



Manor Farm

Great Raveley

BROWN & CO



# Brown & Co. and Acorn Developments are proud to offer Manor Farm, an exclusive courtyard-style development of five bespoke detached dwellings in the heart of Huntingdonshire.

Each home has been thoughtfully designed to marry contemporary living with the modern convenience in this stunning countryside location.

## Location

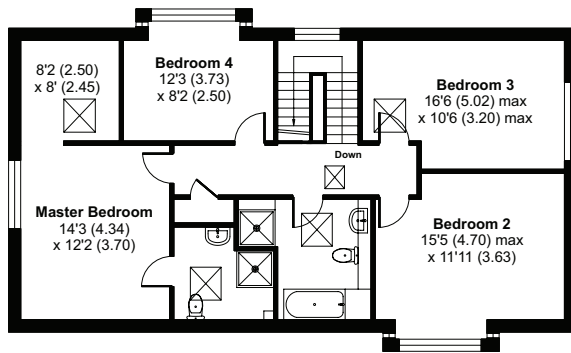
Set on the edge of the hamlet village of Great Raveley, Manor Farm benefits from a tantalizing mix of traditional and modern architecture, framed by rolling fields and winding footpaths. Residents will enjoy the tranquillity of village life while remaining seamlessly connected: the A14 and A1 are nearby, offering swift road links to Cambridge, Peterborough, and beyond, and Huntingdon's mainline station provides direct rail services to London and the North.

From concept through completion, the focus at Manor Farm is on delivering exceptional quality and attention to detail—high-performance materials, inspired layouts, and landscaped communal areas ensure these homes will stand the test of time. Whether you're seeking a peaceful family retreat or a refined weekend haven, Manor Farm embodies Acorn's commitment to creating homes that enhance both their surroundings and the lives of those within them.

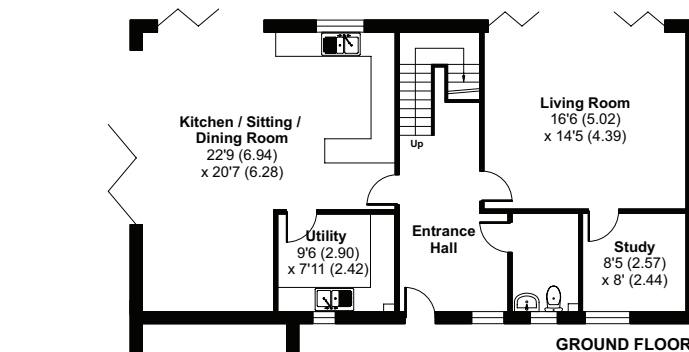
## Acorn Developments Ltd

Established in 1998, Acorn Developments Ltd is a specialist residential developer with over 25 years' experience across Bedfordshire, Hertfordshire, Buckinghamshire and Cambridgeshire. We acquire vacant or under-utilised sites and properties in need of renewal, transforming them into architect-designed apartments and luxury family homes. Our projects combine thoughtful design, high-quality materials and sustainable building practices to deliver residences that enhance their communities and stand the test of time. From initial acquisition and planning through to construction and handover, we work closely with local partners to ensure every development exceeds expectations.





