



VIOLET MEADOWS

WHITTLESEY

A COLLECTION OF 2, 3 & 4 BEDROOM HOMES



ALLISON
HOMES

YOUR DREAM HOME AWAITS



Welcome to your new home
at **Violet Meadows**



A PEACEFUL RETREAT WITHIN REACH OF THE CITY

Violet Meadows is a welcoming new development of 175 two, three and four bedroom homes in the historic market town of Whittlesey. Built with care by Allison Homes, each property is thoughtfully designed to combine stylish finishes with energy-efficient everyday functionality.

Surrounded by the open skies of the Fenland landscape, the development's semi-rural setting provides a sense of space, while keeping you close to everything you need. At just 20 minutes by road from the thriving cathedral city of Peterborough, you have a location that truly delivers the best of both worlds.

Whittlesey's charming town centre puts all the essentials on your doorstep, filled with local shops, historic pubs, independent cafés and a bustling weekly market. Nearby pub The Straw Bear offers real ales and classic fare in welcoming surroundings, while Vesuvio provides something a little more relaxing. Lattersey Nature Reserve offers peaceful trails for walking and wildlife spotting.



66 Violet Meadows offers stylish new homes that blend market-town charm with city convenience, ideal for families and commuters alike. 99

Head to Peterborough and you'll find even more options – from the Key Theatre and Novacine Cinema de Lux to the sprawling green and lakes of Nene Park and Ferry Meadows, perfect for walking, cycling, kayaking or picnicking by the water.

Families at

Violet Meadows benefit from a strong selection of schools in and around Whittlesey. Primary, secondary and sixth form options are within a 10-minute drive and provide education up to the age of 18.

Commuters will love the excellent local transport links. Whittlesey Station operates direct rail services to Cambridge, Ely and Peterborough, with onward connections to London King's Cross is under an hour from Peterborough Station. By car, the A605 and A1(M) provide access to neighbouring towns, cities and beyond, including London, Stansted Airport, which is within a 90-minute drive.

With character, community and countryside appeal combined with strong transport links to the city, Violet Meadows offers everything you need for modern life.

ALL ABOUT THE QUALITY

Synonymous with the quality of design and craftsmanship associated with all Allison Homes developments, all the houses at Violet Meadows benefit from a high standard specification.

This includes contemporary kitchens with steel splashbacks, integrated appliances (on selected homes), a ceramic or induction hob and chimney-style extractors.

In all homes the bathrooms and en suites feature white Hansgrohe sanitaryware. To help reduce energy bills, all homes feature thermostatic radiator valves to all habitable rooms. Low energy LED down lights to the kitchen, bathroom and en suite also come as standard.

“ We know we are not just building houses, we are creating the most important spaces in people's lives that our customers will love to live in now and throughout the years ahead. ”



“ Each home at Violet Meadows has been designed to maximise light and space and, according to location, comes equipped with PV (solar) panels, an Air Source Heat Pump and a 7kW EV Charger. ”

ALL ABOUT HOMES BUILT ON SOLID VALUES

We are passionate about beautiful design that fits with evolving lifestyles, creating homes that are modern, sustainable and affordable.

Our love of quality and great craftsmanship underpins everything we do, because homes are such an important and integral part of all of our lives.

That's why we ensure every Allison home is something exceptional.

