676 sq. ft.

### GROUND FLOOR



#### Kitchen

3.02m x 1.85m

9'11" x 6'1"

#### Living/Dining Area

4.73m (max) x 3.98m (max)

15'6" (max) x 13'1" (max)

### FIRST FLOOR



#### Bedroom 1

3.08m x 2.94m

10'1" x 9'8"

#### Bedroom 2

3.98m (max) x 2.56m (max)

13'1" (max) x 8'5" (max)

 Plots: 15, 16, 23-26, 71, 72, 77-79 & 96-98

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# THE CANFORD SPECIAL

2 BEDROOM HOME



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## THE CANFORD SPECIAL

The Canford is a 2 bedroom home perfect for first time buyers and downsizers. The open-plan living/dining area has double doors to the rear garden and is ideal for relaxing and entertaining. There is also a contemporary fitted kitchen. Upstairs you'll find the family bathroom, bedroom 1 with en suite shower room and a second double bedroom. Plus, the additional benefit of a study.

TOTAL 85.37 sq. m. / 919 sq. ft.

### GROUND FLOOR



|                           |                           |                           |
|---------------------------|---------------------------|---------------------------|
| <b>Kitchen</b>            | 3.02m x 1.85m             | 9'11" x 6'1"              |
| <b>Living/Dining Area</b> | 4.73m (max) x 3.98m (max) | 15'6" (max) x 13'1" (max) |

### FIRST FLOOR



|                  |                           |                          |
|------------------|---------------------------|--------------------------|
| <b>Bedroom 1</b> | 3.08m x 2.97m             | 10'1" x 9'9"             |
| <b>Bedroom 2</b> | 3.98m (max) x 2.56m (max) | 13'1" (max) x 8'5" (max) |
| <b>Study</b>     | 5.37m x 4.73m (max)       | 17'7" x 15'6" (max)      |

 Plots: 4 & 5

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# THE CHELBURY SPECIAL

4 BEDROOM HOME



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## THE CHELBURY SPECIAL

The Chelbury Special offers flexible lifestyle options required by modern families. The entrance hallway offers access to the kitchen, plus a light and airy living/dining area opening through double doors to the rear garden. Upstairs you'll find the family room/bedroom 4 complete with Juliet balcony, a well-proportioned bedroom and a main bathroom. Bedroom 1, a further double bedroom and a shower room are located on the top floor.

**PLOT 6 TOTAL** 136.75 sq. m. / 1,472 sq. ft  
**PLOT 7 TOTAL** 142.69 sq. m. / 1,536 sq. ft.

### GROUND FLOOR



**Kitchen**  
 3.53m x 2.81m (max) 11'7" x 9'3" (max)  
**Living Room/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"  
**Study**  
**Plot 6** 5.35m x 3.13m 17'7" x 10'4"  
**Plot 7** 5.35m x 4.72m (max) 17'7" x 15'6" (max)

### SECOND FLOOR



**Bedroom 1**  
 4.78m x 3.17m 15'8" x 10'5"  
**Bedroom 2**  
 4.78m (max) x 2.89m (max) 15'8" (max) x 9'6" (max)

### Plots: 6 & 7

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# THE DOVEDALE

2 BEDROOM HOME

The carefully planned layout of the 2 bedroom Dovedale coach house apartment makes it perfect for first time buyers and downsizers. An open-plan kitchen/living/dining area is the home's focal point, and provides the ideal space for unwinding or entertaining guests. A spacious bedroom 1, a well-proportioned second bedroom and a main bathroom are also located off the landing.

TOTAL 62.15 sq. m. / 669 sq. ft.

## GROUND FLOOR



## FIRST FLOOR



|                            |                           |                           |
|----------------------------|---------------------------|---------------------------|
| Kitchen/Living/Dining area | 5.35m x 4.10m             | 17'7" x 13'6"             |
| Bedroom 1                  | 3.24m (min) x 3.05m (min) | 10'8" (min) x 10'0" (min) |
| Bedroom 2                  | 3.25m (min) x 1.93m (min) | 10'8" (min) x 6'4" (min)  |

 Plot: 14

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# THE EASEDALE

3 BEDROOM HOME

## THE EASEDALE

The Easedale is a 3 bedroom home ideally suited to a couple or young family. Downstairs you'll find the open-plan kitchen/dining area and separate living room with double doors to the private garden. On the first floor you'll find bedroom 1 with an en suite shower room, two further bedrooms and a family bathroom.

