



**Balfour Beatty**  
HOMES

**Chater Field**

Chater Field, Ketton, Rutland, PE9 3TA

**A selection of 4 and 5 bedroom homes**

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# Our promise

We are dedicated to deliver the shape of modern living by creating high quality homes designed for the way you want to live, where you want to live.

Our team constantly endeavour to provide you with exceptional levels of service and care and to give you the satisfaction and pride in your new home that you deserve.

We are here to guide you through your journey to your beautiful new Balfour Beatty home.

“Building a home for you and your family to enjoy is extremely important to me and my team. We are committed to providing you with the best of quality and service. Balfour Beatty Homes are large enough to deliver, but small enough to care”

**Neil Doherty, Managing Director**



# Chater Field, Ketton, PE9 3TA

We are delighted to present Chater Field in Ketton, near Stamford. Situated in a sought after rural location, with excellent road links to Peterborough, Grantham and Leicester, this small and exclusive development offers a choice of stunning new four and five bedroom detached homes in a family friendly environment.

## Activities/Amenities

A fantastic place to live, Ketton is located just 3 miles west of the historic market town of Stamford, with easy access to the A1. Dominated by the magnificent 150ft tower and spire of St Mary's Church and peppered with listed buildings, including the award-winning Railway Inn, a Grade II listed pub, this pretty village has its own post office and village stores along with a sports and community centre and a library. The Equilibrium Gym is right on the doorstep of the development and the beautiful Ketton Park bordered by the river Chater Field provides plenty of green open space.

Famous for its Ketton stone, a limestone which is quarried locally, the old quarry workings off Pit Lane in the village are now a nature conservation area designated Site of Special Scientific Interest, maintained by Leicestershire and Rutland Wildlife Trust.

For golfers, Burghley Park Golf Club, one of the finest golf courses in Lincolnshire, is set within the rolling landscape of the Burghley Estate, whilst the fabulous Luffenham Heath Golf Course is just two miles away via the A6121, boasting outstanding playing conditions all year round.

## Education

Chater Field is ideally located for families, with an excellent choice of schools in the area. The Ketton Church of England Primary School is situated under half a mile from the development and has an Ofsted 'Good' rating. Uppingham School, a renowned public school with a rich history dating back to 1584, is easily accessible from Ketton via the local bus routes.

In nearby Stamford there is the Malcolm Sargent Primary School, Saint George's Primary School and the Stamford Welland Academy secondary school, all rated 'Good' by Ofsted. The independent Stamford School, including a nursery, juniors, seniors and sixth form, caters for pupils from age 2 - 18, with the option to board for older pupils. There is also Stamford High School, an independent secondary school for girls.

## Shopping/Dining

Historic Stamford, with its outstanding Georgian architecture, offers a wide range of amenities, including four supermarkets, a broad selection of independent shops, regular markets and plenty of great pubs, cafes and restaurants. A little further afield, Queensgate, the main shopping centre in the heart of Peterborough, is home to over 90 stores, including many of the popular high street brands.

## Work/Transport

Just 17 miles to the centre of Peterborough, 23 miles to Grantham via the A1 and 28 miles to Leicester via the A47, Ketton is perfectly placed for road access to the surrounding towns.

There is a regular bus service between Stamford and Uppingham, whilst Stamford railway station offers trains into London Kings Cross St Pancras via Peterborough in as little as 90 minutes.

Peterborough can be reached in just 13 minutes by rail and Stamford station also provides direct services to Birmingham New Street in 90 minutes and to Cambridge in 70 minutes.



Public footpath



The Railway Inn Pub, Ketton



Stamford



Stamford



St Mary's Church, Ketton



The Ketton Centre



Burghley House

## Make your next move with Balfour Beatty Homes at Chater Field

Located within the village of Ketton, with excellent connections to nearby towns.

# Chater Field

## Development plan

- Ba Bamburgh Four bedroom home Detached
- We Wentworth Four bedroom home Detached
- Ch Chatsworth Five bedroom home Detached
- Bu Buckingham Five bedroom home Detached
- Os Osterley Five bedroom home Detached
- S/S Sub station
- SH Show Home



*The development plan is for illustrative purposes only and is not intended to be scaled or used to indicate specific boundaries. Landscaping is indicative and may vary.*



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## Bamburgh

The Bamburgh is a fantastic **four bedroom detached property with a detached double garage**.

Step through the front door and into a welcoming entrance hall with convenient under-stairs storage and cloakroom. The hallway leads to both a **spacious lounge** and an expansive **open-plan kitchen** that includes both a **dining area and family space**.

