



DENBURY
HOMES

FARRIERS WALK

CHEVELEY, CAMBRIDGESHIRE

An exclusive collection of just 22 homes



WELCOME TO Farriers Walk

Cheveley is a desirable village nestled in the stunning East Cambridgeshire countryside. This historic location is home to Farriers Walk, an exclusive collection of 2, 3, 4, 5 and 6 bedroom houses and bungalows.

Discover the perfect blend of tranquil rural life with excellent amenities close at hand. With a convenience store and Post Office, pub, and recreation ground, Cheveley is an idyllic place to call home.

The bustling town of Newmarket, with its restaurants, shops, and train station, is just four miles away and the vibrant city of Cambridge can be reached in half an hour by car.

James Hopkins

Founder and Managing Director of Denbury Homes

Computer generated image of properties at Farriers Walk. Indicative only.



DISCOVER THE Denbury Difference

Our hallmark passion for quality and excellence blends traditional craftsmanship with timeless luxury, ensuring that you will be proud of your new home for years to come.

These energy-efficient homes are designed for modern living, featuring elegant exteriors that blend in with the local community, and contemporary interior design to suit every lifestyle.

However, it's not only about what's visible. Our homes are constructed using methods and materials that result in a finished product regarded as 'The Denbury Difference'. This difference is evident in everything we do, from the homes we build, to our commitment to an exceptional customer journey, all of which has earned us a five-star rating from the House Builders Federation, meaning over 90% of our homebuyers would recommend us to a friend.

Denbury Homes was born amidst the stunning East Anglian landscape, which has inspired artists for generations. We ensure that everything we build reflects the beauty of this special place that you'll love to call home.



Photos depict previous Hopkins & Moore / Denbury Homes developments.



A RARE QUALITY OF LIFE IN East Cambridgeshire

Steeped in equine heritage and with historic roots dating back to the Anglo-Saxons, the village of Cheveley offers a desirable lifestyle in a breathtaking and timeless landscape. Enjoy a relaxed pace of life close to nature, with everything you need nearby.

FOOD & DRINK

The Red Lion, a refurbished family-run pub in the heart of the village, is the ideal place to meet friends for a meal or to sample the good selection of wines and beers. Nearby Newmarket is home to an exciting range of independent and High Street restaurants. For a special occasion, try fine dining at Squire's Restaurant at Bedford Lodge Hotel and Spa or The Jockey Club Rooms.

SHOPPING & AMENITIES

Cheveley has a well-stocked convenience store and Post Office in the High Street. For your weekly shop, there are several stores within a 15-minute drive, including Tesco Extra and Waitrose & Partners in nearby Newmarket. Cheveley Parish Hall hosts quarterly farmers markets and Newmarket has a market every Tuesday and Saturday.

SPORT & LEISURE

Join one of the many clubs and events at the Cheveley Parish Hall – offering fitness classes from yoga to karate, or age-appropriate clubs from Little Angels and Brownies to Evergreens for more senior residents. There are coffee mornings, a book club and regular 'Music Builds Communities' clubs. Keep fit with Cheveley Sports Club which offers football, volleyball, tennis, netball, and softball at the local recreation ground, while youngsters can enjoy the playground. In nearby Newmarket, the Leisure Centre offers a swimming pool, a gym, and a fitness studio. Miles of footpaths, such as The Icknield Way, can be explored when you want a breath of fresh air. Try the Links Golf Club, one of several clubs in the area.

DAYS OUT

Make the most of Newmarket's rail links to Cambridge and London to enjoy an endless choice of entertainment or watch the action at the town's famous racecourse. Newmarket's gallops, known as The Heath, are open every day after the horses have been exercised, offering exhilarating walks and panoramic views. Visit the Devil's Dyke Special Area of Conservation and walk the 7-mile ancient landmark. Thetford Forest is a 25-minute drive away, and in an hour you can be at the Suffolk Coast.

EDUCATION

Cheveley CofE Primary School is a 16-minute walk away and was rated Good by Ofsted in 2023. Older pupils attend Bottisham Village College, a 20-minute drive, which was Outstanding at its last inspection. There are nurseries and pre-schools in neighbouring villages and Little Angels Baby and Toddler group meets in Cheveley. Independent schools within 10 miles include Fairstead House in Newmarket and Barnardiston Hall Preparatory School.



