



THE  
**ARTISAN**  
COLLECTION

# Pinchbeck Fields

AREA GUIDE



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## An idyllic village location

WITH OUTSTANDING NATURAL BEAUTY ON YOUR DOORSTEP.

Pinchbeck Fields is a collection of 3 and 4-bedroom new homes, in a mix of detached and semi-detached properties. Boasting a sought-after village location, this appealing new development enjoys an open outlook to the north and east, as well as picturesque countryside surrounds and excellent village amenities.

Just a few minutes away in the market town of Spalding, residents will find a larger selection of leisure attractions, shopping facilities and an excellent transport network, not to mention a number of well-regarded local schools.

Pinchbeck Fields benefits from excellent transport connections. The development enjoys easy access to the A16, for onward travel to Boston (13 miles) and Peterborough (20 miles), while the vibrant attractions of Spalding town centre can be reached within a 5-minute drive via the local B1356 and A151 roads.

Those who prefer to travel by train will find Spalding Station just two miles away, which provides direct services to major commuter areas such as Peterborough. Conveniently, a frequent bus service runs from Warentree Lane, just a few minutes' walk from the development, to a stop near to the entrance of Spalding Station.





# Choose a fine quality of life in Spalding

A PRETTY VILLAGE WITH A THRIVING COMMUNITY SPIRIT.

Boasting an ideal location on the outskirts of Spalding, Pinchbeck Fields provides a charming village setting within close proximity of wider shopping opportunities. Pinchbeck itself has a range of convenient amenities, including a handful of traditional pubs, restaurants, village shops, a post office and a local supermarket.

Just over a 5-minute drive from home, Springfields Outlet and Leisure is a leading retail destination with more than 50 high-street fashion and premium homeware brands. The outlet also contains an excellent selection of cafés and family restaurants.

For those who prefer to shop local, the Spalding Farm Shop and Plant Centre boasts a horticultural and agricultural heritage spanning three generations. With everything from speciality cheeses, locally-reared meat and quality fruit and veg, to English produced wine and beautifully-crafted food hampers, Spalding Farm Shop truly has something for everyone.

Thanks to its desirable position on the banks of the River Welland, the nearby town of Spalding is home to some beautiful countryside walks, with numerous hiking and cycling trails dotted throughout the area.



Just a few miles from home, the award-winning Springfields Festival Gardens presents a breathtaking display of nature and floriculture in full bloom. This beautifully landscaped area features Chelsea-style designs from celebrity gardeners, as well as a sensory garden, grand sculptures and stunning water features.

The magnificent Ayscoughfee Hall Museum is well worth a visit. Set in 5.5 acres of manicured gardens, it contains intricate displays of Spalding's rich and varied history. The vast grounds boast an ornamental lake, Grade I listed War Memorial, a historic pavilion, a play area, café, and even a tennis court.

Everyday entertainment can be found at popular attractions such as the South Holland Centre theatre, the Baytree Owl and Wildlife Centre, or even Springfields Adventure Land, where younger visitors can explore the exhilarating Tree Top Village.

Pinchbeck Fields benefits from a number of schools within close proximity, covering primary through to secondary education. Pinchbeck East C of E Primary School is located within the village, just a 15-minute walk from home. Spalding Primary School can be reached in just a 4-minute drive, while St Norbert's Catholic Primary School and Wygate Park Academy can be found within a 5 and 8-minute drive respectively.

Older students will benefit from the selection of well-regarded secondary schools nearby, including Spalding Grammar School at just a 7-minute drive from Pinchbeck Fields, as well as Spalding High School and Spalding Academy - both of which can be reached in just 8 minutes by car.





## How to find us