TOTAL 85.19 sq. m. / 917 sq. ft.

### GROUND FLOOR



|                            |               |               |
|----------------------------|---------------|---------------|
| <b>Kitchen/Dining Area</b> | 5.10m x 2.95m | 16'9" x 9'8"  |
| <b>Living Room</b>         | 5.10m x 3.02m | 16'9" x 9'11" |

### FIRST FLOOR



|                  |               |               |
|------------------|---------------|---------------|
| <b>Bedroom 1</b> | 3.81m x 3.08m | 12'6" x 10'1" |
| <b>Bedroom 2</b> | 2.95m x 2.86m | 9'8" x 9'5"   |
| <b>Bedroom 3</b> | 2.95m x 2.15m | 9'8" x 7'1"   |

 **Plots:** 108, 121 & 159

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# THE GARRTON

5 BEDROOM HOME



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## THE GARRTON

A beautiful 5 bedroom home spread across three floors, perfect for the demands of family living. Off the entrance hallway you'll find the living room and open-plan, full-width kitchen/dining area with two sets of double doors to the rear garden. Bedroom 1 with en suite and dressing area can be found on the first floor along with two further bedrooms and family bathroom. The top floor comprises of two bedrooms and a shower room.

TOTAL 167.50 sq. m. / 1,803 sq. ft.

### GROUND FLOOR



#### Kitchen/Dining Area

8.34m x 3.46m (max) 27'4" x 11'4" (max)

#### Living Room

4.74m x 3.34m 15'7" x 11'0"

#### Family Room/Study

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

### FIRST FLOOR



#### Bedroom 1

3.98m x 3.34m 13'1" x 11'0"

#### 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

4.66m x 3.36m 15'4" x 11'1"

#### Bedroom 3

3.65m x 2.84m 12'0" x 9'4"

 Plots: 27, 43, 46, 48, 49, 64, 75, 100, 116, 125 & 136

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. 45698/June 2021.

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# THE GOSFORD

3 BEDROOM HOME



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# THE GOSFORD

The 3 bedroom Gosford will appeal to both first time buyers and families looking for a little extra space. The large kitchen/dining area opens through double doors to the rear garden and is perfect for entertaining and al fresco dining. There is also a separate living room. The first floor features bedroom 1 with an en suite, two further bedrooms and family bathroom.

TOTAL 79.15 sq. m. / 852 sq. ft.

## GROUND FLOOR



|                            |                           |                           |
|----------------------------|---------------------------|---------------------------|
| <b>Kitchen/Dining area</b> | 4.72m x 2.87m             | 15'6" x 9'5"              |
| <b>Living room</b>         | 4.26m (max) x 3.69m (max) | 14'0" (max) x 12'1" (max) |

## FIRST FLOOR



|                  |                           |                         |
|------------------|---------------------------|-------------------------|
| <b>Bedroom 1</b> | 2.96m (min) x 2.83m (min) | 9'9" (min) x 9'4" (min) |
| <b>Bedroom 2</b> | 3.30m x 2.63m             | 10'10" x 8'8"           |
| <b>Bedroom 3</b> | 3.55m x 2.00m             | 11'8" x 6'7"            |

 **Plots:** 66, 67, 73, 102, 105-107, 109, 110, 113, 114, 128, 135 & 137

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# THE MANFORD

4 BEDROOM HOME



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# THE MANFORD

A traditional 4 bedroom home, the Manford offers plenty of space for day-to-day living. The entrance hallway leads to an open-plan kitchen/dining area with double doors to the rear garden while there is also a separate living room and study. Bedroom 1 with en suite and three further double bedrooms can be found upstairs, along with a family bathroom.

TOTAL 127.09 sq. m. / 1,368 sq. ft.

