



THE Hamlets

Welcome

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 rural family life whilst living close to great amenities.

≡ Hamlets



FOUR BEDROOM HOMES

The Ashwood

Homes available: 14

The Birch

Homes available: 24, 25, 26 & 27

The Cedar

SOLD OUT

FIVE BEDROOM HOMES

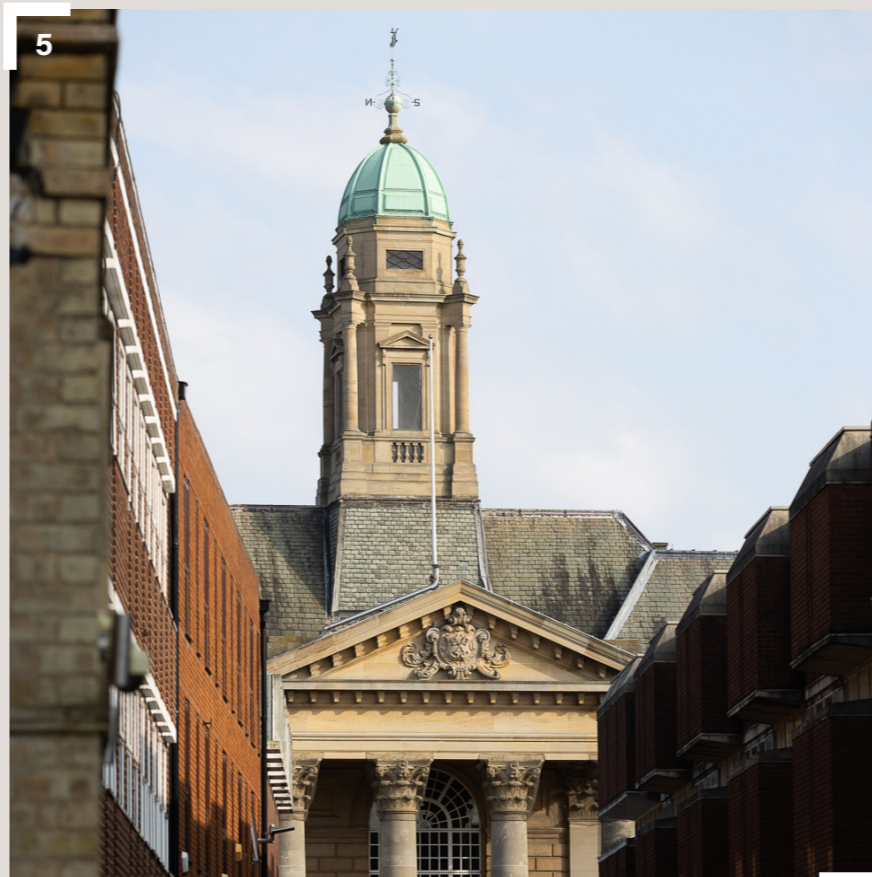
The Douglas Fir

Homes available: 16, 17 & 29

The Elms

SOLD OUT





1. Peterborough Guildhall is a 17th century market hall in Cathedral Square.
2. You'll be spoilt for choice with eateries, cafes and bars in the city centre.
- 3 & 4. If you're looking to shop, then the Queensgate and The Serpentine shopping centres are nearby.
5. The Neo-Georgian style Town Hall.

Discover the local area

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 five days a week and offers local fresh produce. Within the city there are two theatres. The Key Theatre brings great entertainment to the area, 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.

