



BRAMPTON PARK HOUSE

BY CAMBRIDGE SQUARE



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WELCOME TO BRAMPTON PARK HOUSE



Welcome to Brampton and to Brampton Park House where high end developer Cambridge Square has brought this magnificent building to life.

The development consists of 12 luxurious homes, 10 two storey and 2 single storey, set in 4 acres of beautifully landscaped gardens, 7 with their own private outdoor space and all with access to the communal grounds which include pathways, recently planted beehive topiaries and beautiful old trees that have seen this remarkable house through the best and worst of times.

www.bramptonparkhouse.co.uk



DELIVERING THE FUTURE WITH RESPECT TO THE PAST

Listed in the Domesday book of 1087 as Brantune (Brampton) having two Manors (ie taxable units). One of these manors we assume is Brampton Park.

By 1136, Brampton Park was entertaining royalty, notably Henrys I and II, Stephen and King John. The last royal visit was Henry III in 1227.

From then onwards there is little recorded history except a note stating in 1328 that the house was 'ruinous'. By the time Sir John Bernard succeeded to the property in 1666 the house was described as 'fair brick' by now in the Elizabethan style. Sir John married Elizabeth St John, related to the Cromwell family, and they lived on the Brampton Park estate. Sir John was the MP for Huntingdon in the First Protectorate Parliament at the same time he was a landlord, determined to drive the small freeholders off his land.

Samuel Pepys writes in his diaries of visits to Sir John at Brampton, Samuel's links to Brampton are through his uncle Robert, elder brother of Pepys' father. When Robert died, Samuel's father inherited the property and lived there from 1661 to 1668 and it is during this time that Samuel visited Brampton Park to converse with Sir John.

In Pepys diaries he indicates that he buried some gold and silver coins in the gardens of Brampton House during the panic of the Dutch raid on the Medway in 1667. Although some was recovered, he was never quite sure he had recovered it all.

To find out more about the history of Brampton Park House, scan the QR code.





BRAMPTON

The historic Cambridgeshire village of Brampton sits in open countryside close to the town of Huntingdon. It benefits from a wealth of amenities, a rich history and excellent commuting access to Cambridge, Peterborough and London.

The village boasts several public houses, including 'The Black Bull' dating back to the 16th Century with ties to Samuel Pepys, which today hosts several popular events throughout the year. Along with exceptional dining and social facilities, Brampton offers retail (including a post office), medical, dental and veterinary services to its residents.

Those interested in sport and leisure are amply catered for with many local leisure interests within the parish. Brampton Park - an 18-hole golf course is a friendly and inclusive club for those of all abilities. A village cricket pitch captures the epitome of village life when the local team plays, drawing spectators young and old. Huntingdon Racecourse also lies within the parish of Brampton, great for horse racing, hospitality, and event hire. There are many nearby walks including Brampton Wood, the second-largest ancient woodland in Cambridgeshire.

There are two well-regarded day nurseries within the village and Brampton Village Primary School is also sought after. The village falls within the catchment area of Hinchingsbrooke Secondary School.



UNRIVALLED CONNECTIONS BY ROAD AND RAIL

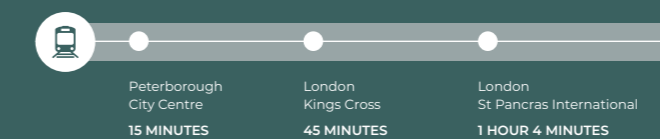
For those requiring easy access to East Anglia and beyond Brampton is ideally located.

