





Set within the Hamptons Country Park, adjacent to the lake, this unique and individually designed hamlet of 4 and 5 bedroom executive homes offers contemporary modern living. The location provides both a community feel and rural connection to the Country Park, within easy access to an array of amenities. Benefitting from fantastic views over the lake, country park and woodland it's easy to see why this unique development is the perfect place to enjoy in rural family life whilst living close to great amenities.



The Hamlets are surrounded by acres of greenspace, lakes and a woodland area, located approximately three miles from Peterborough City Centre with a great choice of shopping and leisure facilities in addition to the historical Peterborough Cathedral.

Peterborough is home to the Queensgate Shopping Centre which houses over 80 shops, an array of places to eat and hundreds of high end brands.

The City Market is open 5 days a week and offers local fresh produce. Within the city there are 2 theatres. The Key Theatre brings great entertainment to the area with the theatre hosting national touring shows, local community productions and a full programme of one-off concerts. The Cresset Theatre has a thriving performing arts programme.

Planet Ice Peterborough is a public skating arena which hosts weekly entertainment events for all age groups and offers courses that teach a wide variety of winter sport disciplines.

Hampton Water enjoys a vibrant social scene. It's home to a community centre, library, church, lakeside pub 'The Moorhen', local amenities, Mulberry Tree Farm and Peterborough football club. For keen gardeners there are various allotments. Families can enjoy multiple playing fields to have fun on and after, why not visit The Serpentine Green Shopping Centre; with an amazing Marks and Spencer food court, Tesco Extra, Next and a whole list of other top high street retailers. All within a stone's throw of the Hamlets.

Hampton boasts miles of extensive paths and country parks, lakeside walks, ponds and canals attracting walkers and wildlife watchers from afar - Hampton Nature Reserve has been designated a Site of Special Scientific Interest (SSSI).

Whether it's fine dining, gastro pub cuisine or simply a light snack in a bar, Peterborough has a great selection of places to eat and drink. For a romantic treat, try one of the floating restaurants down by the river or experience a lighter pre-performance supper at the Café Clarkes Restaurant at the Key Theatre.





Hampton offers education for all age groups with four well performing education centres; Hampton Hargate and Hampton Vale Primary Schools. Hampton Gardens Secondary School is rated outstanding and within walking distance from The Hamlets. In addition to the schooling offered in The Hamlets, there is a fantastic range of other schools within the catchment area: Peterborough School provides education from Nursery to Sixth Form and The Kings School, a publicly funded Independent Academy founded in 1541 by Henry VIII, recently attained an outstanding Ofsted report. Further education is provided by the City College, Peterborough Regional College and The Open University Centre.



Cambridge's world-renowned University campuses also benefit from being home to 3 of the most outstanding and revered academic institutions in the UK:

Oundle School - 12.4 miles (25 mins)

A co-educational boarding and day independent school in the ancient market town of Oundle in Northamptonshire the school has been maintained by the Worshipful Company of Grocers of the City of London since its foundation in 1556. Oundle has eight boys' houses and five girls' houses, a day house and a junior house. It is the third largest boarding school in England after Eton and Millfield.

Oakham School - 24.9 miles (35 mins)

A British co-educational independent school in the market town of Oakham in Rutland, with a school roll of about 1,000 pupils, aged from 10 to 18. The school was founded in 1584 by Archdeacon Robert Johnson. Oakham has produced many international and professional sportsmen and sportswomen including Lewis Moody (England rugby captain), Alex Brundle (racing driver), and Tom Croft (England rugby player).

Uppingham Independent School - 23.2 miles (34 mins)

In 1584 Uppingham School was founded with a hospital by Archdeacon Robert Johnson. The School's 785 boarders benefit from a singular focus and an economy of scale that enables a remarkable depth and diversity of curricular and extra-curricular opportunity.





GREAT CONNECTIONS

The Hamlets offers an aspirational lifestyle at the relaxed pace of the Peterborough Fens. The Peterborough Millennium Green Wheel allows cyclists safe links to all areas of the city with The Hamptons being part of a 50 mile network of cycle lanes.

Peterborough's convenient parkways have created the fastest on and off-peak travel times for a UK city of its size. The A1, A1M and A15 are situated a few minutes away, giving you direct links to London and Edinburgh.

Peterborough is a principal stop on the East Coast Main Line, offering frequent trains to London Kings Cross St Pancras arriving in around 50 minutes, Cambridge in around 45 minutes, as well as providing local and cross-country services. With major connections in every direction, you're never too far away from it all.





