

# EAST NEWLANDS



SOMERSHAM





Photograph of Somersham Nature Reserve

# EAST NEWLANDS

WE BUILD THE HOMES YOU BUILD THE MEMORIES

Rose Homes are delighted to welcome you to a stylish collection of premier new homes within this desirable community of Somersham in rural Cambridgeshire.

This site offers a superb collection of 3, 4 and 5 bedroom houses and 3 bedroom detached bungalows on the outskirts of the charming and well connected village Town Centre.

There will be a variety of styles and designs to ensure there's a home to suit you, whether you're a single professional, growing family or looking to downsize. You can be assured that your new home has been built and finished to the highest possible standard thanks to our uncompromising attention to detail.



# SOMERSHAM

You will immediately feel at home in your new surroundings at East Newlands. Situated 4 miles North of St Ives and 9 miles East of Huntingdon, this charming village is abundant with historic properties, stunning buildings and countryside views.

Somersham offers a wide range of local amenities, including a Post Office, Florist, Pet Shop, Hair Salons, Chemist, Playgroups, Public Houses, Sports Playing Fields, a bowling green, tennis court, squash court, football, cricket, recreation ground Sports Centre and Nature Walks plus more.

Community events, fundraisers and social get-togethers are also held throughout the year at the local Millennium Sports Facility building.

Health and Education in the area are very well catered for with 2 Playgroups, a Nursery school, Primary School and a Private school all within walking distance of the development. Along with 2 Doctors / Health Centre's within walking distance as well.

Further amenities and larger popular stores can be found in St Ives as well as in Huntingdon which are only a few minutes away.



# THE LOCATION

## CONNECTED IN EVERY WAY



East Newlands is the ideal location for those who commute to work and then wish for a peaceful setting thereafter. Road communications are therefore excellent with access to the A14 linking with the A1(M) to the North and the M11, Stanstead Airport and M25 to the South.

With Stanstead and Luton Airports both being under 60 miles from the development you have access to a wide variety of destinations across the world.

Nearby Cambridge is a highly acclaimed University city which is not only renowned for its academic achievements but has also become a high tech and bio-tech hub with the University Research and Development Laboratories, Science Park and Addenbrooke's Hospital.

Public Transportation systems bring many benefits to individuals, communities and the local economy and Somersham provides this in a wide variety.

Fixed Bus routes take you throughout the town, the local villages and further afield with the nearest bus stop being less than a 3 minute walk from the development. There is also a guided busway which runs from St Ives to Huntingdon and to the Cambridge Science Park.

The nearest Train Station is Huntingdon which is under 10 miles from the development with services to London Kings Cross and this also connects you to numerous destinations across the Country.

Somersham also has local Cycle routes, A Nature Reserve, Pedestrian walkways and certified walking routes as well as Car Sharing schemes which all add to improve the local outlook and community feel throughout the village.

# THE COMPANY

BUILDING QUALITY HOMES SINCE 1928

Rose Homes is a Cambridgeshire based family run company that was established in 1928 and has a respected reputation for building quality new homes throughout the region.

You will find Rose Homes on smaller select developments in carefully chosen locations.

We pride ourselves on providing a more personal service to our customers many of whom have purchased more than one home and recommended us to family and friends.

All our homes are covered by a 10 year Buildmark Warranty which gives you complete peace of mind when buying a new home.



# EAST NEWLANDS

## THE SITE

### 3, 4 & 5 BEDROOM HOUSES & 3 BEDROOM DETACHED BUNGALOWS

 <p><b>The Walton</b> 3 Bedroom semi-detached Plots 8, 9, 10 &amp; 11</p>	 <p><b>The Meadow</b> 4 Bedroom detached Plots 26 &amp; 27</p>
 <p><b>The Walton +</b> 3 Bedroom semi-detached Plots 7 &amp; 12</p>	 <p><b>The Easton</b> 4 Bedroom detached Plots 5, 14, 19 &amp; 23</p>
 <p><b>The Abbot</b> 3 Bedroom detached Plots 1, 2 &amp; 3</p>	 <p><b>The Saxon</b> 4 Bedroom detached Plot 20</p>
 <p><b>The Maldon</b> 4 Bedroom detached Plots 15, 18 &amp; 24</p>	 <p><b>The Saxon+</b> 4 Bedroom detached Plots 13</p>
 <p><b>The Bishop</b> 4 Bedroom detached Plots 4 &amp; 16</p>	 <p><b>The Manor</b> 5 Bedroom detached Plot 21</p>
 <p><b>The Woodland</b> 3 Bed detached Bungalow Plots 6, 17, 22 &amp; 25</p>	 <p>Affordable Housing</p>



# The Walton

912 SQ FT

3 BEDROOM HOME

Plots 8, 9, 10 & 11

FIRST FLOOR



GROUND FLOOR



3 Bedroom semi-detached house, Kitchen / Dining room, Living room, downstairs WC, patio doors lead out to the enclosed rear garden, Master Bedroom with Ensuite and walk-in dressing area, Family Bathroom, 2 Parking spaces, overlooking the Public Open Space area.

[For more pictures and a video of The Walton please click here](#)

## GROUND FLOOR

Kitchen / Dining	5.48m x 3.37m	17'11" x 11'0"
Living	4.70m x 3.37m	15'5" x 11'0"

## FIRST FLOOR

Bed 1	4.51m x 3.89m	14'9" x 12'9"
Bed 2	3.29m x 2.67m	10'9" x 8'9"
Bed 3	2.67m x 2.13m	8'9" x 6'11"