**Bi-folding doors lead to the peaceful garden**. The practical **utility room** provides additional storage and convenience.

Upstairs, the **four bedrooms** boast **two en-suites** and a **family bathroom**, with each bedroom being thoughtfully designed and proportioned.

# Bamburgh

**Kitchen**  
4.849m x 3.561m

**Dining Area**  
3.339m x 3.045m

**Family Area**  
3.339m x 3.305m

**Living Room**  
3.500m x 6.198m

**Utility Room**  
1.985m x 1.325m

**Cloakroom**  
1.985m x 1.075m

**Bedroom 1**  
4.849m x 4.546m  
(max)

**Bedroom 2**  
3.572m x 3.210m

**Bedroom 3**  
3.200m (min) x  
2.903m (min)

**Bedroom 4**  
2.540m x 3.000m

**Bathroom**  
3.308m x 2.052m

**En-suite 1**  
2.810m x 1.700m

**En-suite 2**  
2.141m x 1.487

**Ground floor**



**First floor**





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## Wentworth

The Wentworth is a wonderful **four bedroom detached property with a detached double garage**.

Enter into the entrance hall with convenient under-stairs storage and cloakroom. The hallway provides access to a **spacious lounge, study** and a superb **open-plan kitchen**.

The kitchen's design includes a **dining area and family space**, with **bi-folding doors to the garden**. The practical **utility room** provides additional storage and convenience.

Upstairs, there is a **master bedroom with an en-suite, two double bedrooms that share an en-suite**, as well as a **fourth double bedroom** and a **family bathroom**.



# Wentworth

<b>Kitchen/Dining</b> 5.523m x 4.211m	<b>Bedroom 2</b> 3.382m x 3.607m
<b>Family Area</b> 3.825m x 3.636m	<b>Bedroom 3</b> 3.382m x 3.587m
<b>Utility Room</b> 1.867m x 1.813m	<b>Bedroom 4</b> 3.602m x 3.381m
<b>Living Room</b> 3.675m x 5.000m	<b>Bathroom</b> 2.172m x 2.000m
<b>Study</b> 3.403m x 2.534m	<b>En-suite 1</b> 2.704m x 1.695m
<b>Cloakroom</b> 1.495m x 1.813m	<b>En-suite 2</b> 2.539m x 1.400m
<b>Bedroom 1</b> 3.747m x 3.515m (min)	

**Ground floor**



**First floor**





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## Chatsworth

The Chatsworth is a beautiful **five bedroom detached property with a double garage**.

Enter through the welcoming entrance hall with convenient under-stairs storage and cloakroom. The ground floor boasts a **spacious lounge, dining room** with **bi-folding doors** to the **garden** and a superb expansive **open-plan kitchen**. The kitchen's design includes a **breakfast bar, pantry, dining area and family space**.

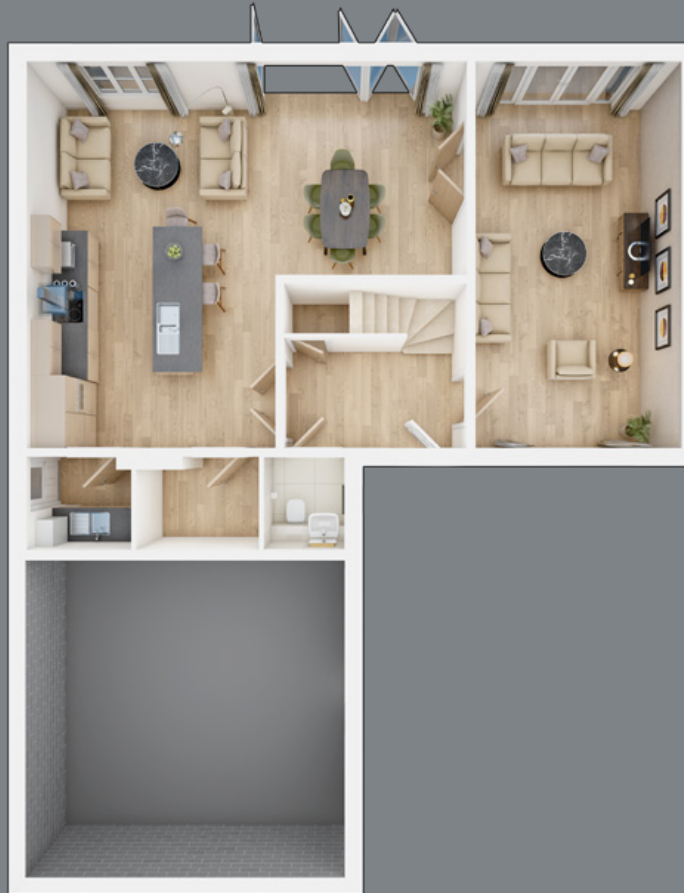
The practical **utility room** provides additional storage and convenience.