School places are not guaranteed. Before making commitment to purchase, please make your own enquiries as to amenities in the immediate/surrounding areas. Do not rely upon any information provided in this respect within this brochure. Lists of amenities are not exhaustive and information is provided in good faith but satisfy yourself in all regards prior to committing to purchase.



The Red Lion, Cheveley



The Heath, Newmarket



Thetford Forest



St Mary's Church, Cheveley



Newmarket Racecourse



Cheveley CofE Primary School

PERFECTLY PLACED FOR Convenient Living

Experience the charm of Cheveley, where peaceful countryside living meets modern convenience. Enjoy lush green spaces, village amenities and a thriving community. Just four miles from Newmarket's vibrant town centre, and around a half-hour drive to the lively city of Cambridge, Cheveley is the perfect place to call home.





PROTECTING AND IMPROVING THE ENVIRONMENT

It's not just people that need homes. From bat boxes, bee and swift bricks, to the planting we choose and wildflower seeds we sow, new homes for birds, bugs, and bees are always part of our developments.



ENCOURAGING LOCAL SUPPORT

The tireless efforts of charities and community groups across our region help protect the vulnerable, bring people together and provide essential services to many. We are proud that the Denbury Charitable Fund has so far made over £1.6 million in donations and grants to help these inspiring organisations.

ENVIRONMENTS ENRICHED. COMMUNITIES ENHANCED Our commitment to a sustainable future

Our homes are designed to blend seamlessly into existing towns and villages, but we know it's more than just houses that make somewhere a great place to live. Whether it's the layout of our developments, our attention to detail when it comes to planting and encouraging biodiversity or our support of local groups and charities, we are as committed as ever to creating a legacy that lasts for generations to come.



HELPING COMMUNITIES THRIVE

We carefully select the mix of homes for our developments. Different sizes and styles are chosen to meet local demand and establish a self-sustaining community. Footpaths, bike lanes and public open space all contribute to a safe and welcoming environment and help residents quickly settle in.



SMARTER HOMES IN TUNE WITH MODERN LIVING



Many of our homes have separate studies for homeworking, and all are connected to Ultrafast BT Fibre broadband. Air source heat pumps fuel underfloor heating and radiators and individual room thermostats help keep your bills down and your home comfortable. All homes are fitted with electric vehicle charging units.



SUPPORTING LOCAL TRADES, SKILLS AND BUSINESSES



Our East Anglian roots run deep so we always seek to support local businesses. Our developments create employment, help young people gain new skills and keep traditional building methods and skills in the limelight.



THE HIGHEST QUALITY Specification

KITCHENS

- Choice of kitchen cupboards and worktops*
- Electric Bosch oven, ceramic hob and hood fitted as standard
- Integrated Bosch fridge/freezer and dishwasher to kitchen of The Shire, The Percheron and The Fresian
- Granite or Quartz worktop to The Shire, The Percheron and The Fresian

ELECTRICAL

- Electric vehicle charging unit to all homes
- Outside lighting to front and rear
- Mains-wired smoke detector to all homes
- Mains-wired carbon monoxide detectors to all homes with fireplaces
- TV points to living room and master bedroom
- Data points to living room, study and master bedroom
- Downlights to the kitchen to all homes
- Downlights to the dining, snug/social, family areas and all wet rooms in The Shire, The Percheron and The Fresian

PLUMBING

- Plumbing for washing machine and dishwasher (when not integrated)
- White Roca Gap sanitaryware throughout with chrome-effect mixer taps plus white bath panel
- Outside tap to all gardens
- Air source heat pump supplying underfloor heating to all bungalows
- Air source heat pump supplying underfloor heating to ground floor only and thermostatically controlled radiators to upper floor to all two-storey houses

JOINERY

- Moulded skirting and architraves
- Four-panel internal doors with matching chrome-effect handles
- Timber double-glazed windows throughout
- Fitted wardrobes where indicated
- Coved cornicing

TILING

- Kitchen – choice of Porcelanosa wall tiles between worktop and wall cupboards*
- Kitchen – choice of Porcelanosa floor tiles*
- Bathroom – choice of Porcelanosa wall tiles at half-height all round*
- En-suite – choice of Porcelanosa wall tiles at full height to shower cubicle with splashback above hand basin*
- En-suite with bath – choice of Porcelanosa wall tiles at full height to shower cubicle and half height all round*
- Cloakroom – choice of Porcelanosa wall tiles to splashback above hand basin*

OTHER ITEMS

- Loft light
- Front garden landscaped and turfed
- Rear garden cleared, rotavated and topsoiled
- All internal walls painted Dulux Swansdown
- Natural Riven paving slabs to paths and patios
- Ultrafast BT Fibre Broadband to all plots**
- Wood burner to The Shire, The Percheron and The Fresian

* Subject to build stage.

