



homemade
homes by accent



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Bottisham Meadows

BOTTISHAM

A stylish collection of shared ownership homes for sale

View of Newmarket from racecourse



Village life close to the city

Wind down while staying well connected at Bottisham Meadows

If you dream of slowing down to enjoy a village lifestyle, but aren't ready to leave city life behind, Bottisham Meadows is perfectly placed. Nestled in the sweeping Cambridgeshire countryside, it's surrounded by fields and fens, and yet is only around 7 miles from both Cambridge and Newmarket. And with easy access to local A roads and train stations, travelling further afield is straightforward too.

We have 30 new homes at Bottisham Meadows for sale on a shared ownership basis (see page 28 for details). So, buying your own home in this idyllic location is more affordable. And with fourteen 3-bed and sixteen 2-bed houses available, there's a home for you here, whether you're buying as a couple or a small or growing family.

Each house features charming traditional architecture, a practical layout and clean-lined neutral finishes, so you can get settled quickly and begin adding your own style. And with a private garden, there's plenty of space for BBQs, relaxing with a book or kicking a ball around.

Set just off the A14 and close to the M11, it's easy to reach cities such as Cambridge, Ely, Peterborough, London and Chelmsford, from Bottisham. Not to mention the expansive countryside and stunning coastlines of Suffolk and Norfolk. Cambridge North train station is also just an 11-minute drive away, with direct trains into the capital taking around an hour.

Cambridge



Ely Cathedral



Space to call your own,
shaped around you



Get settled with shared ownership at Bottisham Meadows

Another way to find what you've always wanted

Everyone should have the opportunity to find a home they love, and shared ownership could be the answer for you. It's a great way to get on the property ladder and offers a real alternative to renting.

Homes at Bottisham Meadows are available to buy using the government's shared ownership scheme. It's another way to buy your home where you buy a percentage and pay rent on the rest. Homemade Homes by Accent own part of it - but you're living there, you decorate it, and you decide when to sell. Buying a percentage means you'll need a smaller deposit and a smaller mortgage. You can start by buying a share of between 25% to 75%. Once you've moved in, you can carry on buying more shares - if you choose to and can afford it - until you own your home 100%.

We offer an extensive range of shared ownership homes across the country, and have helped families, couples and people buying alone to find the right home for them. From apartments to detached houses, from Surrey to Yorkshire, we can help you find what you're looking for.

Visit homemadehomes.com/information or speak to our sales team to find out more about shared ownership.



Perfectly positioned in the Cambridgeshire countryside

Bottisham puts everything you need within a walk, a cycle or a quick drive



Thoughtfully designed, energy-efficient homes with high-quality finishes



A friendly village pub, takeaways, a post office and a convenience store



Private gardens and parking for every home and allotments next door



A 10-minute drive to Tesco and a 7-minute drive to M&S Simply Food



A primary school and secondary school in the village with good and outstanding Ofsted ratings



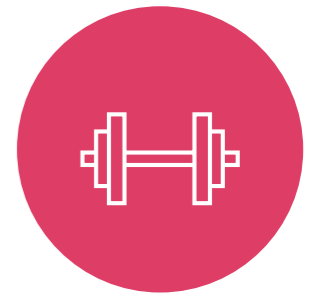
Countryside walks through meadows, manicured gardens, fens and nature reserves



A choice of nearby pubs, restaurants and cafes in easy reach



A 15-minute drive to Cambridge and an 11-minute drive to Newmarket



A sports centre in the village and lots of clubs, classes and facilities in the area