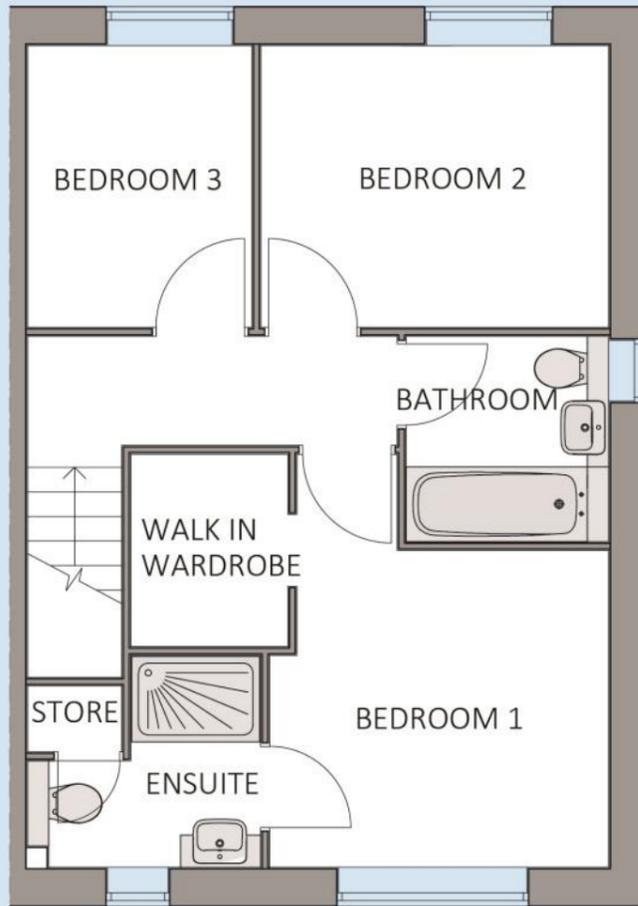
# The Walton+

912 SQ FT

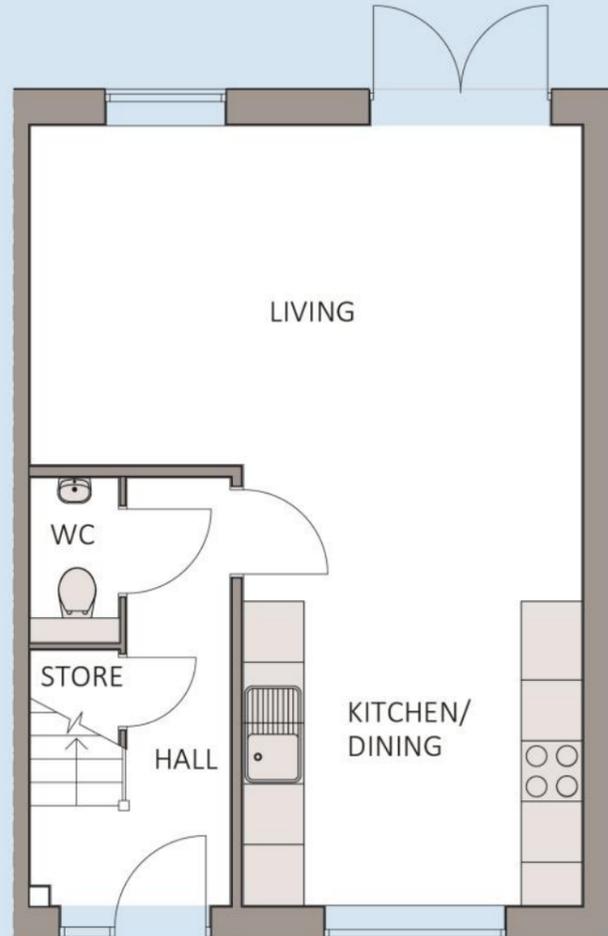
3 BEDROOM HOME

Plots 7 & 12

FIRST FLOOR



GROUND FLOOR



3 Bedroom semi-detached house, Open plan Kitchen / Dining room / Living room, downstairs WC, patio doors lead out to the enclosed rear garden. Master Bedroom with Ensuite and walk-in dressing area, Family Bathroom, 2 Parking spaces, overlooking the Public Open Space area.

[For more pictures and a video of The Walton+ please click here](#)

## GROUND FLOOR

Kitchen / Dining / Living 5.48m x 3.37m  
17'11" x 11'0"

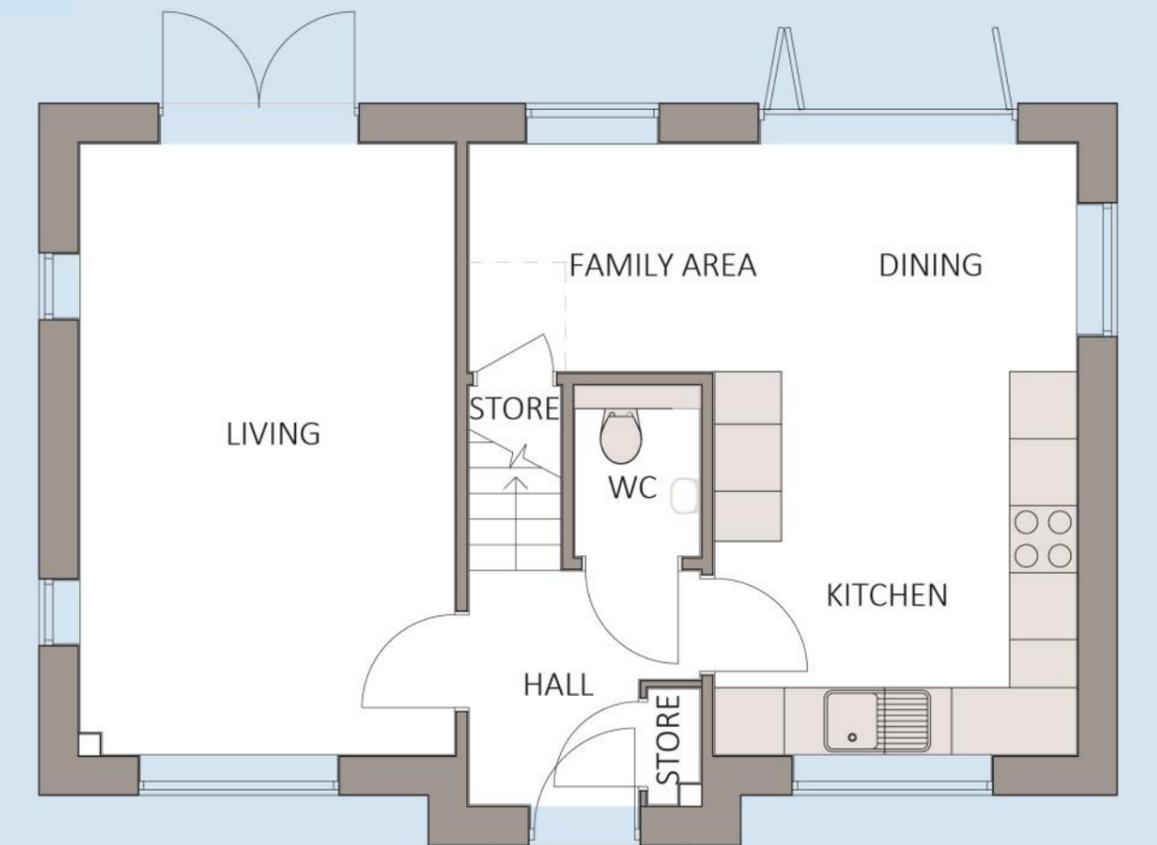
## FIRST FLOOR

Bed 1 4.51m x 3.89m 14'9" x 12'9"

Bed 2 3.29m x 2.67m 10'9" x 8'9"

Bed 3 2.67m x 2.13m 8'9" x 6'11"

# FIRST FLOOR



# GROUND FLOOR

Plot 1 only features the 2 x Living room windows on the western elevation



# The Abbot

1082 SQ FT

3 BEDROOM HOME

Plots 1, 2 & 3



3 double bedroom detached house, open-plan Kitchen / Dining / Family area with bi-fold doors that lead out to the enclosed rear garden, Separate Living room with double doors that also lead out to the enclosed rear garden, Master Bedroom with Ensuite, Bedroom 2 & Bedroom 3 are doubles, 4 piece family bathroom including large shower cubicle and separate bath, Single Garage with private driveway for additional parking.

[For more pictures and a video of The Abbot please click here](#)

## GROUND FLOOR

Kitchen / Dining / Family 5.50m x 5.47m 18'0" x 17'11"

Living 5.50m x 3.39m 18'0" x 11'1"

## FIRST FLOOR

Bed 1 3.96m x 3.43m 12'11" x 11'3"

Bed 2 3.32m x 2.79m 10'10" x 9'1"

Bed 3 3.32m x 2.65m 10'10" x 8'8"