** The FTTP provided is a closed network service provided by nominated suppliers only.

Please note the specification is subject to change depending on materials and suppliers. Please speak to our Sales Consultant for further details. Photographs depict previous Denbury Homes' developments.





DENBURY
HOMES

WELCOME TO Farriers Walk

2 Bedroom Homes

 The Connemara (b)
Plots 1 & 14

3 Bedroom Homes

 The Morgan
Plots 15, 16, 17

 The Cleveland
Plots 3 & 13(h)

4 Bedroom Homes

 The Clydesdale
Plots 4 & 10(h)

5 Bedroom Homes

 The Shire
Plots 2, 6 & 7

 The Percheron
Plot 11

6 Bedroom Homes

 The Friesian
Plots 5, 8(h), 9 & 12(h)



 [Show Home](#)

 Affordable Housing

(b) Bungalow

(h) Handed

B/S Bin store
(for plots 18-22)

External finishes, landscaping and levels will vary, please refer to drawings in sales office. Trees on site layout are unlikely to represent actual volume, type or scale.
Development layout not to scale, for indication only.

The Connemara

Plots 1 & 14

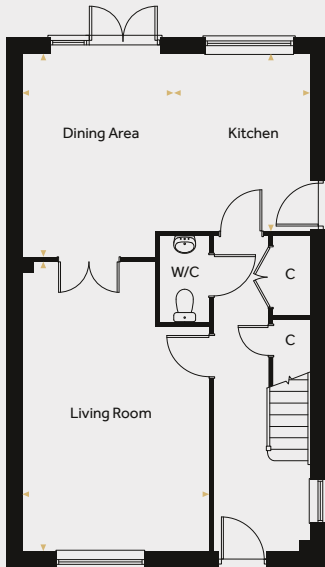


GROUND FLOOR		
Kitchen	3.050m x 2.750m	10'0" x 9'0"
Dining Area	3.500m x 3.050m	11'6" x 10'0"
Utility	2.300m x 1.635m	7'6" x 5'4"
Living Room	5.855m x 3.205m	19'3" x 10'6"
Master Bedroom	4.380m x 3.055m	14'5" x 10'0"
Bedroom 2	3.160m x 2.700m	10'5" x 8'10"

◀ Indicates where measurements have been taken from.

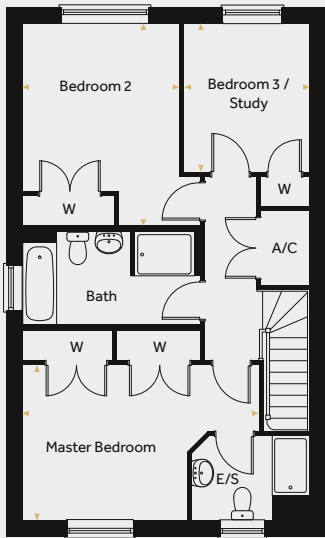
The Morgan

Plots 15, 16 & 17



GROUND FLOOR		
Kitchen	3.610m x 2.750m	11'10" x 9'0"
Dining Area	4.130m x 3.105m	13'7" x 10'2"
Living Room	5.900m x 3.805m	19'4" x 12'6"

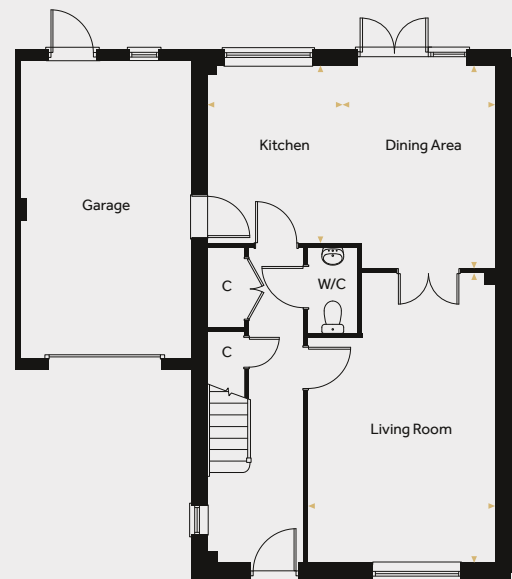
◀ Indicates where measurements have been taken from.