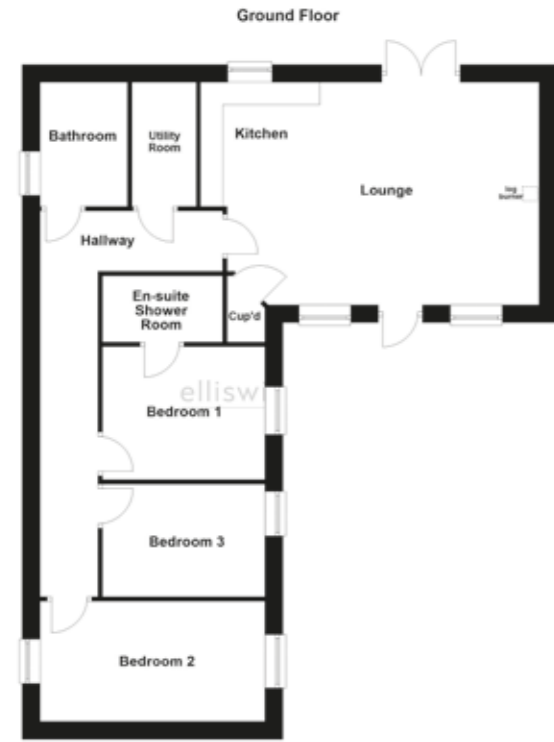
It has direct access to the A1 and A14 within 2 miles, providing access to the historic city centre of Cambridge in just over 30 minutes. Alternatively, a guided bus service, leaving Huntingdon, provides a convenient way to reach numerous locations around Cambridge. For London commuters, Huntingdon mainline rail station is about two miles away and provides fast trains into London St Pancras in approx. 1 hour. There is also a regular bus service through the village with services to Huntingdon and St Neots.

By Car



By Rail





**1 Brampton Park House,
41 North Road, Brampton**

Originally part of the stable block this unit has been converted into one of only two single level homes within the Brampton Park House development. Accommodation comprises three double bedrooms, two bathrooms and a spacious open plan living space with vaulted ceilings, exposed beams and wood burning stove. This property also benefits from a generous private walled garden.

Measurements

Total GIA: 104 m2 (1125 sq-ft)
Lounge/Kitchen Area:
7.62m (25') max x 5.02m (16'5")
Bedroom 1: 3.57m (11'8") x 3.00m (9'10")
Bedroom 2: 5.00m (16'4") x 2.70m (8'10")
Bedroom 3: 3.57m (11'8") x 2.53m (8'3")



**2 Brampton Park House,
41 North Road, Brampton**

Originally the hay loft and stables of Brampton Park House this charming home offers a tasteful blend of modern living and original features which include original paneling and restored staircase. Accommodation includes an open plan kitchen/dining area flooded with light by huge windows and a separate cosy lounge, ground floor cloakroom, two double bedrooms and two bathrooms.

Measurements

Total GIA: 111 m2 (1197 sq-ft)
Kitchen/Dining Area:
6.24m (20'5") max x 4.73m (15'6") max
Lounge: 5.02m (16'5") x 3.60m (11'9")
Bedroom 1: 5.27m (17'3") max x 2.81m (9'2")
Bedroom 2: 5.27m (17'3") max x 3.25m (10'7")



**3 Brampton Park House,
41 North Road, Brampton**

Forming part of the old stables of Brampton Park House this spacious home offers versatile living and fantastic features including huge windows and a spectacular new staircase with under stairs storage. Accommodation comprises, a light and airy kitchen/living area, an impressive entrance hall containing the new staircase as well as providing ample room for a home office, a ground floor cloakroom and on the first floor three double bedrooms and two bathrooms. This property also benefits from a private walled garden.

Measurements

Total GIA: 139 m2 (1503 sq-ft)
Lounge/Kitchen Area:
7.33m (24') x 5.36m (17'7")
Bedroom 1: 4.03m (13'2") x 2.85m (9'4")
Bedroom 2: 4.19m (13'8") x 3.07m (10')
Bedroom 3: 3.79m (12'5") x 2.65m (8'8")



**4 Brampton Park House,
41 North Road, Brampton**

The smallest of the twelve properties - but not to be discounted, this fantastic single level home offers a great deal. The property offers an open plan living/kitchen area with double doors opening to a private garden, as well as a double bedroom and wet room.