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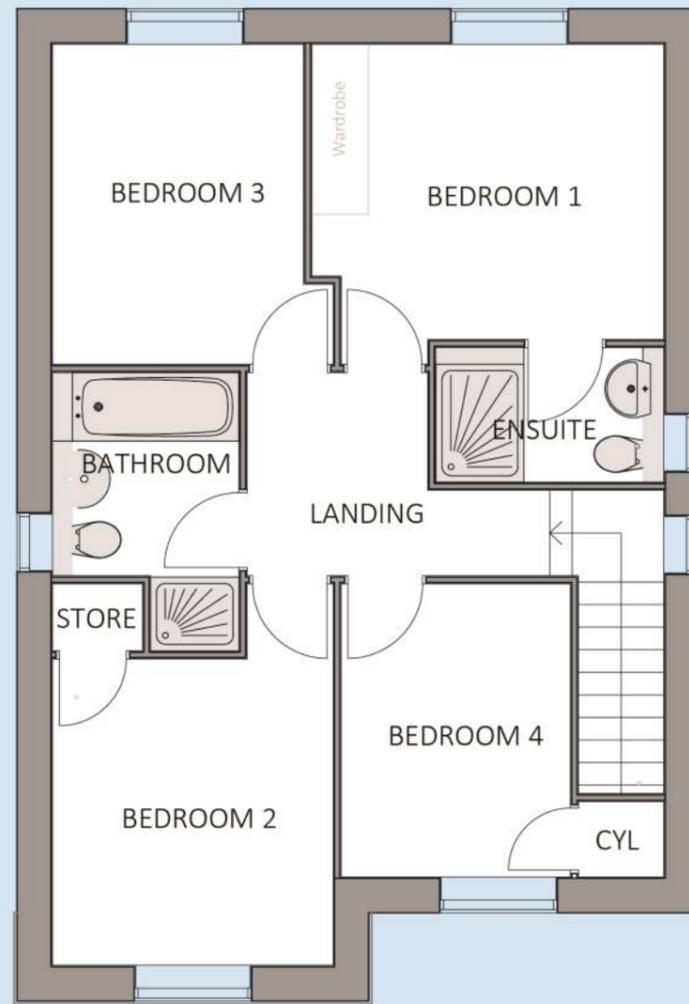
# The Maldon

1204 SQ FT

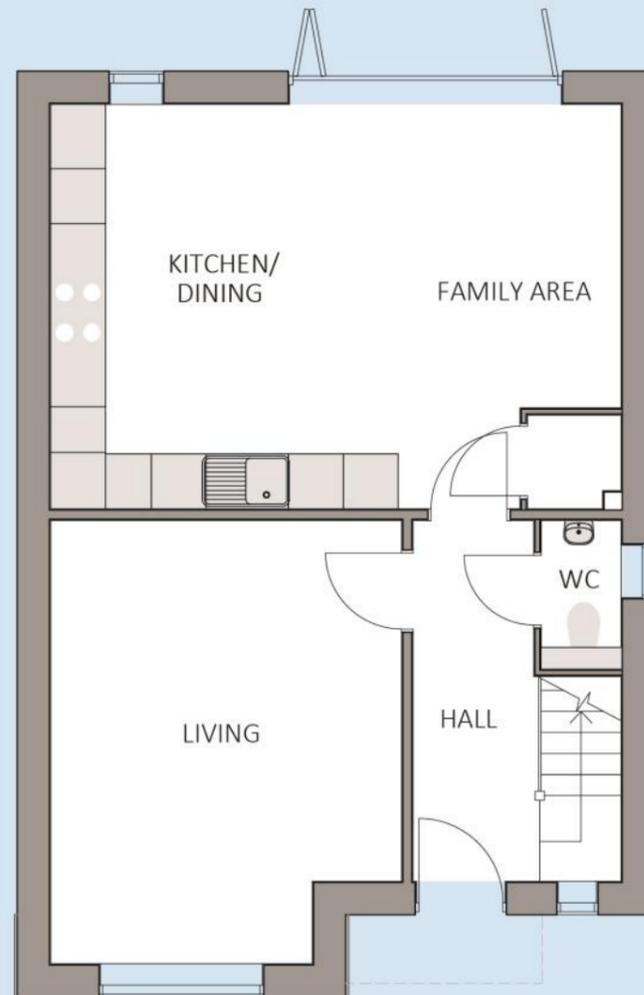
4 BEDROOM HOME

Plots 15, 18 & 24

FIRST FLOOR



GROUND FLOOR



4 bedroom detached house, open-plan Kitchen / Dining / Family area with bi-fold doors that lead out to the enclosed rear garden, Separate Living room, Master Bedroom with Ensuite, 4 piece family Bathroom featuring large shower cubicle and separate bath, Single Detached Garage with driveway for additional parking.

[For further pictures and a video of The Maldon please click here](#)

## GROUND FLOOR

Kitchen / Dining / Family 6.26m x 4.44m 20'6" x 14'6"

Living Room 4.87m x 3.86m 15'11" x 12'8"

## FIRST FLOOR

Bed 1 4.51m x 3.89m 14'9" x 12'9"

Bed 2 3.29m x 2.67m 10'9" x 8'9"

Bed 3 2.67m x 2.13m 8'9" x 6'11"

Bed 4 2.67m x 2.13m 8'9" x 6'11"

# The Meadow

1490 SQ FT

4 BEDROOM HOME

Plots 26 & 27



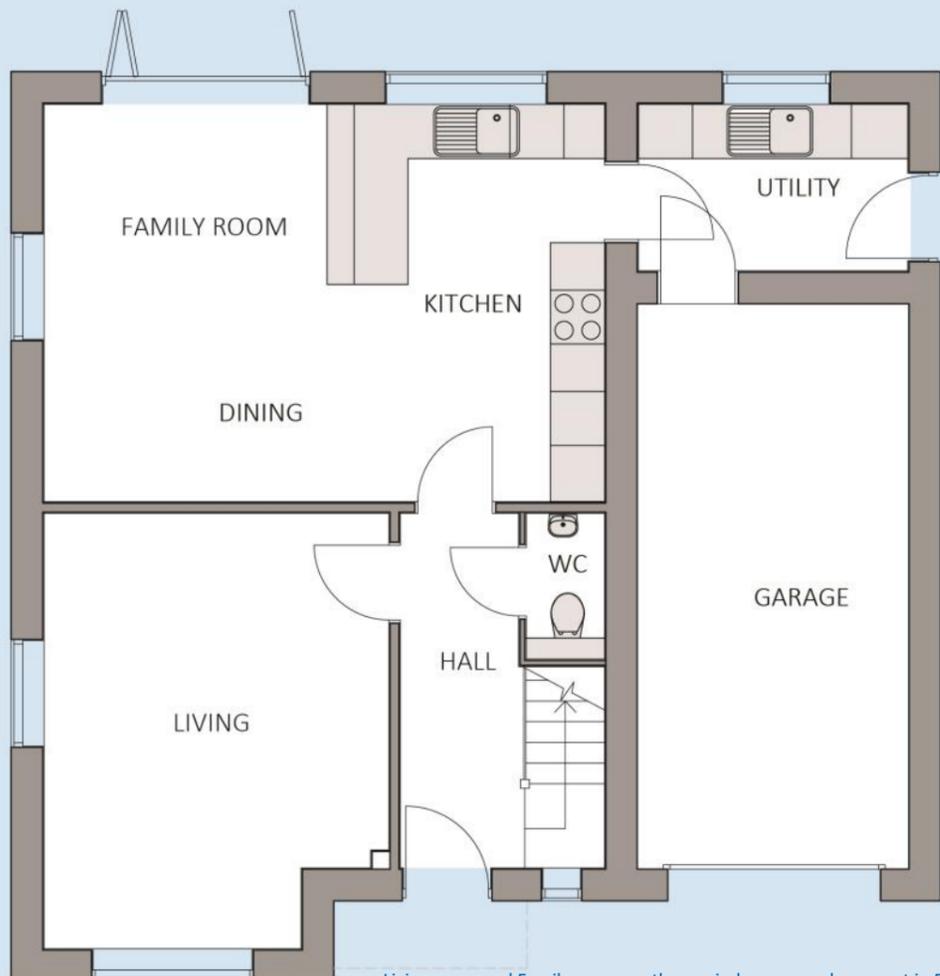
4 double bedroom detached house, open-plan Kitchen / Dining / Family area with bi-fold doors that lead out to the enclosed West facing rear garden, Utility room with access to the enclosed rear garden and Integral Garage, Separate Living room, Master Bedroom with Ensuite, 4 piece family Bathroom featuring large shower cubicle and separate bath, Single Integral Garage with driveway for additional parking.