DEVELOPMENT LAYOUT



4 BEDROOM HOMES

The Ashwood
Plots
6, 9, 10, 13, 14, 28

The Birch
Plots
7, 8, 15, 18, 23, 24, 25, 26, 27

The Cedar
Plots
19, 20, 21, 22

5 BEDROOM HOMES

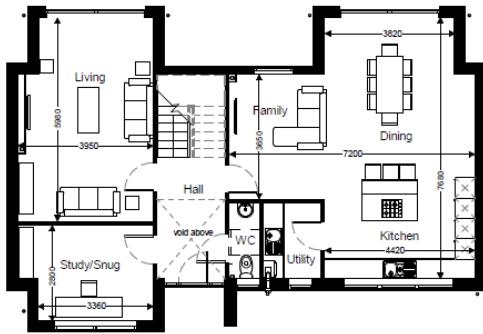
The Douglas-Fir
Plots
3, 4, 5, 11, 12, 16, 17, 29

The Elm
Plots
1, 2, 30

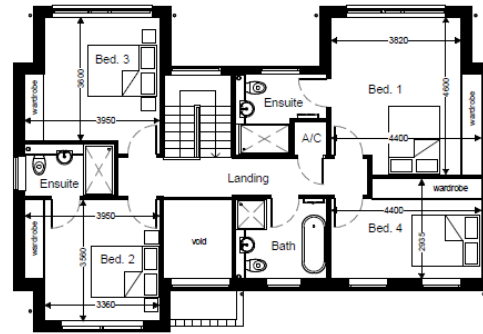


THE ASHWOOD

Plot 6, 9, 10, 13, 14, 28



Ground Floor
1 : 100

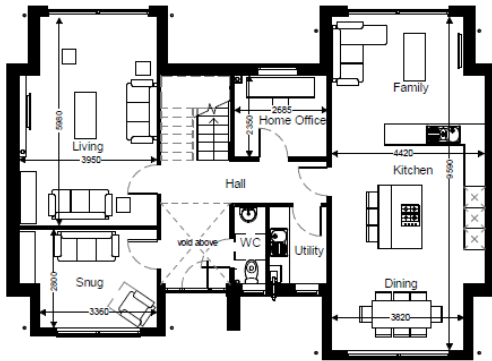


First Floor
1 : 100

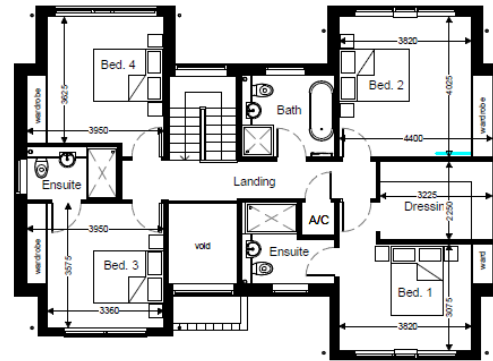


THE BIRCH

Plots 7, 8, 15, 18, 23, 24, 25, 26, 27



Ground Floor
1: 100



First Floor
1: 100



THE CEDAR

Plot 19, 20, 21, 22



Ground Floor
1 : 100

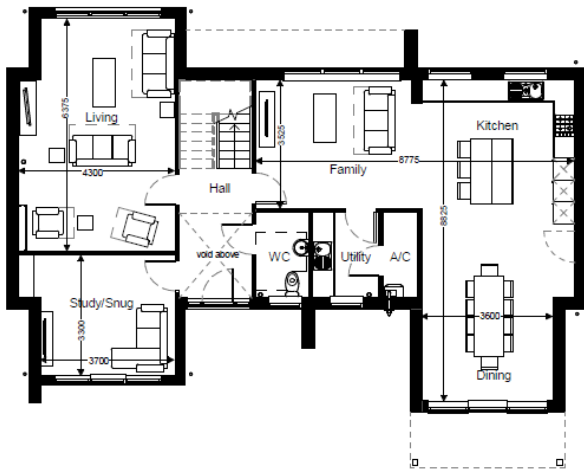


First Floor
1 : 100

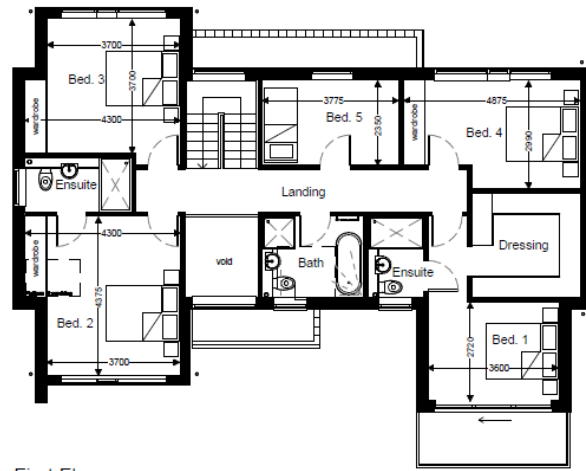


THE DOUGLAS-FIRR

Plots 3, 4, 5, 11, 12, 16, 17, 28



Ground Floor
1: 100



First Floor
1: 100

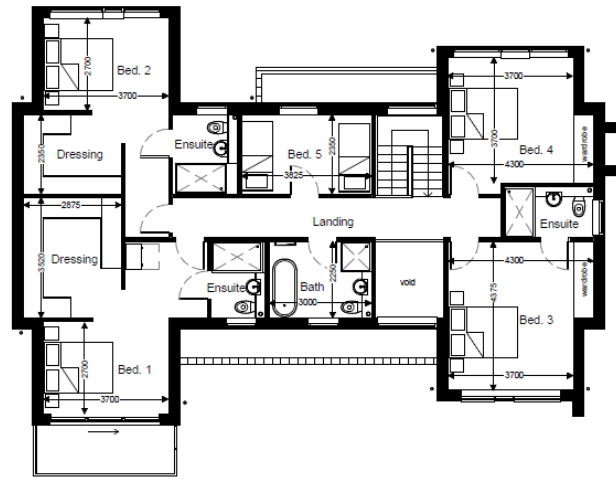


THE ELM

Plots 1, 2, 30



Ground Floor
1: 100



First Floor
1: 100





KITCHENS

Premium kitchens have been selected with a choice of painted style finish that is in keeping with both traditional and contemporary interiors.

All homes have a choice of quartz or wooden worktops and benefit from a 5 ring hob, double oven, integrated dishwasher, two full height fridge freezers and a Quooker tap.

The utility room finish matches the kitchen specification, with space for a separate free standing washing machine and tumble dryer depending on layout.

Oak timber flooring is fitted as standard to the ground floor.

HEATING

For your comfort all homes have full gas-fired central heating with thermostatically controlled radiators on the first floor and underfloor heating on the ground floor.

BATHROOM & EN SUITES

The bathrooms, en suites and cloakrooms are finished in a simple contemporary style with wall hung sanitary ware and vanity units accompanied by chrome taps and shower mixers.

There is a choice of floor tiles to bathrooms and en suites.

In bathrooms, which feature both bath and shower facilities, half height tiling is present around the bath.

Heated towel rails to bathrooms and en suites are included.

CONNECTIVITY

Your home comes well connected to the outside world with a telephone point (ready for your own connection), multi-media point to the living room and TV points to kitchen-diners and all bedrooms.

For convenience, USB points are fitted in the kitchen and master bedroom, for peace of mind we equip all homes with mains-wired smoke detectors.

WARRANTY

The Hamlets come with a 10-year LABC Buildmark Warranty.





HEARNE HOLMES DEVELOPMENTS LTD

CUSTOMER CHARTER



At Hearne Holmes, our Customer Care team is committed to delivering a quality service throughout the customer journey and once you have moved into your new home. The Charter sets out our commitment to you and the level of after sales service we seek to achieve.

BEFORE YOU MOVE IN