Measurements

Total GIA: 42 m2 (456 sq-ft)
Lounge/Kitchen Area:
4.48m (14'8") x 4.16m (13'7")
Bedroom 1: 4.16m (13'7") x 2.98m (9'9")



5 Brampton Park House, 41 North Road, Brampton

The largest of the twelve properties, this unit is situated in the west wing of Brampton Park House and combines heritage with luxury living. The property benefits from open plan living and kitchen with walk in pantry, snug, utility room and cloakroom, On the first floor are three fantastic sized bedrooms with dressing room and en suite shower room to the master bedroom and two further en-suites. Outside the property benefits from its own private garden.

Measurements
 Total GIA: 238 m2 (2564 sq-ft)
 Lounge: 5.88m (19'3") x 4.93m (16'2")
 Kitchen/Dining Room: 8.05m (26'4") x 4.23m (13'10") max
 Snug: 4.25m (13'11") x 2.64m (8'7") max
 Bedroom 1: 4.50m (14'9") x 3.57m (11'8")
 Dressing Room: 2.91m (9'6") x 2.90m (9'6")
 Bedroom 2: 5.44m (17'10") x 4.87m (15'11")
 Bedroom 3: 5.15m (16'10") x 4.21m (13'9")



6 Brampton Park House, 41 North Road, Brampton

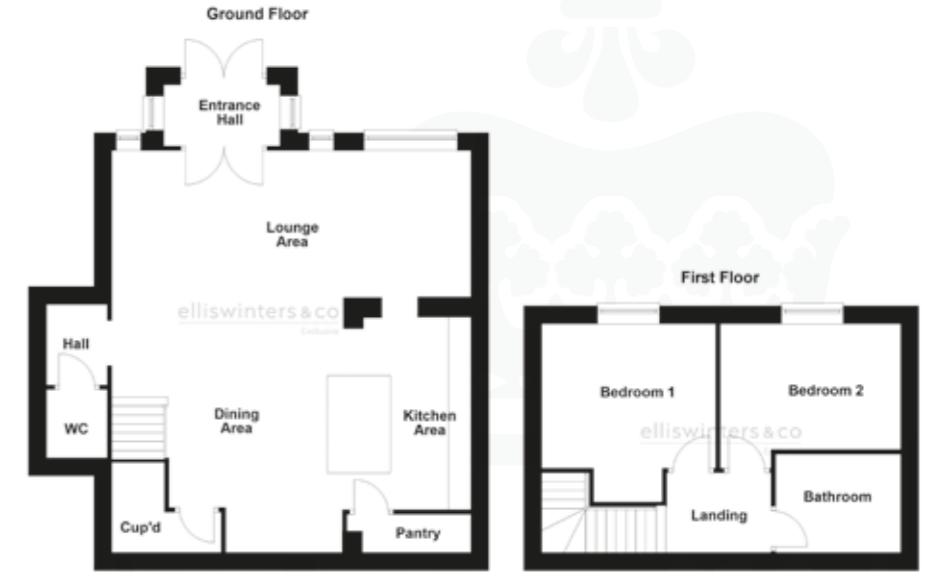
Thought to have been the wedding chapel of Brampton Park House this unit benefits from versatile accommodation over two floors which includes an open plan living space, kitchen, pantry, cloakroom and a double bedroom with en suite bathroom on the ground floor. A real feature of this home is the fantastic first floor master bedroom suite with a domed ceiling, dressing room and en suite bathroom.

Measurements
 Total GIA: 139 m2 (1498 sq-ft)
 Lounge: 5.47m (17'11") x 4.82m (15'9")
 Kitchen: 3.80m (12'5") x 2.94m (9'7")
 Bedroom 1: 6.15m (20'2") x 5.47m (17'11")
 Dressing Room: 2.97m (9'8") x 1.81m (5'11")
 Bedroom 2: 4.07m (13'4") x 3.08m (10'1")
 Dressing Room: TBC

7 Brampton Park House, 41 North Road, Brampton

One of Brampton Park House's original entrances is your own private entrance to plot three which leads into a lovely sized open plan living space and kitchen. The property also offers two first floor double bedrooms, a family bathroom and ground floor cloakroom.