[For further pictures and a video of The Meadow please click here](#)

FIRST FLOOR



GROUND FLOOR



## GROUND FLOOR

Kitchen / Dining / Family	6.26m x 4.44m	20'6" x 14'6"
Living Room	4.87m x 3.86m	15'11" x 12'8"
Utility Room	3.02m x 1.88m	9'10" x 6'2"

## FIRST FLOOR

Bed 1	3.50m x 3.41m	11'5" x 11'2"
Bed 2	7.07m x 2.99m	23'2" x 9'9"
Bed 3	4.85m x 2.89m	15'10" x 9'5"
Bed 4	3.50m x 2.80m	11'5" x 9'2"

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ROSE HOMES

# The Bishop

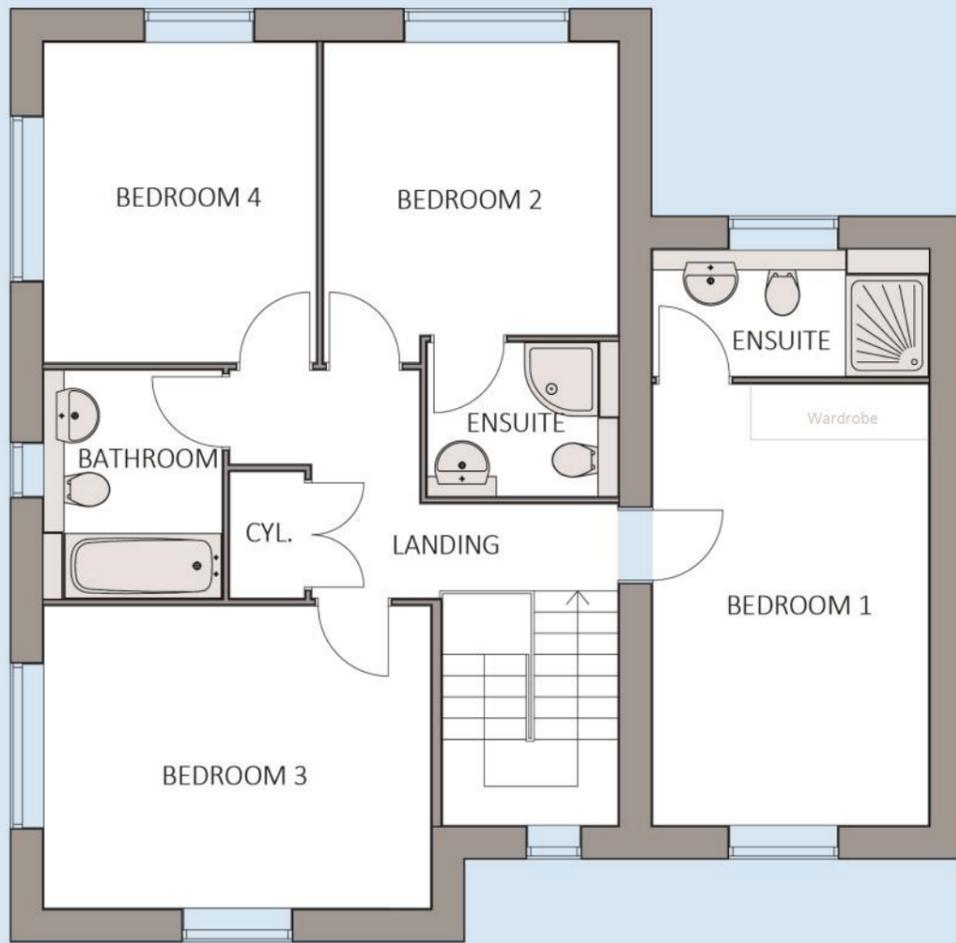
1562 SQ FT

4 BEDROOM HOME

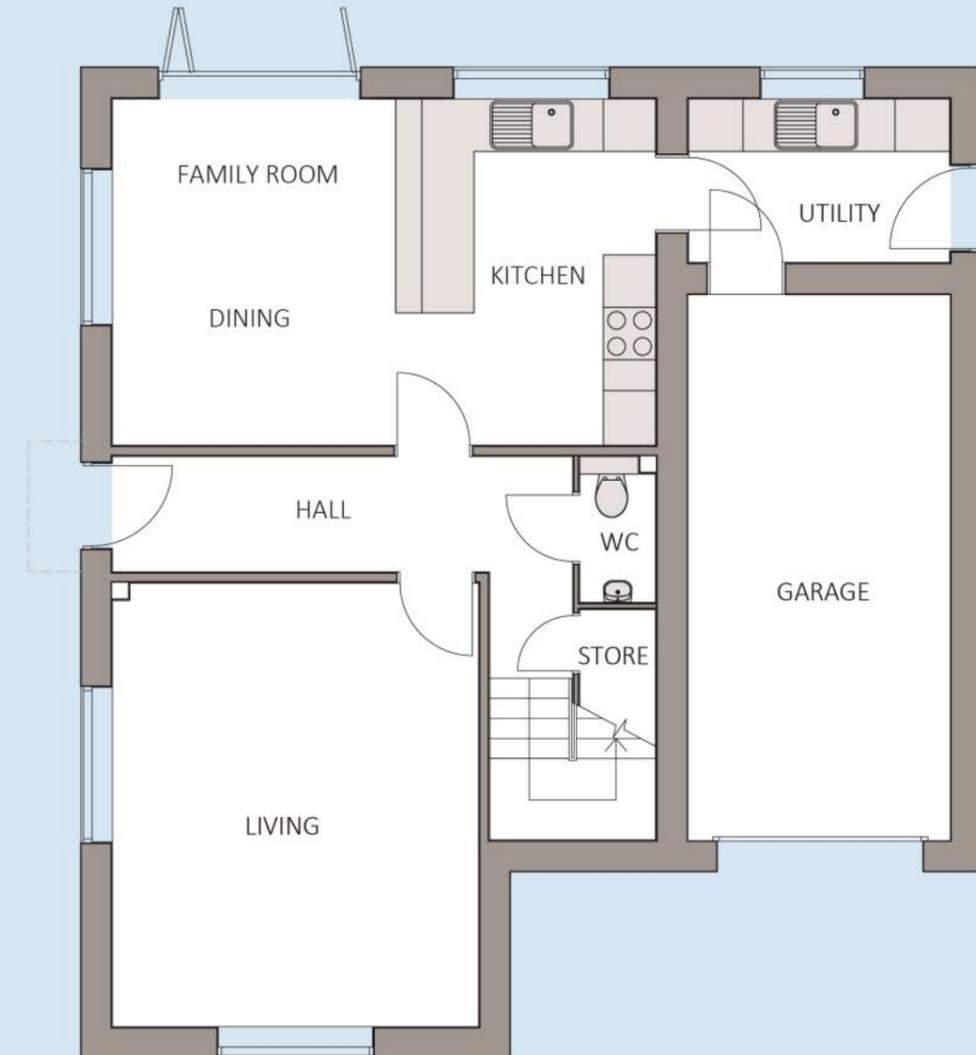
Plots 4 & 16



FIRST FLOOR



GROUND FLOOR



4 double bedroom detached house, open-plan Kitchen / Dining / Family area with bi-fold doors that lead out to the enclosed rear garden, Utility room with access to the enclosed rear garden and Integral Garage, Separate Living room, Master Bedroom with Ensuite, Bedroom 2 with Ensuite, family Bathroom. Single Integral Garage with driveway for additional parking.