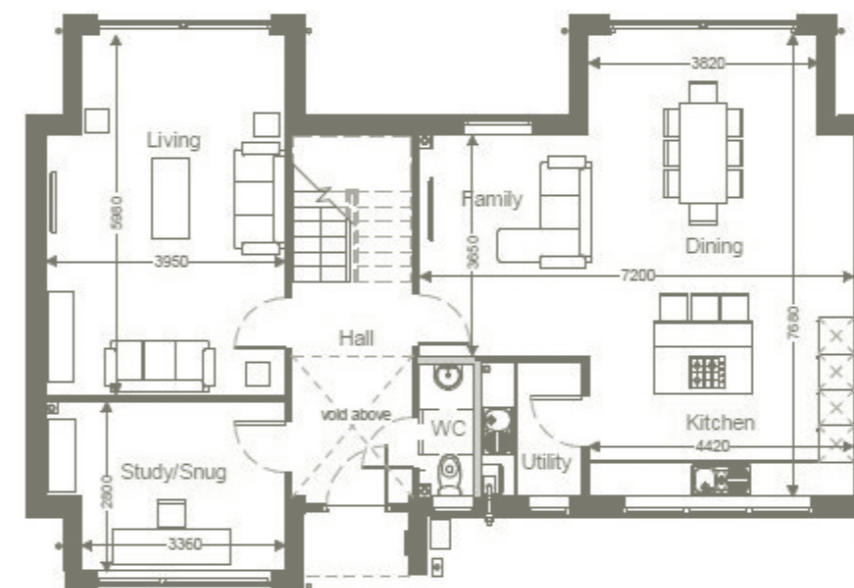
Hampton boasts miles of extensive paths and country parks, lakeside walks, ponds and canals attracting walkers and wildlife watchers from afar - Hampton Nature Reserve has been designated a Site of Special Scientific Interest (SSSI).

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.



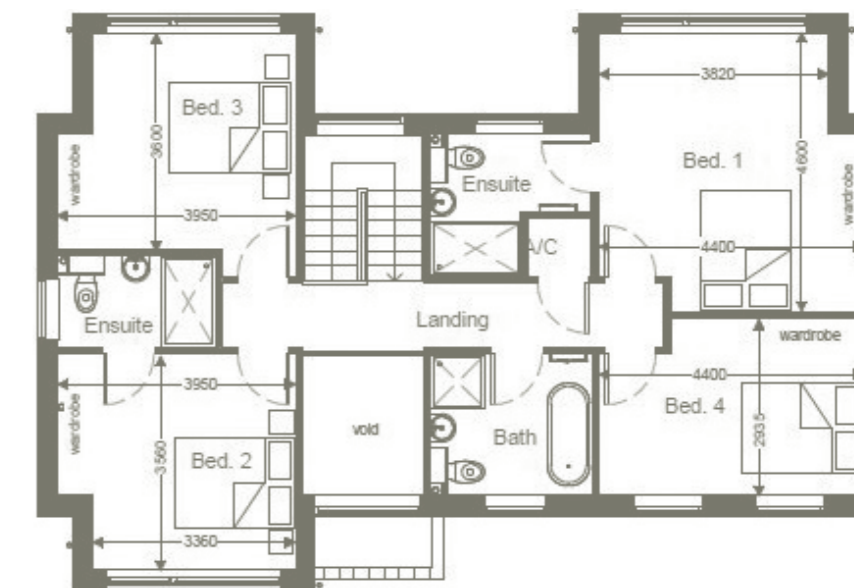
The Ashwood

Hamlets



Ground Floor

Kitchen/Dining/Family	7.20m x 7.66m
Living	3.95m x 5.98m
Study/Snug	3.36m x 2.80m

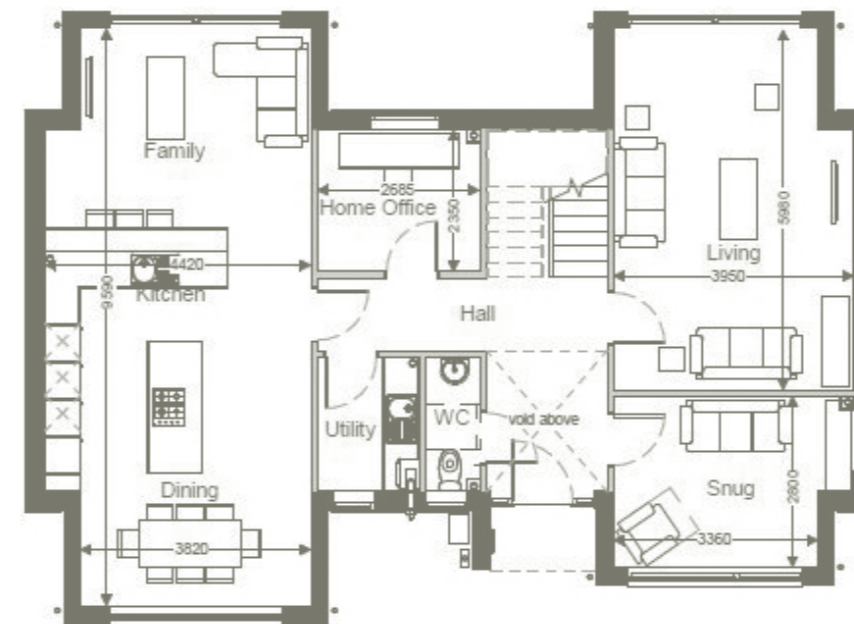


First Floor

Bedroom 1	4.40m x 4.60m
Bedroom 2	3.95m x 3.56m
Bedroom 3	3.95m x 3.60m
Bedroom 4	4.40m x 2.93m