FIRST FLOOR		
Master Bedroom	4.820m x 3.150m	15'10" x 10'4"
Bedroom 2	4.130m x 3.205m	13'7" x 10'6"
Bedroom 3 / Study	3.030m x 2.550m	9'11" x 8'4"

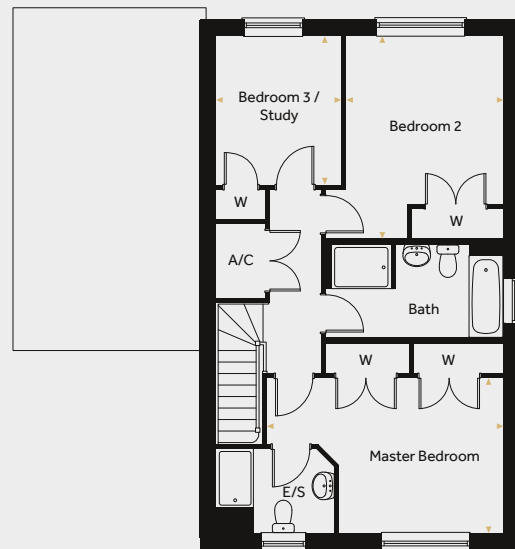
The Cleveland

Plots 3 & 13(h)



GROUND FLOOR

Kitchen	3.610m x 2.750m	11'10" x 9'0"
Dining Area	4.130m x 3.105m	13'7" x 10'2"
Living Room	5.900m x 3.805m	19'4" x 12'6"



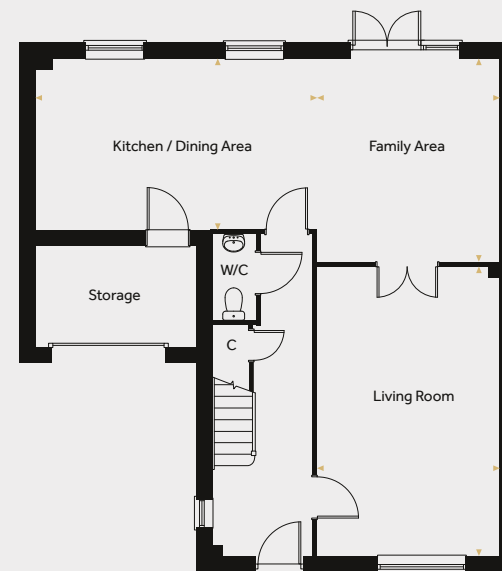
FIRST FLOOR

Master Bedroom	4.820m x 3.150m	15'10" x 10'4"
Bedroom 2	4.130m x 3.205m	13'7" x 10'6"
Bedroom 3 / Study	3.030m x 2.550m	9'11" x 8'4"

(h) Handed. Indicates where measurements have been taken from.

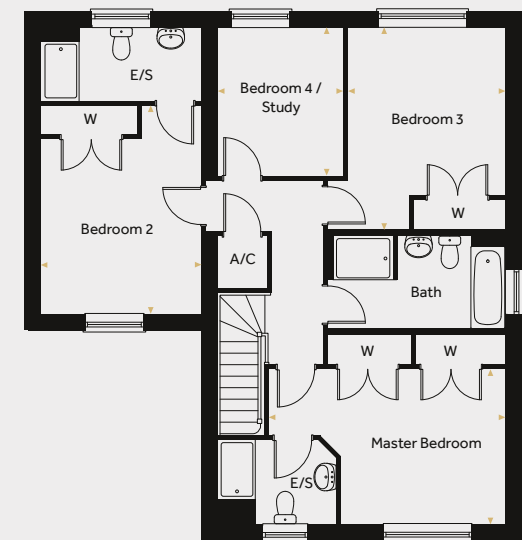
The Clydesdale

Plots 4 & 10(h)



GROUND FLOOR

Kitchen / Dining Area	5.750m x 3.465m	18'10" x 11'5"
Living Room	5.900m x 3.705m	19'4" x 12'2"
Family Area	4.130m x 3.705m	13'7" x 12'2"



FIRST FLOOR

Master Bedroom	4.820m x 3.150m	15'10" x 10'4"
Bedroom 2	4.255m x 3.245m	14'0" x 10'8"
Bedroom 3	4.130m x 3.205m	13'7" x 10'6"
Bedroom 4 / Study	3.030m x 2.550m	9'11" x 8'4"