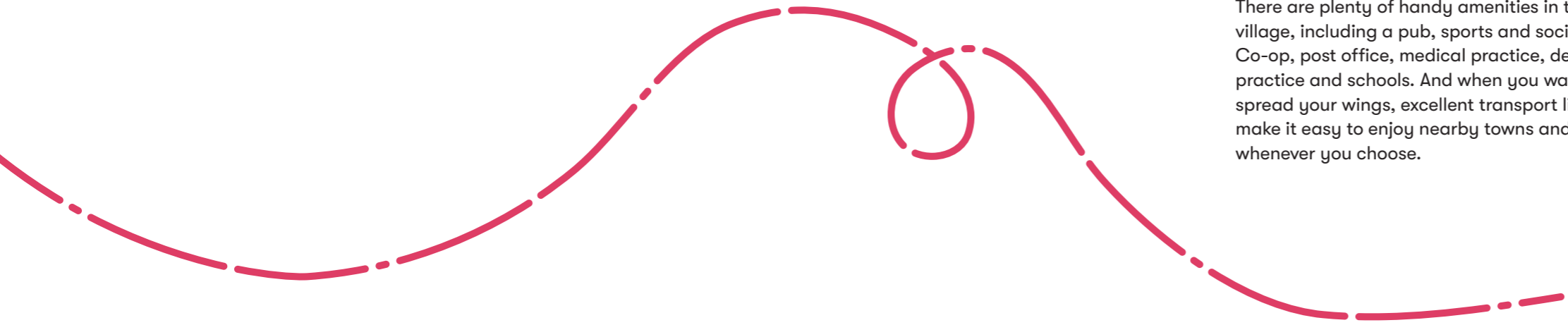
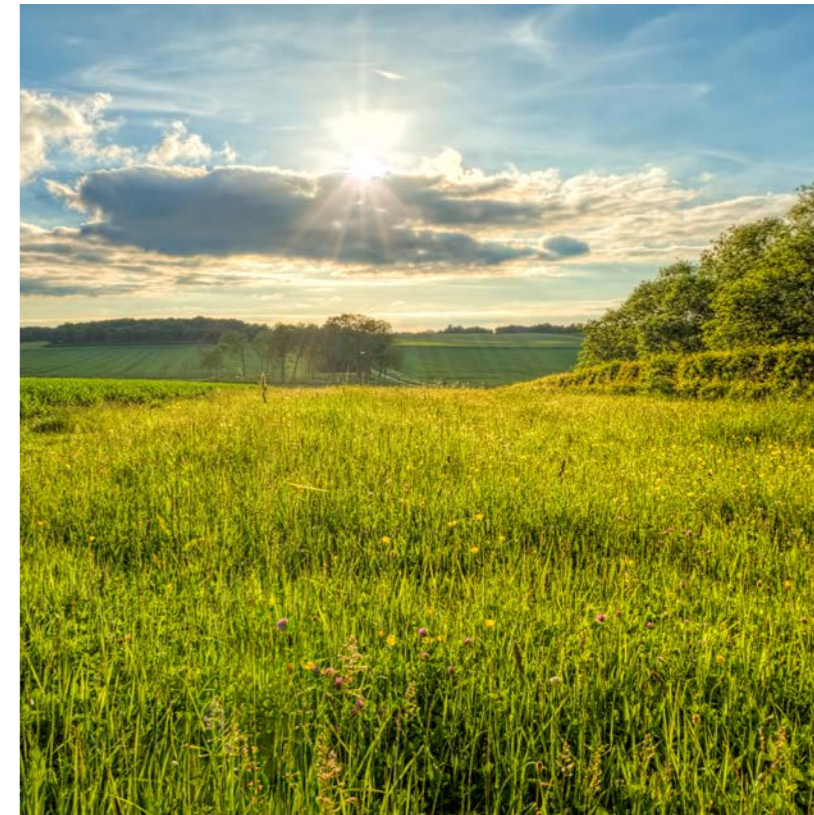
Travel times are approximate. Source, nationalrail.co.uk and google.com/maps

Have it all in Bottisham

A historic village between Cambridge and Newmarket

Steeped in history, Bottisham's records date back to the 10th century. It's a setting that invites calm tranquillity amid a welcoming community. Somewhere you can enjoy a more rural life, getting close to nature, meandering by waterways, adventuring through woods and exploring cycle paths.