[For further pictures and a video of The Saxon+ please click here](#)

## GROUND FLOOR

Kitchen / Dining / Family	7.16m x 3.99m	23'5" x 13'1"
Living Room	5.11m x 4.23m	16'9" x 13'10"
Utility Room	3.02m x 1.90m	9'10" x 6'2"

## FIRST FLOOR

Bed 1	4.81m x 3.02m	15'9" x 9'10"
Bed 2	3.22m x 3.20m	10'6" x 10'6"
Bed 3	4.23m x 3.30m	13'10" x 10'9"
Bed 4	3.50m x 2.98m	11'5" x 9'9"

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# The Easton

1582 SQ FT

4 BEDROOM HOME

Plots 5, 14, 19 & 23



4 double bedroom detached house, open-plan Kitchen / Dining / Family area with bi-fold doors that lead out to the enclosed rear garden, Utility room with access to the enclosed rear garden and Integral Garage, Separate Living room, Master Bedroom with Ensuite and walk-in dressing area, Bedroom 4 with Ensuite, 4 piece family bathroom featuring large shower cubicle and separate bath, Single integral garage with driveway for additional parking.

[For further pictures and a video of The Easton please click here](#)

## GROUND FLOOR

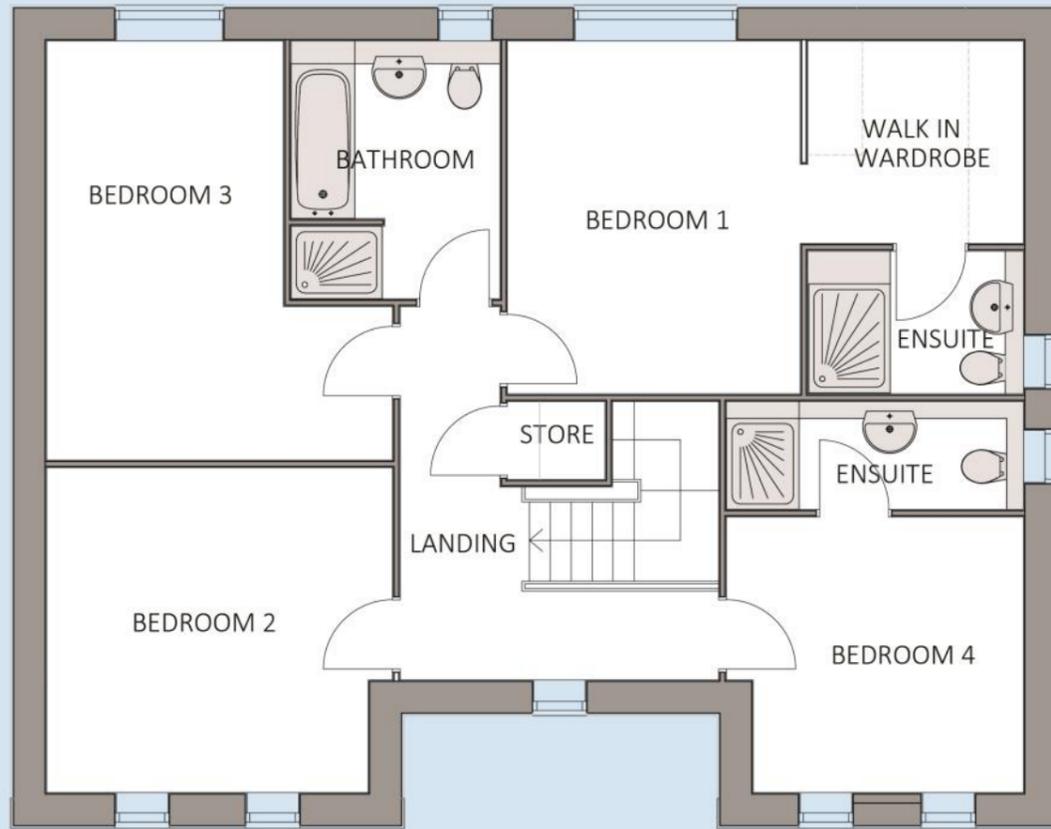
Kitchen / Dining / Family	7.41m x 3.86m	24'3" x 12'8"
Living Room	4.98m x 3.56m	16'4" x 11'8"
Utility Room	3.25m x 1.88m	10'8" x 6'2"

## FIRST FLOOR

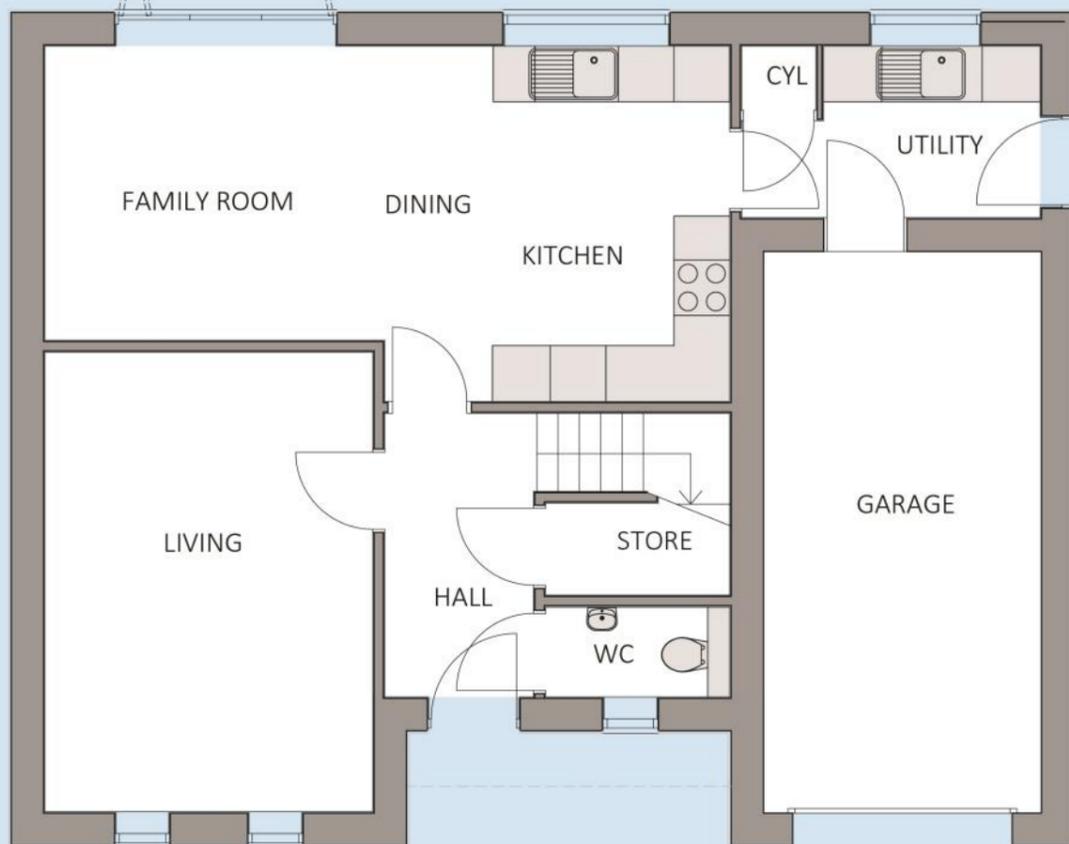
Bed 1	5.70m x 3.94m	18'8" x 12'11"
Bed 2	3.82m x 3.60m	12'6" x 11'9"
Bed 3	4.63m x 3.83m	15'2" x 12'6"
Bed 4	3.29m x 3.05m	10'9" x 10'0"