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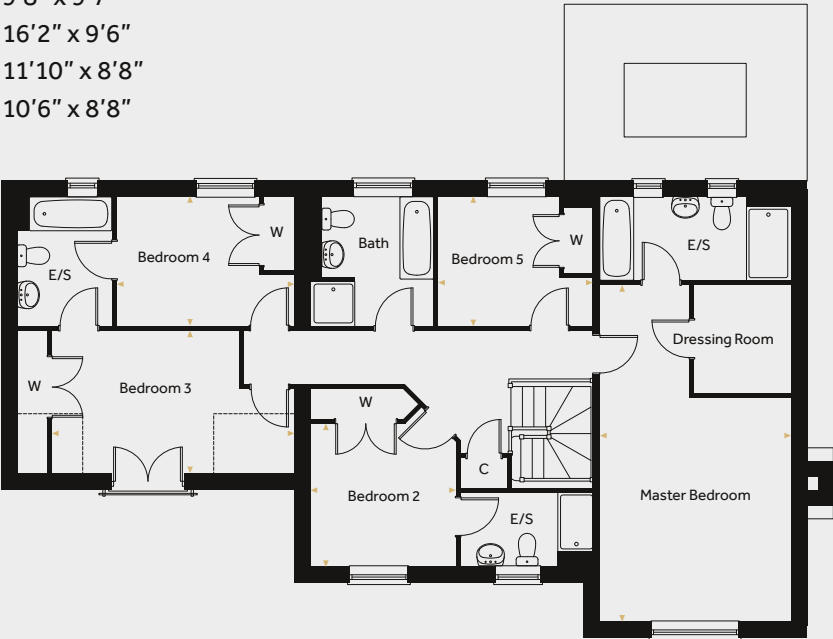
The Shire

Plots 2, 6 & 7



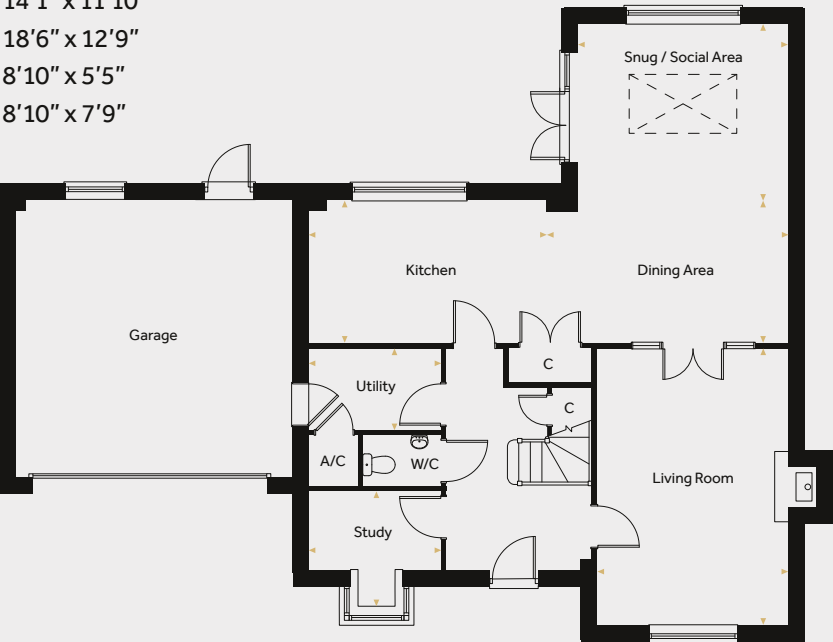
FIRST FLOOR

Master Bedroom	6.865m x 3.890m	22'6" x 12'9"
Bedroom 2	2.955m x 2.910m	9'8" x 9'7"
Bedroom 3	4.935m x 2.900m	16'2" x 9'6"
Bedroom 4	3.610m x 2.630m	11'10" x 8'8"
Bedroom 5	3.200m x 2.630m	10'6" x 8'8"



GROUND FLOOR

Kitchen	4.875m x 2.890m	16'0" x 9'6"
Dining Area	4.915m x 2.890m	16'2" x 9'6"
Snug / Social Area	4.290m x 3.600m	14'1" x 11'10"
Living Room	5.625m x 3.890m	18'6" x 12'9"
Utility	2.700m x 1.650m	8'10" x 5'5"
Study	2.700m x 2.350m	8'10" x 7'9"



(h) Handed
▲ Indicates where measurements have been taken from.
--- Indicates reduced head height.
□ Indicates roof light.