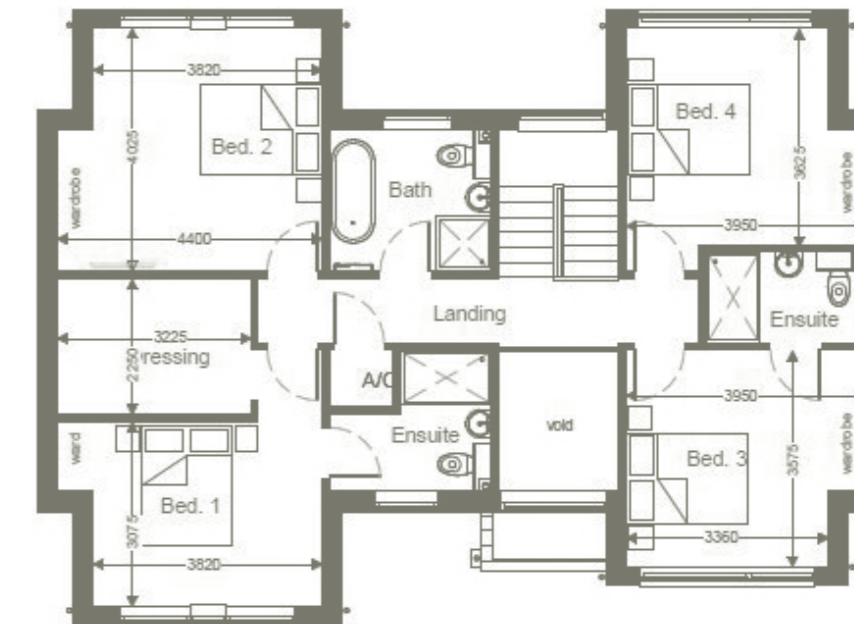


The Birch



Ground Floor

Kitchen/Dining/Family	4.42m x 9.59m
Living	3.95m x 5.98m
Snug	3.36m x 2.80m
Home Office	2.68m x 2.35m

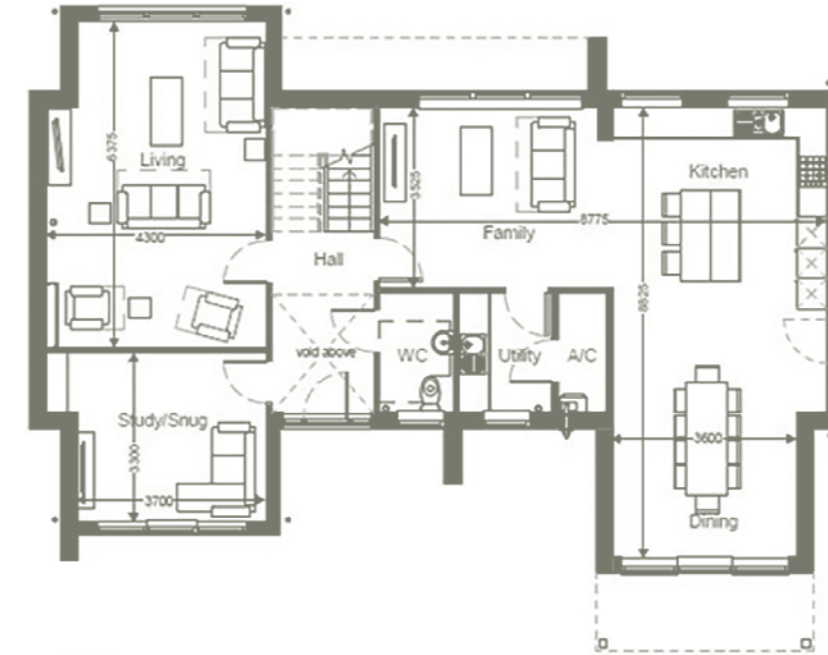


First Floor

Bedroom 1	3.82m x 3.07m
Bedroom 2	4.40m x 4.03m
Bedroom 3	3.95m x 3.57m
Bedroom 4	3.95m x 3.62m