Measurements
 Total GIA: 125 m2 (1348 sq-ft)
 Lounge/Dining/Kitchen Area: 9.33m (30'7") max x 8.18m (26'10") max
 Bedroom 1: 3.85m (12'7") max x 3.71m (12'2")
 Bedroom 2: 4.07m (13'4") x 3.54m (11'7") max



8 Brampton Park House, 41 North Road, Brampton

Situated within Brampton Park House and with views over the development's landscaped gardens to the front this part of the building was once a bar for the Officers. Now the property boasts an open plan living space/kitchen with an original fireplace, ground floor cloakroom, three double bedrooms and two bathrooms.

Measurements
 Total GIA: 103 m2 (1111 sq-ft)
 Lounge/Dining/Kitchen Area: 6.19m (20'3") max x 5.55m (18'2")
 Bedroom 1: 4.40m (14'6") max x 4.23m (13'10")
 Bedroom 2: 3.64m (11'11") x 2.77m (9'1") max
 Bedroom 3: 2.30m (7'6") x 2.95m (9'8") max



**9 Brampton Park House,
41 North Road, Brampton**

Situated within the east wing of Brampton Park House this property boasts a number of standout features including an original grand entrance door to an inner vestibule providing access to the large open plan living space with an enormous fireplace highlighting the Duke of Manchester's crest. A truly fantastic original staircase leads to the minstrels gallery landing, three double bedrooms, one with ensuite and dressing room along with a family bathroom. Outside the property benefits from its own walled private garden.

Measurements

Total GIA: 165 m2 (1768 sq-ft)
Lounge/Dining/Kitchen Area: 9.57m (31'4") x 7.93m (26')
Bedroom 1: 4.31m (14'1") x 3.36m (11')
Dressing Room: 2.00m (6'7") x 1.27m (4'2")
Bedroom 2: 4.47m (14'7") x 3.11m (10'2")
Bedroom 3: 3.21m (10'6") x 3.11m (10'2")



**10 Brampton Park House,
41 North Road, Brampton**

Situated in the south west wing of Brampton Park House this plot offers a wealth of restored original features including a magnificent original fireplace and ornate wall and ceiling moldings found within the grand open plan living space and kitchen. A central staircase leads to the first floor which offers a four piece suite family bathroom and three double bedrooms including a master suite comprising a dressing room and en suite shower room. Outside the property benefits from its own private garden.

Measurements

Total GIA: 173 m2 (1867 sq-ft)
Lounge/Dining/Kitchen Area: 9.72m (31'10") max x 9.48m (31'1")
Bedroom 1: 4.47m (14'7") x 3.31m (10'10")
Dressing Room: 4.47m (14'7") x 2.00m (6'6")
Bedroom 2: 4.82m (15'9") x 3.65m (11'11")
Bedroom 3: 4.57m (14'11") x 2.75m (9')

**11 Brampton Park House,
41 North Road, Brampton**

Situated on the south side of Brampton Park House with its own private garden this plot is another unit which boasts a fantastic original staircase. The accommodation offered includes a large lounge with a gorgeous fireplace, kitchen/diner, cloakroom, two first floor double bedrooms with an en suite shower room and a four piece suite family bathroom.

Measurements

Total GIA: 186 m2 (2007 sq-ft)
Lounge: 6.37m (20'10") max x 4.99m (16'4")
Kitchen/Diner: 6.84m (22'5") x 5.42m (17'9") max
Bedroom 1: 4.95m (16'2") x 3.59m (11'9") max
Bedroom 2: 4.76m (15'7") x 4.43m (14'6") max



**12 Brampton Park House,
41 North Road, Brampton**

Situated on the south side of Brampton Park House and overlooking its own private garden this spacious and versatile property includes an original gunroom ideal for a home office or ground floor bedroom. The remaining accommodation includes an open plan living space with kitchen, a utility room, cloakroom, and two first floor double bedrooms both with their own en suite bathrooms and dressing rooms.