There are plenty of handy amenities in the village, including a pub, sports and social club, Co-op, post office, medical practice, dental practice and schools. And when you want to spread your wings, excellent transport links make it easy to enjoy nearby towns and cities whenever you choose.



Images from left to right:
Shepreth Wildlife Park
Cambridge
Newmarket racecourse
Cambridgeshire countryside



Within 15 minutes, you can be in iconic Cambridge where there are endless ways to while away the day and evening. From punting on the river to watching a show, ice skating, visiting museums, shopping at vintage stores and much more.

You can also be in Newmarket in just 13 minutes. The epicentre of horseracing, there's always a buzz on race day. And the vibrant town centre features a mix of independent stores, cafes and restaurants, as well as lively markets twice a week. Enjoy cakes at Nancy's Teashop, fine dining at The Jockey Club Rooms and find safari-style goods at Melvill & Moon.

Elsewhere in the area, there are no shortage of entertainments for all ages – from spotting tigers at Shepreth Wildlife Park to kicking back in the spa at Bedford House. And, in just an hour and a quarter, you can be building sandcastles on the beach at Felixstowe.

All of life's must-haves in easy reach



Sports

Bottisham Sports Centre is only a 3-minute cycle from Bottisham Meadows and offers plenty of opportunities for all the family to get active. Including a swimming pool, fitness suite, classes, tennis and netball courts, indoor halls and a floodlit astroturf pitch.

Bottisham Sports Centre – 0.7 miles



Great outdoors

Bottisham Meadows is surrounded by a rich landscape of fields, fens and nature reserves. And, at nearby Milton Country Park, you can enjoy everything from paddle boarding and open-water swimming to forest school and Parkrun.

Milton Country Park – 6 miles

Culture

The National Trust's Angelesey Abbey, Gardens and Lode Mill sits just outside Bottisham and offers lots to explore. From the Jacobean-style house to the eighteenth-century watermill, glorious gardens, woodland play area and secondhand bookshop.



Angelesey Abbey, Gardens and Lode Mill – 1.8 miles

Shopping

Bottisham has a post office, a Co-op and Red2Green Community Garden selling vegetables and plants. And, within a 5-minute drive, is Darwin Nurseries and Farm Shop, where you can visit the animals at the farm, as well as stock up on fresh, seasonal and handmade produce.

Co-op – 0.4 miles



Eat & drink

A five-minute drive from Bottisham Meadows, in a beautiful setting, is the cosy gastropub The Hole in the Wall. It's won multiple awards, with good reason, and is a lovely place to catch up with friends by a roaring fire.

The Hole in the Wall – 1.9 miles



Family

Families are well served in the village, with Bottisham Community Primary School having a good Ofsted rating and Bottisham Village College secondary school having an outstanding rating. Both are less than a mile away, so the school run is simple.