Approximately one week before you move in, we will arrange for your Sales Advisor and Site Manager to carry out your home demonstration. During your demonstration, we will outline what to expect and how to look after your new home, including how to maintain the heating and electrical equipment, as well as informing you about registering your appliances. This is a very important meeting and we recommend allowing three hours for the demonstration. We will give you all of the information you need to ensure a smooth move into your home.

WHEN YOU MOVE IN

For your peace of mind your new home comes with a 10-year LABC warranty and a two-year Hearne Holmes Customer Care period. On the day you move in, our Sales Advisor will give you your Welcome Pack, which among other things will include your Home Manual. This manual will provide you with information about your new home, including a schedule of external and internal finishes, caring for and maintaining your new home, information about the LABC warranty, details of your utility suppliers, our Customer Care contact details and our emergency out of hours service number.

AFTER YOU HAVE MOVED IN

Shortly after you move in, we will send you a 'Welcome' letter and contact you within the following two weeks to arrange our post-occupation visit by our Site Manager. At this visit we will outline the LABC Buildmark cover and advise you on the procedures for reporting defects during the warranty period. Hopefully you will have no issues, but with a man-made product built in all weather conditions, there may be remedial items which require our attention. We will discuss with you any defects (if any) you have noted since your occupation and how they will be rectified.

Generally, within five days of visiting your property, our Site Manager will contact you outlining proposals for rectifying any defects reported.

Remedial works will be attended to within the hours of
8:00am – 5:00pm, Monday – Friday.

We aim to complete most non-urgent defects within four weeks, but in some circumstances this time scale may differ. We will endeavour to complete emergency works within 24 hours.

EMERGENCIES

We define these as problems which are, or seem to be, harmful to your health and safety, security, or immediately harmful to your new home.

During normal office hours you will be able to speak with a member of our customer care department. Outside of office hours please contact our Emergency Out of Hours Service number. Please do not contact any of our sub-contractors directly. We cannot accept any responsibility for works undertaken without our supervision.



An Award Winning and innovative property development company based in Milton Keynes and operating throughout the counties of Bedfordshire, Cambridgeshire and Hertfordshire.

The company is recognised and respected for its architectural excellence; project execution and premium building quality. Building individually designed new homes that enhance the community and provide for today's modern living lifestyles.

With a compelling track record for design and building quality Hearne Holmes Developments have been independently acknowledged with the receipt of a number of Awards from prominent professional bodies and institutions. Hearne Holmes build Houses and create Homes.





THE HAMLETS



**Building Houses
Creating Homes**



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