Measurements

Total GIA: 175 m2 (1890 sq-ft)
Lounge/Dining/Kitchen Area: 7.04m (23'1") x 5.59m (18'4")
Study/Bedroom: 5.07m (16'7") x 2.66m (8'8") max
Bedroom 1: 5.20m (17') max x 4.90m (16')
Dressing Room: 3.50m (11'5") x 2.91m (9'6") max
Bedroom 2: 6.99m (22'11") x 2.90m (9'6") max
Dressing Room: 2.50m (8'2") x 2.04m (6'8")

SPECIFICATION:

The buildings are grade 2 listed, so the utmost care has been taken by our craftsmen to preserve the integrity of the buildings. Harwood Construction Consultancy Services, backed by a £2m Professional Indemnity insurance cover, are providing a 10 year Professional Consultants Certificate, widely accepted by UK lenders.

- All original windows have been removed, repaired, treated, painted and reglazed with new heritage approved double glazing and placed back in their original setting.
- All original doors have been repaired, painted and replaced with new ironmongery in keeping with the age of the buildings.
- Full damp and timber treatments with insurance backed warranty.
- Walls, floors and ceilings have been insulated yet still preserving many of the original features such as brick arches and high ceilings.
- Original structural timber beams have been treated and left exposed.
- Original lath and plaster where retained restored using new lath and lime plaster.
- Internal partitioning has been insulated for noise attenuation.



Craftsman restoring window



New timber roof



Existing domed roof



CGI No 3 Kitchen



Deluxe kitchen fittings



CGI No 9 Staircase



Ornate window furniture

HEATING & PLUMBING

- New Viessman gas boilers with hot water cylinders
- GasSafe installation certification
- New traditional 3 and 4 column radiators with TRVs
- Electric heated towel rail in shower and bathrooms

BROADBAND

- New Openreach optical fibre service to each unit

FIREPLACES AND STOVES

- Period Surround in-keeping with the age of the buildings
- Wood burning stove (where applicable)

KITCHENS

- Shaker style base and wall cabinets
- Muted colours
- Franke Stainless steel 1 ½ underhung sink
- Crosswater sink with chef style tap
- Integrated 12 place setting dishwasher
- Integrated 60/40 fridge freezer
- Bosch Series 4 four ring induction hob
- Chimney hood extractor
- Bosch Series 4 single electric oven
- Silestone worktop with stone upstands
- Feature lighting
- Breakfast bars
- Integrated wine fridges in certain units

UTILITY (where applicable)

- Base and wall units
- Shelves
- Laminate worktop
- Single stainless steel sink with monobloc mixer

BATHROOMS/SHOWER ROOMS

- Porcelain tiled walls
- Crosswater Chrome wall mounted mixers and taps
- RAK WCs
- 1700mm bath with shaker style bath panel
- Low profile shower trays with pivot shower doors
- Wall hung vanity unit with ceramic basin
- Electric heated towel rail in shower and bathrooms

FLOOR COVERING

- Ground Floors - engineered oak wooden floor
- Stairs - Painted with carpet runner
- Upper Floors - carpet
- Bathrooms - porcelain tiles
- Refurbished solid oak parquet flooring in certain units

GARDENS AND OUTSIDE SPACE

- Brickwork walls
- Planting beds

- Metal gates
- 1200mm high 5 bar estate railing fencing

Brampton Park House sits proudly within 4 acres of beautiful, landscaped grounds complimented with yew hedges, beehive topiary trees and extensive planting.

Centrally located within the grounds, both elevations benefit from fantastic views over lawns and trees. Befitting to the house, the grounds are outlined by 5 bar estate railing fencing. Within the grounds a 135m long Ha Ha, brick walls and binding gravel pathways create an idyllic place to walk.

Each plot has two allocated off road parking spaces with one EV charging point per house. The development also benefits from visitor parking. Cycle and refuse stores are also available.

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