Upstairs, there is a **master bedroom with skylights and an en-suite**. There is also another **double bedroom with an en-suite**, as well as **three additional double bedrooms** that are served by a **family bathroom**. In addition, there is a **study**, perfect for working from home.

# Chatsworth

<b>Kitchen</b> 4.370m x 4.138m	<b>Bedroom 2</b> 3.519m x 4.355m
<b>Family Area</b> 4.370m x 2.510m	<b>Bedroom 3</b> 3.597m (max) x 3.735m
<b>Dining Area</b> 3.200m x 3.670m	<b>Bedroom 4</b> 3.597m x 2.820m
<b>Living Room</b> 3.540 x 6.648m	<b>Bedroom 5</b> 3.938m x 2.696m (max)
<b>Cloakroom</b> 1.400m x 1.600m	<b>Study</b> 2.831m x 1.702m
<b>Store Room</b> 2.119m x 1.600m	<b>En-suite 1</b> 2.620m x 2.705m
<b>Utility Room</b> 1.798m x 1.600m	<b>En-suite 2</b> 1.441m x 2.181m
<b>Garage</b> 5.498m x 5.451m	<b>Bathroom</b> 2.000m x 2.181m
<b>Bedroom 1</b> 5.473m x 7.236m (max)	

**Ground floor**



**First floor**





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## Buckingham

The Buckingham is a beautiful **five bedroom detached property with a double garage**.

Walk under the oak porch through to the welcoming entrance hall with convenient under-stairs storage and cloakroom. The ground floor boasts a **spacious lounge, dining room** and a superb expansive **open-plan kitchen**. The kitchen's design includes a **dining area and family space**,

with **bi-folding doors to the garden**. The practical **utility room provides access to the garage** as well as additional storage and convenience.

Upstairs, there is a **master bedroom with skylights and an en-suite**. There is also another **double bedroom with a walk-in wardrobe and an en-suite**, as well as **three additional double bedrooms** that are served by a **family bathroom**.

# Buckingham

- Kitchen**  
5.519m x 4.601m
- Family Room**  
3.829m (max) x 3.932m
- Dining Room**  
3.354m x 3.845m
- Living Room**  
3.675m x 4.704m
- Utility Room**  
2.107m x 1.676m
- Cloakroom**  
0.887m x 1.771m
- Bedroom 1**  
3.612m (min) x 4.283m
- Bedroom 2**  
3.747m x 3.430m
- Bedroom 3**  
3.668m x 3.464m
- Bedroom 4**  
3.354m x 3.347m
- Bedroom 5**  
3.397m x 3.280 (max)
- Bathroom**  
2.106m x 2.000m
- En-suite 1**  
2.000m x 2.443m
- En-suite 2**  
2.120m x 1.700





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## Osterley

The Osterley is a **five bedroom detached family home**, complete with a **detached garage**.

Step through the front door and into a welcoming entrance hall with convenient under-stairs storage and **cloakroom**. The hallway provides access to a **comfortable lounge, practical study** and a superb **open-plan kitchen**. The kitchen's design includes a **dining area and family space**, with **bi-folding doors to the garden**. The practical **utility room** provides additional storage and convenience.

Upstairs on the first floor, there is a luxurious **master bedroom complete with an en-suite** that has a separate bath and shower. There is also a **family bathroom** that serves the **two additional double bedrooms** on this floor, both of which are thoughtfully designed and proportioned.

On the second floor, there are a **two further double bedrooms**, as well as a **shower room**.

# Osterley

**Kitchen/Dining**  
5.523m x 4.998m

**Family Area**  
3.825m x 2.973m

**Living Room**  
3.675m x 4.425m

**Study**  
3.388m x 2.579m

**Utility Room**  
1.932m x 1.768m

**Cloakroom**  
1.415m x 1.768m

**Bedroom 1**  
3.747m x 3.400m

**Dressing Room**  
3.747m x 1.992m

**Bedroom 4**  
3.397m x 4.158m  
(max)

**Bedroom 5**  
3.361m x 3.977m  
(max)

**Bathroom**  
2.200m x 2.000m

**En-suite**  
3.559m x 2.000m

**Bedroom 2**  
4.422m x 5.612m

**Bedroom 3**  
3.747m x 3.334m

**Shower Room**  
2.210m x 2.145m

(Note: Second Floor  
dimensions relate to  
1.2m ceiling height  
(min))

**Ground floor**



**First floor**



**Second floor**



# Specifications

Balfour Beatty Homes has carefully selected high quality materials.