ALL ABOUT THE SPECIFICATION

INTERNAL FIXTURES AND FITTINGS

	2 BEDROOM HOMES	3 BEDROOM HOMES	4 BEDROOM HOMES
GENERAL			
Traditional construction	•	•	•
NHBC 10 year warranty	•	•	•
Single colour (white) matt emulsion wall and ceiling colour throughout	•	•	•
Smooth ceilings throughout	•	•	•
Internal joinery painted white	•	•	•
Staircase handrails and newel caps in oak		•	
Staircase handrails and newel caps in white	•	•	
Ironmongery	•	•	•
Wardrobes to Bedroom 1 (where applicable)	•	•	•
Smooth white 5 vertical panel internal doors	•	•	•
KITCHEN			
Choice of Kitchen unit door fronts from selected range*	•	•	•
Choice of laminate worktops with matching upstands from selected range*	•	•	•
Soft close hinges to all cupboard doors	•	•	•
Choice of steel splashback from selected range*	•	•	•
Single bowl sink with mixer tap	•	•	
1.5 bowl sink with mixer tap (detached properties only)	•	•	
Integrated stainless steel finish single oven	•	•	
Integrated stainless steel finish eye level double oven (detached properties only)	•	•	
Integrated ceramic hob	•	•	
Integrated induction hob (detached properties only)	•	•	
Stainless steel chimney hood	•	•	
Curved glass chimney hood (detached properties only)	•	•	
Integrated dishwasher (detached properties only)	•	•	
Plumbing and removable unit for future installation of dishwasher	•	•	
Space and plumbing for washing machine	•	•	•
Tumbledryer space (where applicable)	•	•	•

CLOAKROOM

White sanitaryware	•	•	•
Tiled splashback to basin - choice from standard range	•	•	•
BATHROOM			
White sanitaryware	•	•	•
Contemporary mixer taps	•	•	•
Bath filler mixer	•	•	•
Bath filler and shower mixer (no En Suite)	•	•	•
White heated towel rail (where applicable)	•	•	•
Half height tiling behind bath - choice from standard range	•	•	•
Full height tiling and screen to shower area (no En Suite)	•		
EN SUITE			
White sanitaryware	•	•	•
Contemporary mixer taps	•	•	•
White heated towel rail (where applicable)	•	•	•
Shower enclosure and screen to En Suite (where applicable)	•	•	•
Full height tiling to shower area	•	•	•
HEATING AND HOT WATER			
Pre-finished Radiators	•	•	•
Thermostatic radiator valves to most radiators	•	•	•
Smart meters as standard	•	•	•
500mm mineral wool insulation to roof space	•	•	•
Air Source Heat Pumps	•	•	•

INTERNAL FIXTURES AND FITTINGS

2 BEDROOM HOMES
3 BEDROOM HOMES
4 BEDROOM HOMES

INTERNAL FIXTURES AND FITTINGS

ELECTRICAL

White LED downlighters to Kitchen	•	•	•
White LED downlighters to Bathroom and En Suite (where applicable)	•	•	•
Low energy lighting	•	•	•
All sockets to be white fittings	•	•	•
Telephone points to Living Room, Hallway/Cupboard and Bedroom 1	•	•	•
TV points to Living Room (media plate), Family Room (where applicable) and Bedroom 1	•	•	•
Mains wired smoke detectors fitted to Building Regulation standards	•	•	•
Mains wired carbon monoxide detector fitted to Building Regulation standards	•	•	•
Fibre internet for high speed connectivity	•	•	•

FLOOR FINISHES

Range of carpets and flooring available as upgrade option*

EXTERNAL FIXTURES AND FITTINGS

GENERAL

House type bricks and roof tiles as per external plot schedule/charter plan

Double glazed uPVC windows throughout, white handles

Footpaths and driveways as per charter plan

EXTERNAL DOORS

GRP external front and rear doors with chrome lever furniture

French uPVC doors

Chrome effect numerals

GARDENS

Front garden turfing and planting to approved landscape scheme

Paths, patios and fencing to approved layout

External tap

Turfing to rear garden upgrade option available

EXTERNAL LIGHTING AND ELECTRICS

Front exterior PIR light fitting provided

Power and lighting to garage where within curtilage (where applicable)

Car charger provided by parking spaces as per car charging location plan

Solar Panels installed on roof as per orientation plan

2 BEDROOM HOMES

The Ashbury and The Birch

3 BEDROOM HOMES

The Ashford, The Cranford, The Gosford, The Lynford, The Oxford and The Pear

4 BEDROOM HOMES

The Cheltenham, The Eltham, The Fareham, The Kensham and The Leyton

*Subject to build stage. These particulars shall not form any contract and Allison Homes reserve the right to alter specification and/or design without notice. Purchasers are advised to check with our Sales Executives on the plot of their choice.

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