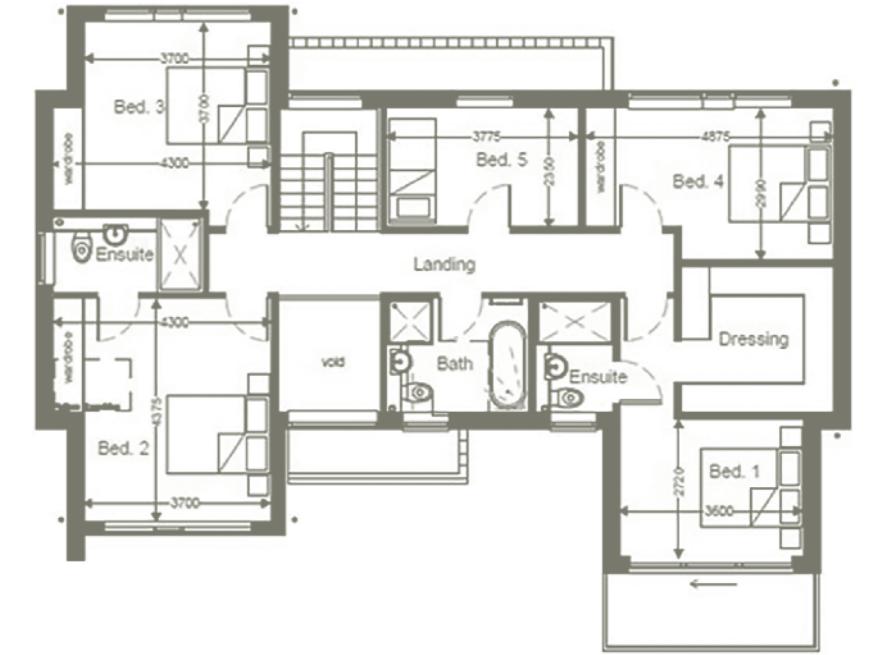


The Douglas-Fir



Ground Floor

Kitchen/Dining/Family	8.82m x 8.77m
Living	4.30m x 6.37m
Study/Snug	3.70m x 3.30m



First Floor

Bedroom 1	3.60m x 2.72m
Bedroom 2	4.30m x 4.37m
Bedroom 3	4.30m x 3.70m
Bedroom 4	4.87m x 2.99m
Bedroom 5	3.77m x 2.36m

Specification

KITCHENS

Premium German kitchens have been selected with a painted style finish that is in keeping with both traditional and contemporary interiors. All kitchens feature quartz worktops and benefit from a five ring hob, double oven, integrated dishwasher, two full height fridge freezers and a Quooker tap. The utility room finish matches the kitchen specification but features wooden worktops, and has space for a separate free standing washing machine and tumble dryer depending on layout. Ceramic tile flooring is also fitted as standard to the ground floor.

BATHROOM & EN-SUITES

The bathrooms, en-suites and cloakrooms are finished in a simple contemporary style with Porcelanosa wall hung sanitary ware and vanity units accompanied by chrome taps and shower mixers. There are ceramic floor tiles to bathrooms and en-suites. In bathrooms, which feature both bath and shower facilities, full height tiling is present around the bath. Heated towel rails to bathrooms and en-suites are also included.

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.

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

10-year LABC Buildmark Warranty.





Connells

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THE Hamlets

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BY

**HEARNE
HOLMES
DEVELOPMENTS**

Every care has been taken with the preparation of these property particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check and confirm the information for you. The seller reserves the right to employ or use alternative or substitute materials in carrying out of the works and to vary the works in such a manner as it reasonably thinks fit or to deviate as the circumstances may require from the planning permission or building regulation approval (subject always to obtaining any further requisite approval from the local authority). Measurements have been taken from the architect's plans. Nothing concerning the type of construction, the condition of the structure or its surroundings is to be implied from computer generated images shown as these are indicative of how a mature site may appear. Styling details may be subject to variation during the course of construction. All properties are offered subject to being unsold. Development names are for marketing purposes only and may not be adopted by the local authority.

**The Property
Ombudsman**