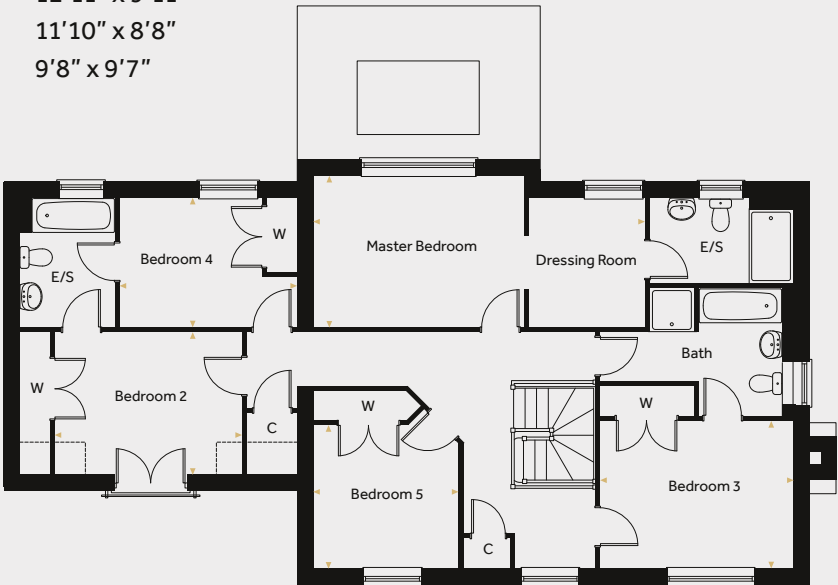
The Percheron

Plot 11



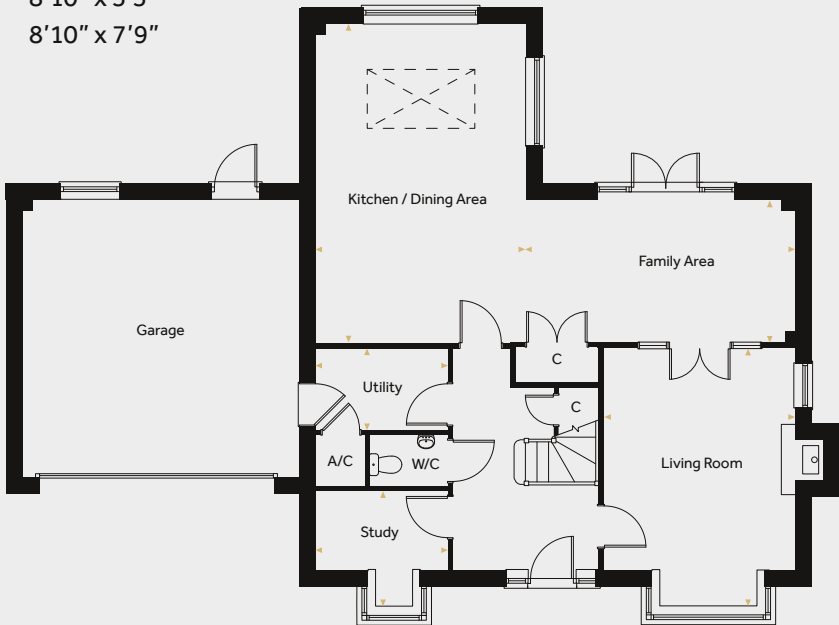
FIRST FLOOR

Master Bedroom	6.765m x 3.080m	22'3" x 10'1"
Bedroom 2	4.935m x 2.900m	16'2" x 9'6"
Bedroom 3	3.940m x 3.010m	12'11" x 9'11"
Bedroom 4	3.610m x 2.630m	11'10" x 8'8"
Bedroom 5	2.955m x 2.910m	9'8" x 9'7"



GROUND FLOOR

Kitchen / Dining Area	6.490m x 4.290m	21'4" x 14'11"
Family Area	5.500m x 2.890m	18'1" x 9'6"
Living Room	5.250m x 3.890m	17'3" x 12'9"
Utility	2.700m x 1.650m	8'10" x 5'5"
Study	2.700m x 2.350m	8'10" x 7'9"