## GROUND FLOOR



|                            |                     |                     |
|----------------------------|---------------------|---------------------|
| <b>Kitchen/Dining Area</b> | 8.11m x 3.26m (max) | 26'7" x 10'9" (max) |
| <b>Living Room</b>         | 4.74m x 3.88m       | 15'7" x 12'9"       |
| <b>Study</b>               | 2.61m x 2.10m       | 8'7" x 6'11"        |

## FIRST FLOOR



|                  |                           |                          |
|------------------|---------------------------|--------------------------|
| <b>Bedroom 1</b> | 3.88m (max) x 3.71m       | 12'9" (max) x 12'2"      |
| <b>Bedroom 2</b> | 4.02m x 3.09m (max)       | 13'2" x 10'2" (max)      |
| <b>Bedroom 3</b> | 3.66m x 3.03m (max)       | 12'0" x 10'0" (max)      |
| <b>Bedroom 4</b> | 3.97m (max) x 2.75m (max) | 13'0" (max) x 9'0" (max) |

**Plots:** 17, 118, 120, 122, 123, 127, 148, 149, 163 & 181

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. 45698/June 2021.

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# THE MARFORD

4 BEDROOM HOME



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# THE MARFORD

The Marford is a traditional double-fronted 4 bedroom home perfect for families. A contemporary fitted kitchen leads through double doors to the dining room, which opens out to the private garden. The living room also has double doors to the garden, perfect for entertaining in the summer. Upstairs you'll find bedroom 1 with en suite, three further double bedrooms and a family bathroom.

TOTAL 143.62 sq. m. / 1,546 sq. ft.

## GROUND FLOOR



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

## FIRST FLOOR



|                  |                           |                           |
|------------------|---------------------------|---------------------------|
| <b>Bedroom 1</b> | 4.91m x 3.64m (max)       | 16'2" x 12'0" (max)       |
| <b>Bedroom 2</b> | 4.00m x 3.32m             | 13'2" x 10'11"            |
| <b>Bedroom 3</b> | 4.72m (max) x 3.23m (max) | 15'6" (max) x 10'7" (max) |
| <b>Bedroom 4</b> | 3.81m x 2.55m             | 12'6" x 8'4"              |

 **Plots:** 18, 21, 146 & 182

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# THE MIDFORD

4 BEDROOM HOME



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## THE MIDFORD

Families looking for practical and generous living space will find all they need in the 4 bedroom Midford. The open-plan kitchen/dining area leads through double doors to the private rear garden, making al fresco dining easy. A separate living room completes the downstairs. Upstairs you'll find bedroom 1 with en suite shower room, three further bedrooms and the family bathroom.

TOTAL 107.11 sq. m. / 1,153 sq. ft.

### GROUND FLOOR




|                            |                |
|----------------------------|----------------|
| <b>Kitchen/Dining area</b> |                |
| 5.71m x 3.38m              | 18'9" x 11'1"  |
| <b>Living room</b>         |                |
| 4.38m x 3.62m              | 14'5" x 11'11" |

### FIRST FLOOR



|                     |                   |
|---------------------|-------------------|
| <b>Bedroom 1</b>    |                   |
| 3.61m x 3.27m       | 11'10" x 10'9"    |
| <b>Bedroom 2</b>    |                   |
| 3.53m x 2.81m       | 11'7" x 9'3"      |
| <b>Bedroom 3</b>    |                   |
| 2.81m x 2.52m (min) | 9'3" x 8'3" (min) |
| <b>Bedroom 4</b>    |                   |
| 2.35m x 2.23m       | 7'9" x 7'4"       |

 **Plots:** 2, 20, 51, 58, 59, 61, 62, 145, 147, 161, 162, 189 & 190

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# THE ROSSDALE

4 BEDROOM HOME



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## THE ROSSDALE

A spacious 4 bedroom home, ideal for a busy family lifestyle. The ground floor features an open-plan kitchen/dining area, utility, guest cloakroom and a living room with double doors to the garden. Bedroom 1 can be found on the first floor, along with a further double bedroom, two additional bedrooms and the family bathroom.