Bottisham Village College – 0.6 miles

Travel times are approximate. Source, nationalrail.co.uk and google.com/maps



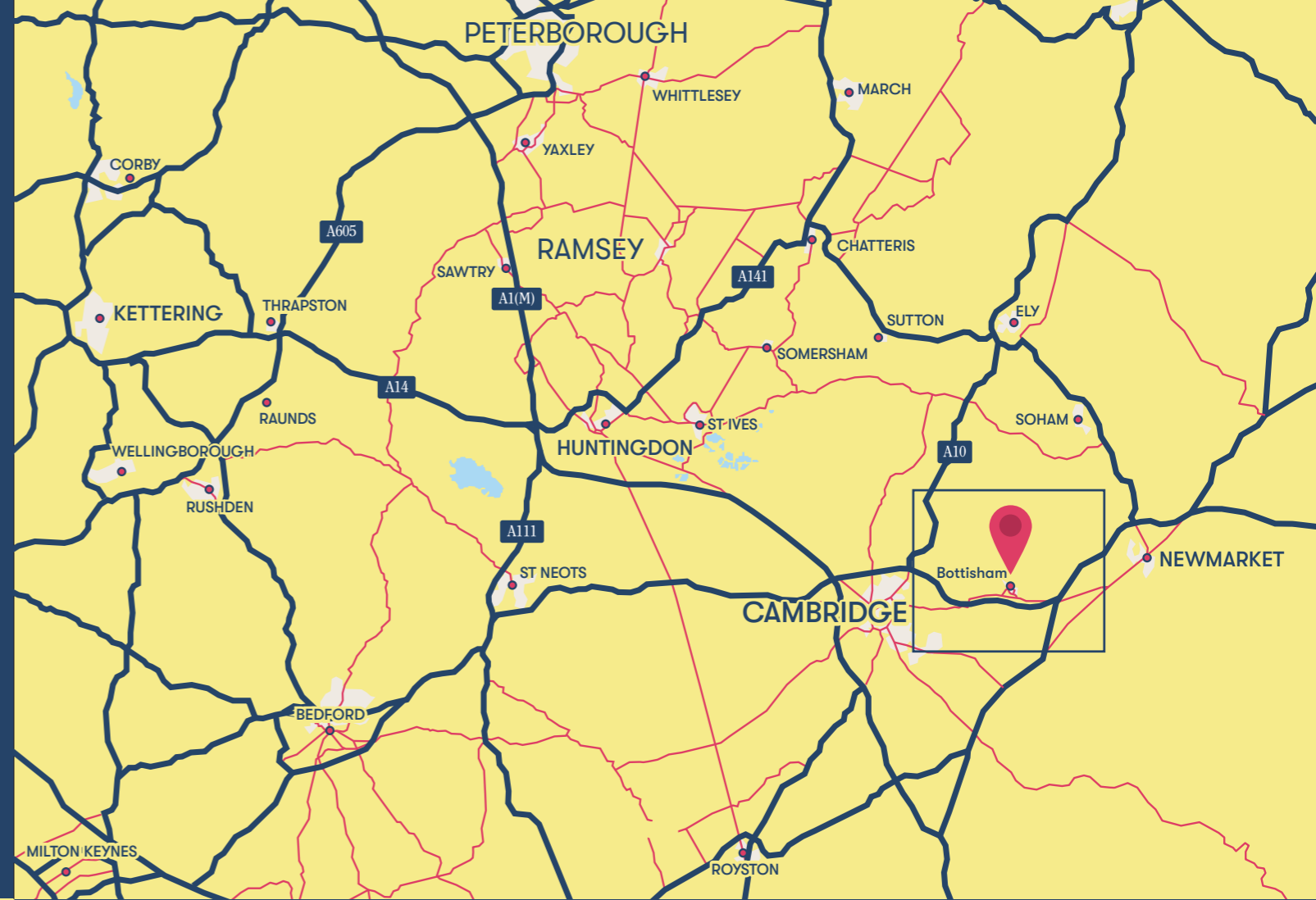
Slow living, fast connections

Enjoy a relaxed, rural lifestyle with easy access to towns and cities

These homes are set on the edge of Bottisham Village amid open countryside, but are well connected for commuting, amenities, socialising and holidays.

Bottisham Meadows is just off the A1303, which takes you straight onto the A14 for a fast link to Cambridge, Newmarket and the wider road network, including the M11. There's a bus stop 0.4 miles away on Bottisham's high street, with buses going to Cambridge, Newmarket and more. Cambridge train station offers fast, direct links to London and several other cities. And, for foreign travel, you can be at Stansted Airport in 40 minutes by car and at London Luton Airport in around an hour and 20 minutes.