FIRST FLOOR



GROUND FLOOR

**Double Garage**  
32'7 (9.92) max  
x 21'4 (6.51) max

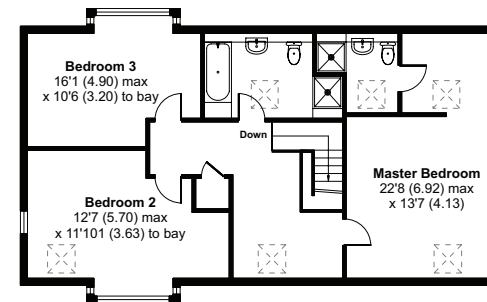
#### PLOT 2

Approximate Area = 2039 sq ft / 189.4 sq m

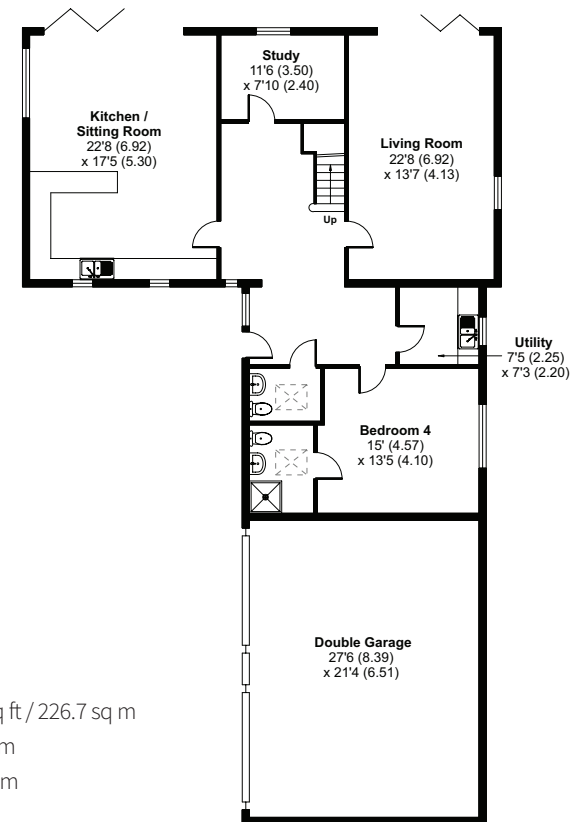
Garage = 655 sq ft / 60.8 sq m

Total = 2694 sq ft / 250.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

#### PLOT 4

Approximate Area = 2441 sq ft / 226.7 sq m

Garage = 586 sq ft / 54.4 sq m

Total = 3027 sq ft / 281.2 sq m

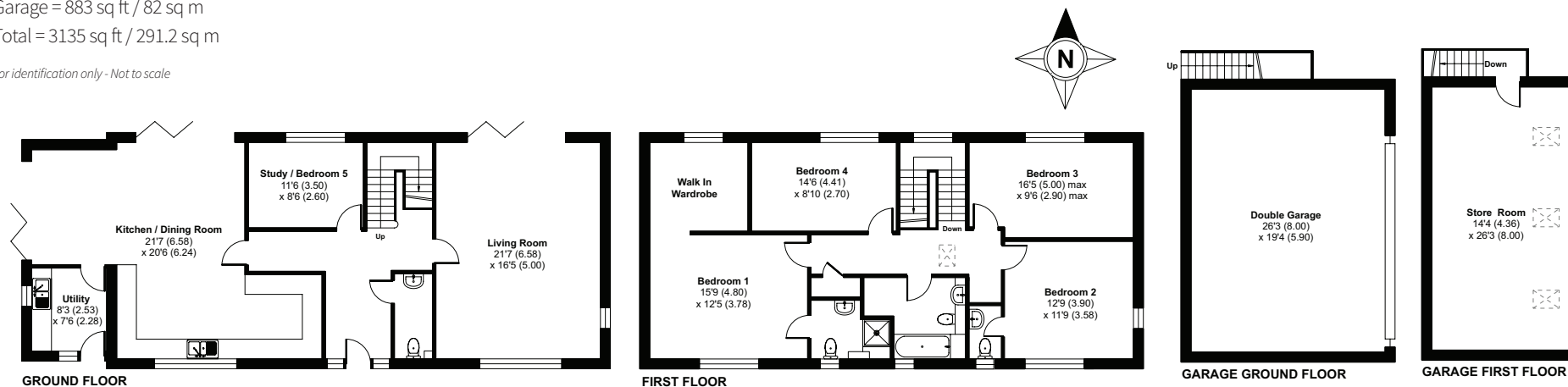
For identification only - Not to scale

**PLOT 1** Approximate Area = 2252 sq ft / 209.2 sq m

Garage = 883 sq ft / 82 sq m

Total = 3135 sq ft / 291.2 sq m

*For identification only - Not to scale*



### PLOT 5

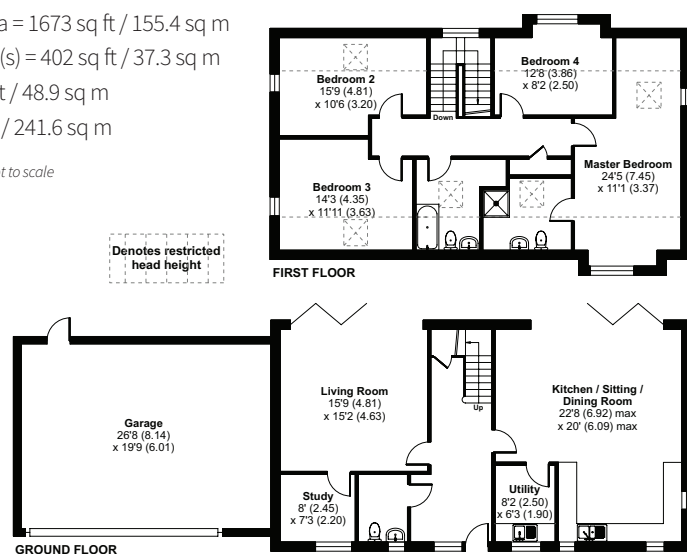
Approximate Area = 1673 sq ft / 155.4 sq m

Limited Use Area(s) = 402 sq ft / 37.3 sq m

Garage = 527 sq ft / 48.9 sq m

Total = 2602 sq ft / 241.6 sq m

*For identification only - Not to scale*



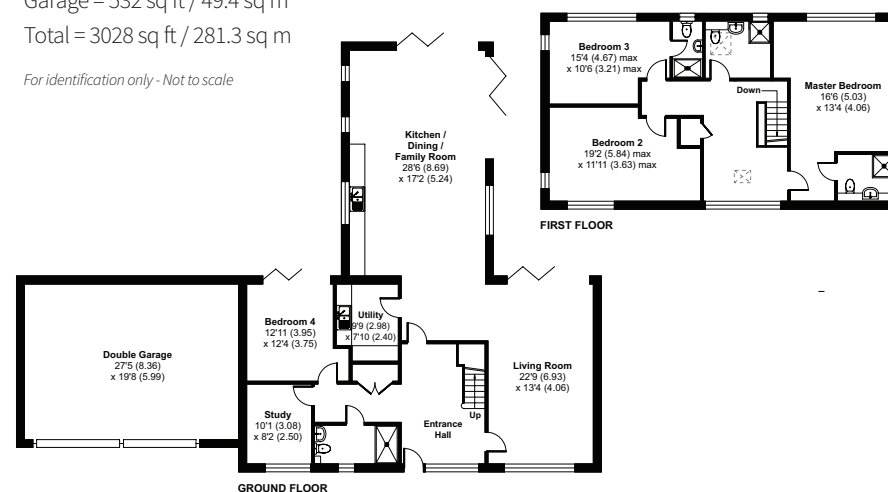
### PLOT 3

Approximate Area = 2496 sq ft / 231.9 sq m

Garage = 532 sq ft / 49.4 sq m

Total = 3028 sq ft / 281.3 sq m

*For identification only - Not to scale*











## General Specification

### KITCHEN

- High specification kitchen
- Choice of Quartz work surfaces\*
- Appliances - Neff, Bosch or similar: double oven, hob and extractor, full height fridge and freezer and dishwasher

### BATHROOMS AND EN-SUITES

- Contemporary bathroom fittings
- Choices of tiles\*
- Full tiling to showers / half tiling the rest of the room
- Heated towel rails

### OTHER

- Choice of developers flooring range at asking price
- Alarm system
- Underfloor heating (zoned to individual rooms) radiator to first floors
- Oak finished internal doors
- LED downlights throughout

### EXTERNAL

- Brick and flint
- A rated upvc double-glazed windows
- External lighting
- Fencing
- Turfed front gardens
- Shrubs and Planting
- Patio area
- Outside tap

### SERVICES

- Air source heating system
- Mains water
- Treatment plant

### WARRANTY

New Home Warranty (confirm length and provider)

### EPC

Predicted 'X' rating (Confirm)

## Agents Note

Acorn Developments offer a programme of continuous improvement and specifications are offered as a guide only. Internal and external design and finish, including fixtures and fittings are subject to change without prior notice to the agent and interested parties are advised to check at the time of viewing.

## Health & Safety

The properties, whilst under construction, are on a working building site and under no circumstances are interested parties to visit the site without an appointment, entry will be refused. Any unattended access is strictly forbidden.

Viewers should be careful and vigilant whilst on the property, suitable footwear should be worn when viewing. Neither the Seller nor the Selling Agents are responsible for the safety of those viewing the property and accordingly those viewing the property do so at their own risk.

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*Disclaimer – Items indicated by \* denoting choices are subject to stage of build and may carry costs in addition to guide price.*



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