TOTAL 113.89 sq. m. / 1,226 sq. ft.

### GROUND FLOOR



|                            |                     |                     |
|----------------------------|---------------------|---------------------|
| <b>Kitchen/Dining Area</b> | 6.09m x 3.58m (max) | 20'0" x 11'9" (max) |
| <b>Living Room</b>         | 6.09m x 3.46m       | 20'0" x 11'4"       |

### FIRST FLOOR



|                  |                           |                           |
|------------------|---------------------------|---------------------------|
| <b>Bedroom 1</b> | 3.74m (max) x 3.52m (max) | 12'4" (max) x 11'7" (max) |
| <b>Bedroom 2</b> | 3.64m x 2.95m             | 11'11" x 9'8"             |
| <b>Bedroom 3</b> | 3.05m x 2.51m             | 10'0" x 8'3"              |
| <b>Bedroom 4</b> | 3.54m x 2.25m (max)       | 11'7" x 7'5" (max)        |

 Plots: 130, 133, 154 & 155

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# THE TRUSDALE

4 BEDROOM HOME



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# THE TRUSDALE

The Trusdale is a 4 bedroom home perfect for families in need of extra space. Downstairs you'll find a dual-aspect living room with double doors to the rear garden plus an open-plan kitchen/dining area. Bedroom 1 with en suite shower room can be found on the first floor along with three further bedrooms and a family bathroom.

**TOTAL** 113.89 sq. m. / 1,226 sq. ft.

## GROUND FLOOR




|                            |                     |                     |
|----------------------------|---------------------|---------------------|
| <b>Kitchen/Dining Area</b> | 6.09m x 3.58m (max) | 20'0" x 11'9" (max) |
| <b>Living Room</b>         | 6.09m x 3.46m       | 20'0" x 11'4"       |

## FIRST FLOOR



|                  |                           |                           |
|------------------|---------------------------|---------------------------|
| <b>Bedroom 1</b> | 3.74m (max) x 3.52m (max) | 12'4" (max) x 11'7" (max) |
| <b>Bedroom 2</b> | 3.64m x 2.95m             | 11'11" x 9'8"             |
| <b>Bedroom 3</b> | 3.05m x 2.51m             | 10'0" x 8'3"              |
| <b>Bedroom 4</b> | 3.54m x 2.25m (max)       | 11'7" x 7'5" (max)        |

 **Plots:** 1, 19, 28, 42, 74, 101, 119, 134, 166, 185 & 186

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# THE WAYSDALE

4 BEDROOM HOME



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# THE WAYSDALE

The Waysdale appeals to families in search of extra space. A dual aspect living room and a spacious kitchen/breakfast/family area opens onto the garden through double doors. A separate dining room, living room and cloakroom complete the ground floor. The first floor features bedroom 1 with en suite along with a further three double bedrooms and family bathroom.

**TOTAL** 141.67 sq. m. / 1,525 sq. ft.

### GROUND FLOOR



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

### FIRST FLOOR



|                  |                           |                           |
|------------------|---------------------------|---------------------------|
| <b>Bedroom 1</b> | 3.77m (min) x 3.50m (max) | 12'5" (min) x 11'6" (max) |
| <b>Bedroom 2</b> | 4.62m x 2.95m             | 15'2" x 9'8"              |
| <b>Bedroom 3</b> | 3.05m x 2.89m             | 10'0" x 9'6"              |
| <b>Bedroom 4</b> | 3.54m (max) x 2.78m       | 11'8" (max) x 9'2"        |

**Plots:** 50, 63, 65, 76, 99, 115, 117, 124, 129, 144 & 158

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# THE CAMDALE

5 BEDROOM HOME



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## THE CAMDALE

The Camdale appeals to families in search of extra space. A dual aspect living room and a spacious kitchen/breakfast/family area open onto the garden through double doors. A separate dining room and cloakroom complete the ground floor. The first floor features bedroom 1 with dressing area and en suite along with two further double bedrooms and family bathroom. The top floor features two double bedrooms and shower room.

TOTAL 205.68 sq. m. / 2,214 sq. ft.