1. Co-op
2. Bottisham Post Office
3. Red2Green Community Garden
4. Tesco Superstore (Fulbourn)
5. M&S Simply Food
6. Darwin Nurseries and Farm Shop
7. Aldi (in Cambridge and Newmarket)
8. The Hole in the Wall
9. This Missing Sock
10. Blackhorse Inn
11. Quy Mill Hotel & Spa
12. Bottisham Sports Centre
13. Milton Country Park
14. Angelsey Abbey Gardens and Lode Mill
15. Cherry Hinton Water Play Area
16. Newmarket Racecourse
17. Quy Country Park
18. Bottisham Village College
19. Bottisham Community Primary School
20. Bottisham Medical Practice



By car from Bottisham Meadows

Newmarket	11 minutes
Cambridge	15 minutes
Saffron Walden	22 minutes
Ely	28 minutes
Bury St Edmunds	29 minutes
Bishop's Stortford	38 mins
Stansted Airport	40 mins
Peterborough	52 mins
Ipswich	1hr
Felixstowe	1hr 15 mins
Norwich	1hr 15 mins
London Luton Airport	1hr 20 mins
Wells-next-the-Sea	1hr 28 mins



By train from Cambridge

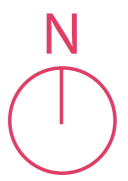
Ely	14 minutes
Peterborough	50 minutes
Kings Lynn	55 minutes
Norwich	1hr 16 minutes
Ipswich	1hr 15 minutes
London Kings Cross	54 mins
London Liverpool Street	1hr 24 mins
Leicester	1hr 49 mins
Birmingham	2hrs 28 mins

[Sources: *google.com/maps. Times shown are approximate and subject to traffic. **thetrainline.com. Times shown are for one of the fastest travel times - average journeys may be longer.]



Bottisham Meadows

Development Layout



Shared Ownership
2 Bed Houses

 Hawker

Shared Ownership
2 Bed Houses

 Auster

Shared Ownership
2 Bed Houses

 Lysander

Shared Ownership
3 Bed Houses

 Mustang

Shared Ownership
3 Bed Houses

 Gloster

Other homes for sale or rent





Hawker

2 bedroom house

Plot 1

76m²



Ground Floor

First Floor

Auster

2 bedroom houses

Plot 2*, 17, 18*, 33, 34*

75m²



Ground Floor

First Floor

Disclaimer: Room dimensions if shown are subject to change and are for guidance only. Whilst we endeavour to make our property details accurate and reliable these particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute a full or part offer or contract. Other details are given without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. The purchaser is advised to obtain verification from their Solicitor or Surveyor to their own satisfaction.

*Plots marked with an asterisk are mirrored versions of the floor plan shown.

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Mustang

3 bedroom houses

Plots 3, 4*, 6*, 9, 10*, 11*, 12, 13*, 14, 19, 20*, 39 & 40*

90m²



Ground Floor

First Floor

Gloster

3 bedroom house

Plots 5

91m²



Ground Floor

First Floor

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Lysander

2 bedroom houses

Plots 7, 31, 36, 37, 42

77m²



Ground Floor

First Floor

Lysander

2 bedroom houses

Plot 8, 32, 35, 38, 41

75m²



Ground Floor

First Floor

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Shared Ownership Specialists

Dedicated to finding you your next home or helping you take the first step onto the property ladder.

Welcome to **Homemade Homes by Accent** the experienced property sales team within Accent Housing.

Accent Housing Limited provides over 20,000 homes in the North, South and East of the UK. We want to be with you for your journey. Whether that's helping you to take the first step onto the housing ladder or helping you search for a new home, we'll be right there with you.

We have Shared Ownership homes across the country, from Surrey to Yorkshire and have helped hundreds of people to fulfil their home ownership ambitions. We offer new and resale shared ownership homes, and also help our current customers to buy more of their home or sell it when they want to move on.

Visit our website dedicated to all things Shared Ownership
www.homemadehomes.com

A selection of our previous developments



Brooklands,
Milton Keynes



Great Denham,
Bedfordshire



Willow Grove,
Wixams





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YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE OR RENT.

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