The specification at Chater Field incorporates unique design with energy efficiency and flexible living space, which all adds up to the perfect home.

## Kitchens

Specification

Häcker fitted kitchen with stone worktop and matching upstands	•
Stone splashback behind hob	•
Stainless steel 1.5 bowl sink and single lever mixer tap	•
Siemens induction hob	•
Siemens oven and microwave	•
Siemens wine cooler	•
Siemens Integrated fridge and freezer	•
Siemens Integrated dishwasher	•

## Bathrooms

Roca 'GAP' white sanitaryware with contemporary chrome fittings	•
Bath with thermostatic shower and glazed screen	•
Half height tiling to walls behind basins & WC	•
Full height tiling to walls around bath	•
Counter top basin and concealed cistern WC	•

## En-suites

Roca 'GAP' white sanitaryware with contemporary chrome fittings	•
Shower cubicle with thermostatic shower and glazed screen	•
Full height tiling to walls around shower	•
Half height tiling to all other walls	•
Counter top basin and concealed cistern WC to bed 1 en-suite	•

## Cloakrooms

Specification

Roca 'GAP' white sanitaryware with contemporary chrome fittings	•
Half height tiling to walls behind basins & WC	•
*Wentworth, Osterley & Chatsworth housetypes have counter top basin and concealed cistern WC	•

## Electrical & lighting

Fibre broadband service	•
Recessed downlights in kitchen	•
Recessed downlights in en-suite	•
Recessed downlights in bathroom	•
Recessed downlights in cloakrooms	•
Pendant lights over kitchen island / peninsular	•
Smoke detectors and carbon monoxide detector	•
External light to front and rear / side doors	•
Power and lighting to garages	•
Door bell	•
Shaver point in en-suite & bathroom	•
Burglar alarm	•
Electric vehicle charging point	•

## Heating

Specification

Gas fired high efficiency Ideal boiler with dual heating zones	•
Stelrad Elite radiators	•
Chrome towel radiators in bathroom, en-suite & cloakroom	•

## Internal finishes

Oak internal doors with polished chrome lever on rose door handles	•
Hammonds built-in wardrobe in bedroom 1	•
Hammonds built-in wardrobe in bedroom 2	•
Dulux white matt emulsion to walls and ceilings	•
Dulux white satin to woodwork	•
Oak handrail, newel caps and balusters to stairs	•

## External features

GRP entrance door with 3 point locking system	•
PVCu windows with energy efficient glazing	•
Aluminium Bi-fold doors with energy efficient glazing (kitchen area)	•
Outside tap	•
Turf to front and rear lawns and planting to the front of properties	•



# Our warranties

## Balfour Beatty Homes and Customer Care

Buying a new home is an important and exciting decision for you and your family. Our experienced team will look after even the smallest of details to ensure you can relax and enjoy the experience.

Our quality homes are supported by the highest standard of service. We are here to help you, not only through the journey of purchasing your new home but also providing peace of mind once you have moved in.

Our homes come with:

- A dedicated customer care team
- A comprehensive introduction to your new home
- Dedicated customer care email service
- 10 years NHBC Buildmark Warranty

We pride ourselves in adhering to the Consumer Code for Home Builders.



Balfour Beatty Homes is a trading name of Balfour Beatty Investments Ltd.

Registered office: Q14 Quorum Business park, Benton Lane, Newcastle upon Tyne, England, N12 8BU. Registered in England and Wales under company No. 2423465