### GROUND FLOOR



#### Kitchen/Breakfast/Family Area

6.62m x 3.50m      21'9" x 11'6"

#### Dining Room

5.07m x 3.14m      16'8" x 10'4"

#### Living Room

5.07m x 3.80m      16'8" x 12'6"

### FIRST FLOOR



#### Bedroom 1

3.81m x 3.39m      12'6" x 11'1"

#### Dressing Area

3.81m x 1.60m      12'6" x 5'3"

#### Bedroom 2

5.07m x 3.14m      16'8" x 10'4"

#### Bedroom 3

3.65m x 3.50m      12'0" x 11'6"

### SECOND FLOOR



#### Bedroom 4

5.07m (max) x 3.81m (max)      16'8" (max) x 12'6" (max)

#### Bedroom 5

4.70m (max) x 3.17m (max)      15'5" (max) x 10'5" (max)

 Plots: 47 & 126

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# THE YEWDALE

3 BEDROOM HOME



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# THE YEWDALE

The 3 bedroom Yewdale is the ideal family home that is perfect for contemporary living. A dual-aspect living room has double doors which open out to the rear garden while there is also an open-plan kitchen/dining area perfect for entertaining. Upstairs you'll find bedroom 1 with en suite shower room, two further bedrooms and a family bathroom.

TOTAL 85.19 sq. m. / 917 sq. ft.

## GROUND FLOOR



|                            |               |               |
|----------------------------|---------------|---------------|
| <b>Kitchen/Dining Area</b> | 5.10m x 2.95m | 16'9" x 9'8"  |
| <b>Living Room</b>         | 5.10m x 3.02m | 16'9" x 9'11" |

## FIRST FLOOR



|                  |               |               |
|------------------|---------------|---------------|
| <b>Bedroom 1</b> | 3.81m x 3.08m | 12'6" x 10'1" |
| <b>Bedroom 2</b> | 2.95m x 2.86m | 9'8" x 9'5"   |
| <b>Bedroom 3</b> | 2.95m x 2.15m | 9'8" x 7'1"   |

 Plots: 22, 57, 60 & 160

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# CAXTON HOUSE

2 BEDROOM APARTMENTS

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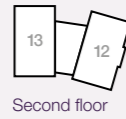
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# CAXTON HOUSE

The Caxton House apartments let you make the most of single storey living. Open-plan kitchen/living/dining areas provide flexible modern spaces. While bedroom 1 benefits from an en suite shower room.

## PLOT 8



Second floor



First floor



Ground floor

## PLOT 9



Second floor



First floor



Ground floor

## PLOT 10



Second floor



First floor



Ground floor

|                                   |                     |                      |
|-----------------------------------|---------------------|----------------------|
| <b>Kitchen/Living/Dining area</b> | 6.08m x 4.42m (max) | 19'11" x 14'6" (max) |
| <b>Bedroom 1</b>                  | 3.78m x 3.41m (max) | 12'5" x 11'2" (max)  |
| <b>Bedroom 2</b>                  | 3.06m x 2.94m       | 10'1" x 9'8"         |
| <b>Total internal floor area</b>  | 65.7 sq. m.         | 708 sq. ft.          |

|                                   |                           |                           |
|-----------------------------------|---------------------------|---------------------------|
| <b>Kitchen/Living/Dining area</b> | 6.08m x 4.74m (max)       | 19'11" x 15'7" (max)      |
| <b>Bedroom 1</b>                  | 4.05m (max) x 3.06m (max) | 13'4" (max) x 10'1" (max) |
| <b>Bedroom 2</b>                  | 2.94m x 2.93m             | 9'8" x 9'7"               |
| <b>Total internal floor area</b>  | 61.1 sq. m.               | 658 sq. ft.               |

|                                   |                     |                      |
|-----------------------------------|---------------------|----------------------|
| <b>Kitchen/Living/Dining area</b> | 6.08m x 4.42m (max) | 19'11" x 14'6" (max) |
| <b>Bedroom 1</b>                  | 3.78m x 3.41m (max) | 12'5" x 11'2" (max)  |
| <b>Bedroom 2</b>                  | 3.06m x 2.94m       | 10'1" x 9'8"         |
| <b>Total internal floor area</b>  | 62.5 sq. m.         | 673 sq. ft.          |

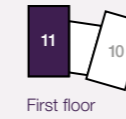
# CAXTON HOUSE

The Caxton House apartments let you make the most of single storey living. Open-plan kitchen/living/dining areas provide flexible modern spaces. While bedroom 1 benefits from an en suite shower room.