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FIRST FLOOR



GROUND FLOOR



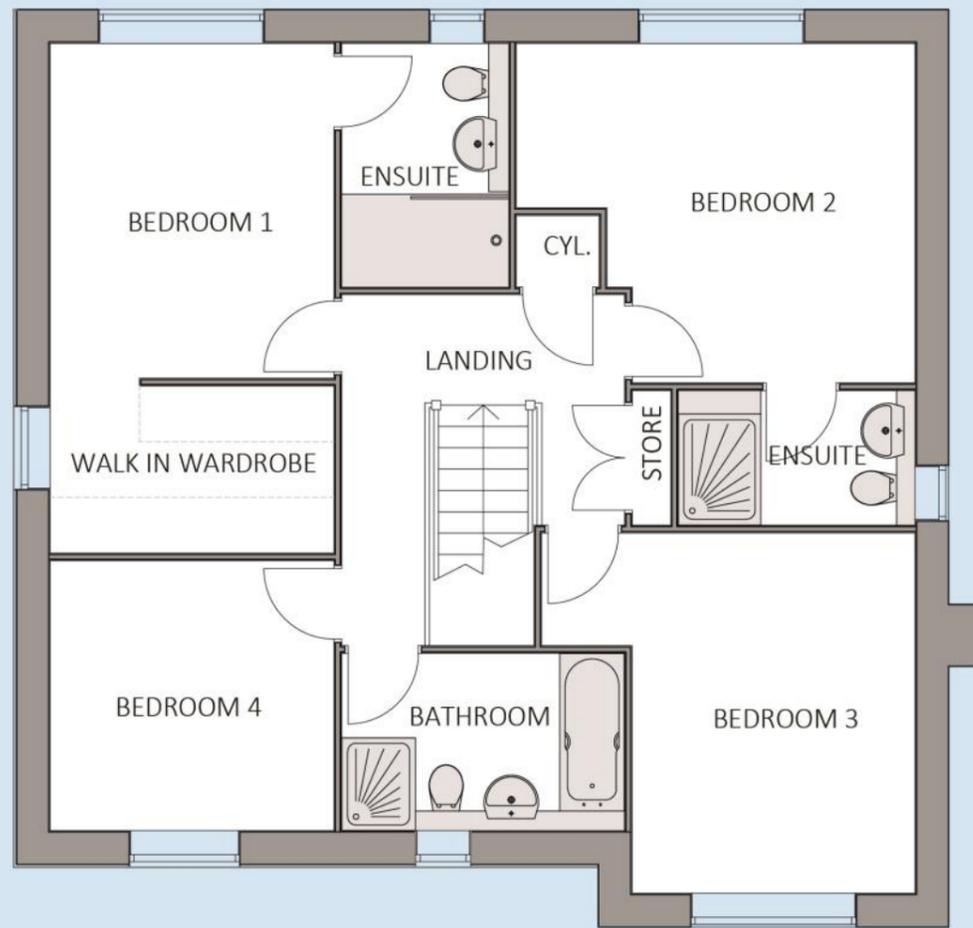
# The Saxon

1770 SQ FT

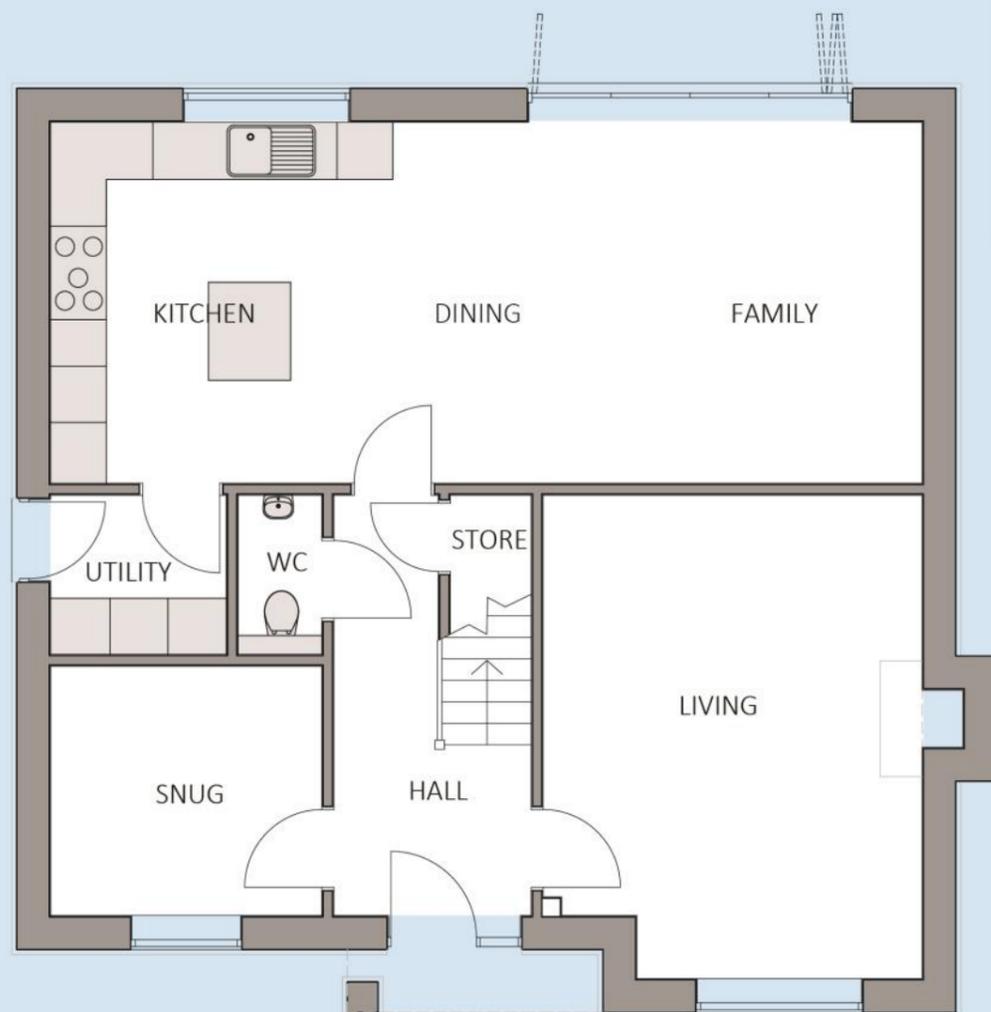
4 BEDROOM HOME

Plot 20

FIRST FLOOR



GROUND FLOOR



Please note the Saxon (Plot 20) has a detached double garage  
CGI shown is representative of The Saxon+ (Plot 13)

4 double bedroom detached house, open-plan Kitchen / Dining / Family area with bi-fold doors that lead out to the enclosed South facing rear garden, Utility room with rear garden access, Separate Living room, Snug room, Master Bedroom with Ensuite and walk-in dressing area, Bedroom 2 with Ensuite, 4 piece family bathroom featuring large shower cubicle and separate bath, double detached Garage with driveway for additional parking.