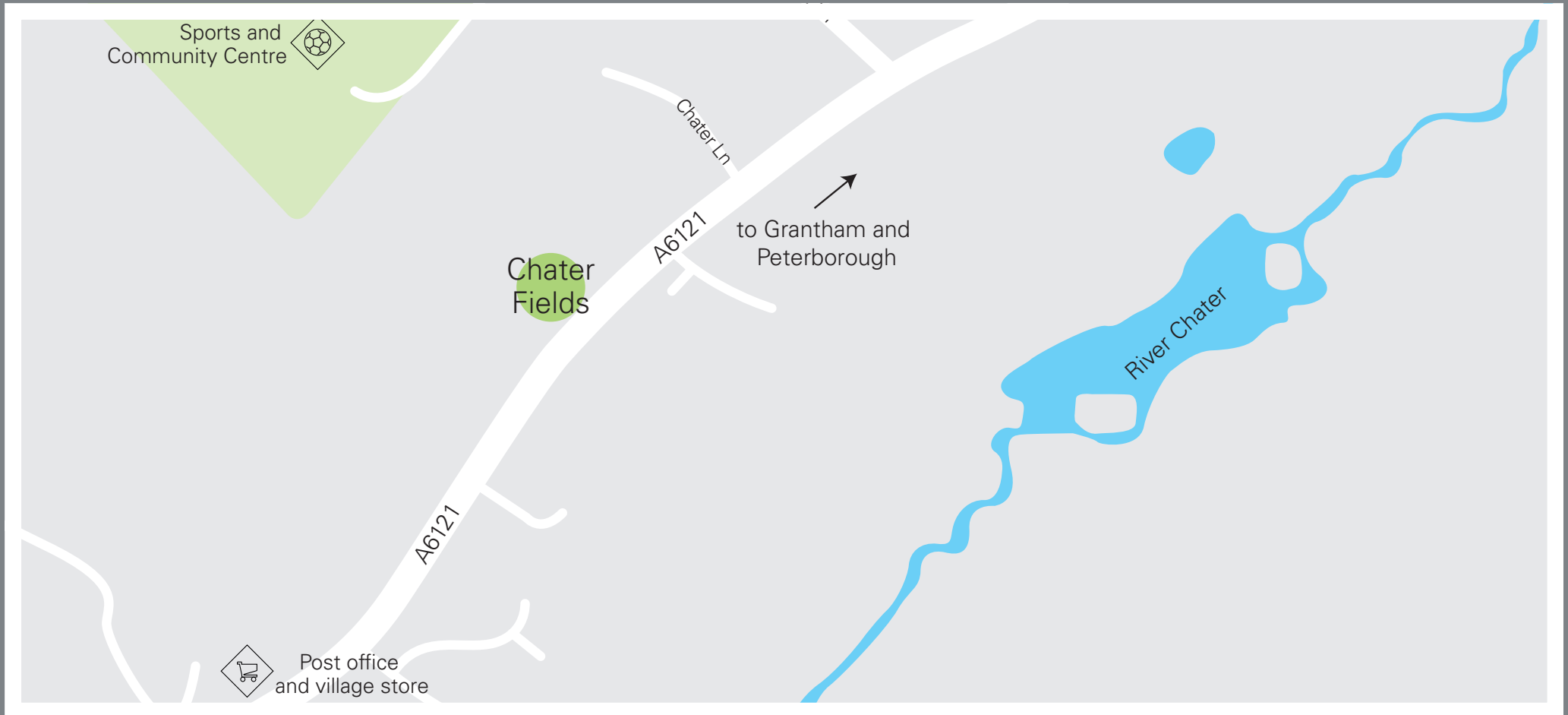
# Directions

## Chater Field

High Street, Ketton, PE9 3TA



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# Well connected



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## ON FOOT

- Post office and village store, 4 minutes
- Sports and Community Centre, 7 minutes
- Library, 7 minutes
- Gym, 4 minutes
- Ketton Park, 18 minutes
- Ketton Primary School, 7 minutes
- The Railway Inn Pub, 13 minutes



## BY CAR

- Stamford, 6 minutes
- Burghley House, 12 minutes
- Burghley Park Golf Club, 8 minutes
- Peterborough, 28 minutes
- Grantham, 27 minutes
- Leicester, 45 minutes
- Corby, 21 minutes



## BY RAIL

- Stamford to Peterborough, 13 minutes
- Stamford to Birmingham New Street, 90 minutes
- Stamford to Cambridge, 70 minutes
- Stamford to London Kings Cross St Pancras, 90 minutes

# Why Balfour Beatty?

Balfour Beatty is a leading international infrastructure group with 24,500 employees driving the delivery of powerful new solutions, shaping thinking, creating skylines and inspiring a new generation of talent to be the change-makers of tomorrow.

We finance, develop, build, maintain and operate the increasingly complex and critical infrastructure that supports national economies and deliver projects at the heart of local communities.

Over the last 113 years we have created iconic buildings and infrastructure all over the world.

## Some of our key projects:



Hinkley Point C Marine Works, Somerset



Inveraray to Crossaig, Scotland



M25 Design, Build, Finance, and Operate



HS2 and Old Oak Common station, London



Manchester Engineering Campus Development, University of Manchester



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