## PLOT 11



Second floor



First floor



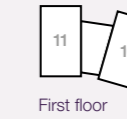
Ground floor

|                                   |                           |                           |
|-----------------------------------|---------------------------|---------------------------|
| <b>Kitchen/Living/Dining area</b> | 6.08m x 4.74m (max)       | 19'11" x 15'7" (max)      |
| <b>Bedroom 1</b>                  | 4.05m (max) x 3.06m (max) | 13'4" (max) x 10'1" (max) |
| <b>Bedroom 2</b>                  | 2.94m x 2.93m             | 9'8" x 9'7"               |
| <b>Total internal floor area</b>  | 61.1 sq. m.               | 658 sq. ft.               |

## PLOT 12



Second floor



First floor



Ground floor

|                                   |                     |                      |
|-----------------------------------|---------------------|----------------------|
| <b>Kitchen/Living/Dining area</b> | 6.08m x 4.75m (max) | 19'11" x 15'7" (max) |
| <b>Bedroom 1</b>                  | 3.78m x 3.41m (max) | 12'5" x 11'2" (max)  |
| <b>Bedroom 2</b>                  | 3.06m x 2.94m       | 10'1" x 9'8"         |
| <b>Total internal floor area</b>  | 62.5 sq. m.         | 673 sq. ft.          |

## PLOT 13



Second floor



First floor



Ground floor

|                                   |                           |                           |
|-----------------------------------|---------------------------|---------------------------|
| <b>Kitchen/Living/Dining Area</b> | 6.08m x 4.74m (max)       | 19'11" x 15'7" (max)      |
| <b>Bedroom 1</b>                  | 4.05m (max) x 3.06m (max) | 13'4" (max) x 10'1" (max) |
| <b>Bedroom 2</b>                  | 2.94m x 2.93m             | 9'8" x 9'7"               |
| <b>Total internal floor area</b>  | 61.1 sq. m.               | 658 sq. ft.               |

### Plots: 8-13

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### Plots: 8-13

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# FROM LOOKING ROUND TO MOVING IN...





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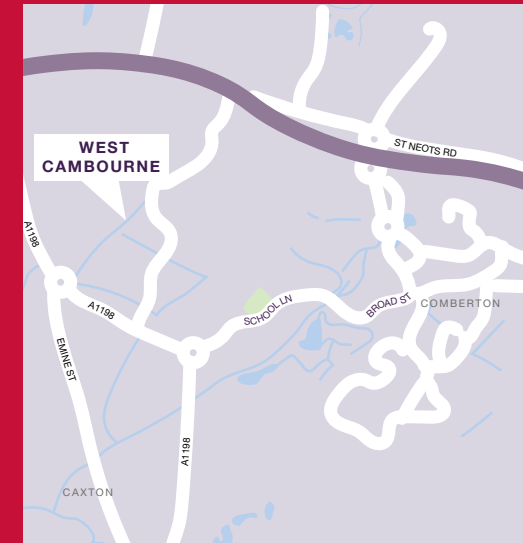
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## FROM ST NEOTS:

- Leave St Neots eastwards on the Cambridge Road
- Head towards Cambridge joining the A428
- In 5.6 miles at the Caxton Gibbet roundabout take the third exit
- In 0.7 miles at the roundabout you will find the entrance to Burghley Green

## FROM CAMBRIDGE:

- Leave Cambridge westwards on the A1303 towards St Neots
- Head towards St Neots joining the A428
- In 6 miles at the Caxton Gibbet roundabout take the first exit
- In 0.7 miles at the roundabout you will find the entrance to Burghley Green



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