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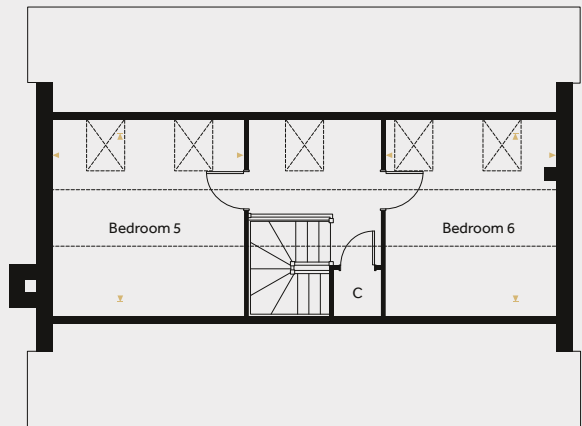
The Friesian

Plots 5, 8(h), 9 & 12(h)



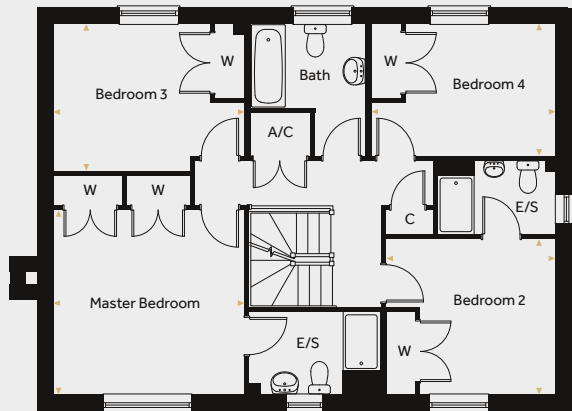
SECOND FLOOR

Bedroom 5	4.008m x 3.895m	13'2" x 12'9"
Bedroom 6	4.008m x 3.450m	13'2" x 11'4"



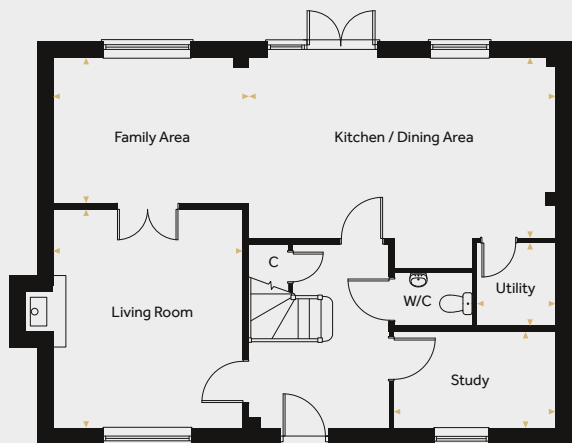
FIRST FLOOR

Master Bedroom	3.895m x 3.755m	12'9" x 12'4"
Bedroom 2	3.450m x 3.155m	11'4" x 10'4"
Bedroom 3	3.895m x 2.985m	12'9" x 9'10"
Bedroom 4	3.745m x 2.685m	12'4" x 8'10"



GROUND FLOOR

Kitchen / Dining Area	6.245m x 3.670m	20'6" x 12'1"
Family Area	3.995m x 2.945m	13'1" x 9'8"
Living Room	4.445m x 3.845m	14'7" x 12'7"
Utility	1.685m x 1.595m	5'6" x 5'3"
Study	3.295m x 1.935m	10'10" x 6'4"



(h) Handed
▲ Indicates where measurements have been taken from.
- - - Indicates reduced head height.
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Photography of previous Denbury Homes development.



DENBURY
HOMES

Farriers Walk

CHEVELEY | CAMBRIDGESHIRE

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Book your appointment at:
www.denburyhomes.co.uk

It is not possible in a brochure of this nature to do more than give a general impression of the range, quality and variety of the homes we have on offer. The computer generated imagery, floor plans, configurations and layouts are included for guidance only. The properties may vary in terms of elevational design details, position/size of garage and materials used. Such changes are due to our commitment to creating homes of individual character, although similar to others. We operate a policy of continuous product development so there may be material differences between the accommodation depicted in our literature and that on offer on any particular development or at different times during the progress of any development. Maps not to scale. Computer generated images of property types at Farriers Walk may not necessarily illustrate that property type in its setting at this development. All local area information is provided in good faith and correct at time of publication. All internal and external photography of properties depicts previous Hopkins & Moore / Denbury Homes developments. Other photographs are of the local area or are indicative lifestyle images.

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