[For further pictures and a video of The Saxon please click here](#)

## GROUND FLOOR

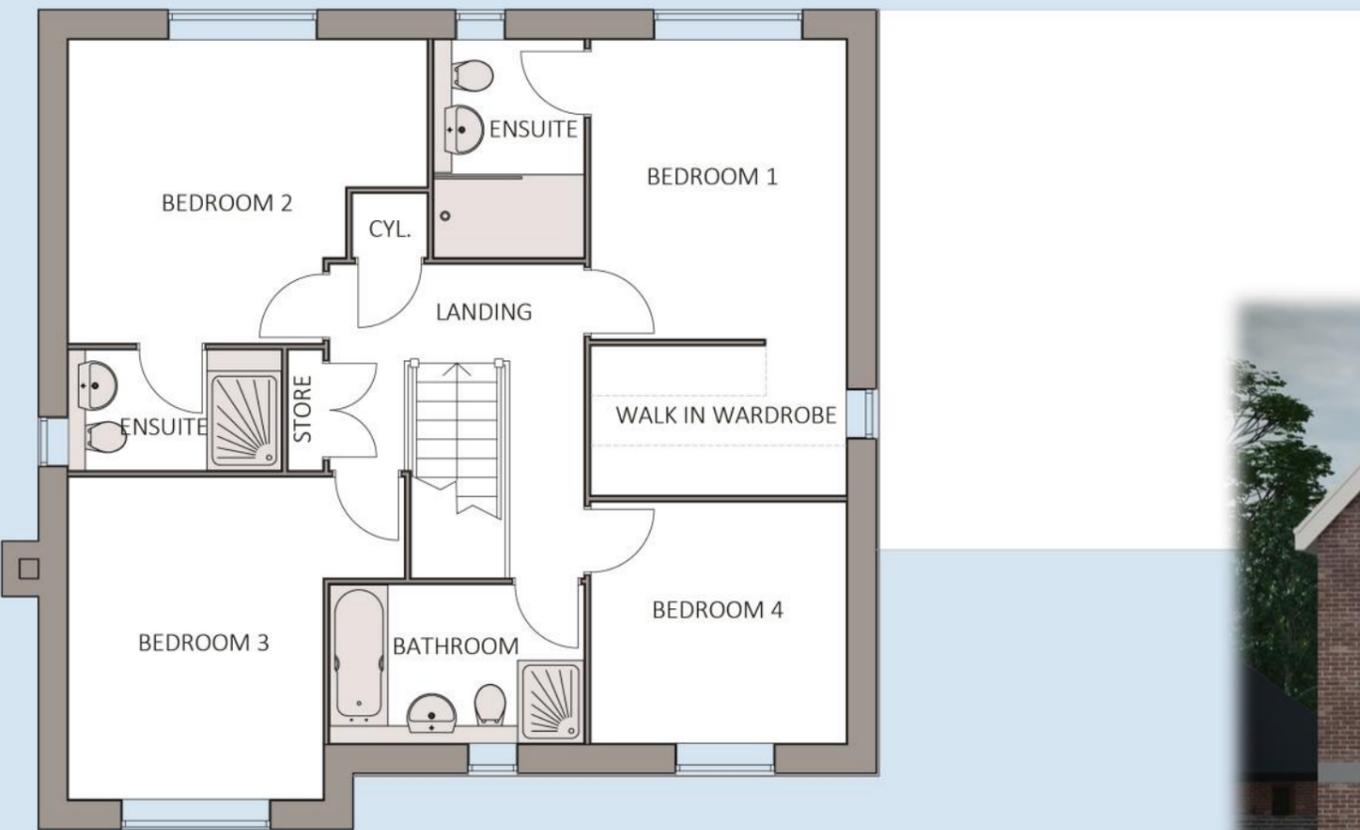
Kitchen / Dining / Family	9.41m x 3.89m	30'10" x 12'9"
Living Room	5.20m x 4.11m	17'0" x 13'5"
Utility Room	1.92m x 1.73m	6'3" x 5'8"
Snug Room	2.95m x 2.69m	9'8" x 8'9"

## FIRST FLOOR

Bed 1	5.52m x 3.11m	18'1" x 10'2"
Bed 2	4.30m x 2.85m	14'1" x 9'4"
Bed 3	4.08m x 3.91m	13'4" x 12'9"
Bed 4	3.10m x 2.93m	10'2" x 9'7"

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# FIRST FLOOR



# GROUND FLOOR



# The Saxon+

1770 SQ FT

4 BEDROOM HOME

Plot 13



4 double bedroom detached house, open-plan Kitchen / Dining / Family area with bi-fold doors that lead out to the enclosed South facing rear garden, Utility room with rear garden access, Separate Living room, Snug room, Master Bedroom with Ensuite and walk-in dressing area, Bedroom 2 with Ensuite, 4 piece family bathroom featuring large shower cubicle and separate bath, double Garage with driveway for additional parking.

[For further pictures and a video of The Saxon please click here](#)

## GROUND FLOOR

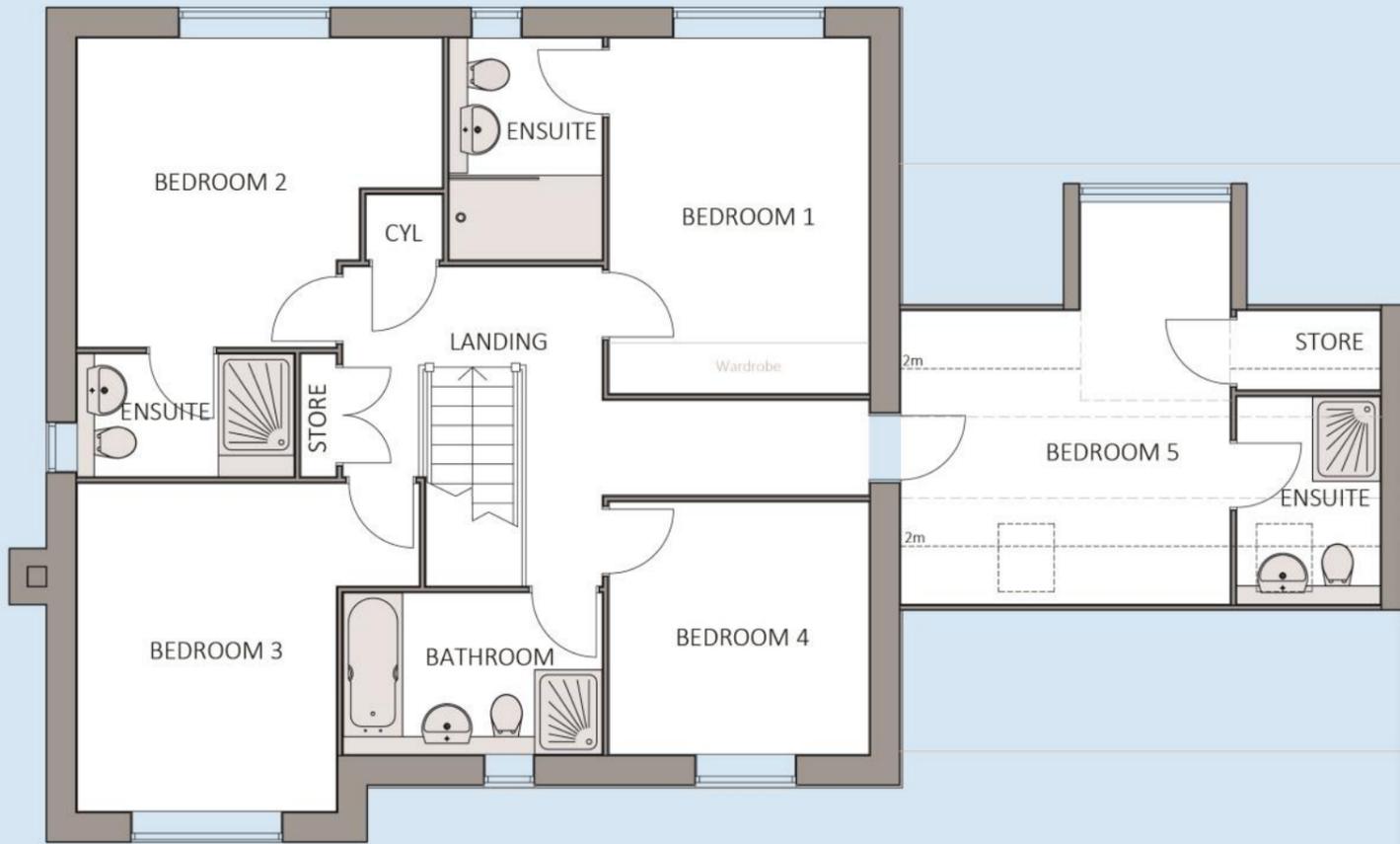
Kitchen / Dining / Family	9.41m x 3.89m	30'10" x 12'9"
Living Room	5.20m x 4.11m	17'0" x 13'5"
Utility Room	1.92m x 1.73m	6'3" x 5'8"
Snug Room	2.95m x 2.69m	9'8" x 8'9"

## FIRST FLOOR

Bed 1	5.52m x 3.11m	18'1" x 10'2"
Bed 2	4.30m x 2.85m	14'1" x 9'4"
Bed 3	4.08m x 3.91m	13'4" x 12'9"
Bed 4	3.10m x 2.93m	10'2" x 9'7"

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# FIRST FLOOR



# GROUND FLOOR




# ROSE HOMES

## The Manor

2022 SQ FT

5 BEDROOM HOME

Plot 21



5 double bedroom detached house, open-plan Kitchen / Dining / Family area with bi-fold doors that lead out to the enclosed West facing rear Garden, Utility room with Integral Garage access, separate Living room, separate Snug room, Master Bedroom with Ensuite, Bedroom 2 with Ensuite, Bedroom 5 with Ensuite, 4 piece family bathroom featuring large shower cubicle and separate bath, double Garage with driveway for additional parking.

[For further pictures and a video of The Manor please click here](#)

## GROUND FLOOR

Kitchen / Dining / Family	9.41m x 3.89m	30'10" x 12'9"
Living Room	5.22m x 4.46m	17'1" x 14'7"
Utility Room	1.92m x 1.73m	6'3" x 5'8"
Snug Room	2.95m x 2.69m	9'8" x 8'9"

## FIRST FLOOR

Bed 1	4.23m x 3.11m	13'10" x 10'2"
Bed 2	4.35m x 3.68m	14'3" x 12'0"
Bed 3	4.08m x 3.91m	13'4" x 12'9"
Bed 4	3.11m x 3.01m	10'2" x 9'10"
Bed 5	5.71m x 4.75m	18'8" x 15'7"

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# The Woodland

1157 SQ FT

3 BEDROOM BUNGALOW

Plots 6, 17, 22 & 25



3 double bedroom detached bungalow, Kitchen / Dining room with double doors that lead out to the enclosed rear garden, Living room with bi-fold doors leading out to the enclosed rear garden, Master Bedroom with Ensuite and double doors that lead out to the enclosed rear garden, 4 piece family bathroom featuring shower cubicle and separate bath, single Garage with driveway for additional parking.

[For further pictures and a video of The Woodland please click here](#)

Kitchen / Dining	4.26m x 3.70m	13'11" x 12'1"
Living Room	6.26m x 3.94m	20'6" x 12'11"
Bed 1	5.12m x 3.01m	16'9" x 9'10"
Bed 2	4.64m x 2.85m	15'2" x 9'4"
Bed 3	4.26m x 2.85m	13'11" x 9'4"



# EAST NEWLANDS

SOMERSHAM

SPECIFICATION

# SPECIFICATION

## KITCHEN / UTILITY

- Individually designed by our specialist supplier.
- 40mm Laminate work surfaces and matching upstands selected from an extensive range of finishes.
- Appliances include oven(s), hob, dishwasher, fridge freezer and chimney hood extractor.
- Composite sink with feature tap.
- LED downlights to ceiling.
- Chrome sockets and switches.\*
- Soft-close drawers and doors.
- Cushion flooring.

## BATHROOM, ENSUITE & CLOAKROOM

- Modern contemporary styled sanitary ware.
- Concealed back to wall toilets with chrome flush plates.
- Vanity sink units.
- Stylish shower enclosures.
- Thermostatically controlled shower over bath with glass shower screen.\*\*
- Chrome designer taps.
- LED downlights to ceiling.
- Full height tiling to shower enclosure and bath area.
- Cushion Flooring.



\* Kitchen area only \*\*only applicable to selected plots with 3-piece family bathrooms.

Specification and optional extras are subject to housetype and stage of construction. Rose Homes reserves the right to alter the specification, floor plans and or designs without notice.

# SPECIFICATION

## PLUMBING, HEATING & ELECTRICAL

- Programmable zoned gas fired central heating system with energy efficient boiler.
- LED downlights to Kitchen, Utility, Cloakroom, Bathroom and Ensuites.
- Low energy pendant lighting to all other rooms.
- Chrome sockets and switches to kitchen area.
- TV points to Living room, Kitchen / Dining room and all Bedrooms.
- Superfast Fibre Broadband.
- Thermostatically controlled radiators throughout.
- USB charging sockets to Kitchen, Living room and Bedroom.

## INTERNAL FINISHES

- Modern skirting and architrave.
- White Dordogne interior doors.
- Sliding mirrored wardrobes to master bedroom.\*
- White emulsion to ceilings and walls.
- White satin to woodwork.
- Designer chrome door furniture.
- UPVC windows and patio doors.
- Mains operated bell push.
- Ceiling mounted smoke detectors.
- Ceiling mounted carbon monoxide detector detectors.



\*Dwellings that have walk-in-dressing areas will have a shelf and hanging rail in place of a sliding mirrored wardrobe.

Specification and optional extras are subject to housetype and stage of construction. Rose Homes reserves to right to alter the specification, floor plans and or designs without notice.

Specifications are for guidance purposes only and do not form part of any contractual obligation. Illustrations are for reference only.

# SPECIFICATION

## EXTERNALLY

- Paving to patio and pathways.
- Outside tap to rear garden.
- Weatherproof external socket.
- Landscaping to front as per approved scheme.
- Boundary wall and fencing.
- Permeable block paving to driveway and private road areas.
- External lighting to front and rear of property.
- Numeral plaque to front aspect.
- Wiring provision for future electric car charging point.
- Onsite electric car charging station.

## GENERAL

- LABC 10 Year Buildmark Warranty.
- Brick and block construction.
- Insulated cavity walls.
- Insulated loft & ground floor.
- Dual flush mechanism toilets to reduce water consumption.
- Low energy lighting throughout.
- Varying boundary treatments.
- Multi point locking system to external doors.
- Cushion flooring to Kitchen, Utility, WC, Bathroom & Ensuites.
- Onsite visitor parking.

**Optional extras are available for purchase subject to plot and house build stage, please ask your sales advisor**



# Your Home Your Choice

# Select from our range of choices

Item	Build Stage	Price
<b>Flooring</b>		
Amtico flooring	2nd fix	POA
Carpets	2nd fix	POA
Matwell to main entrance up to 100cm x 100cm	2nd fix	£150.00

<b>Kitchens and worktops</b>		
Kitchen worktop upgrade laminate to quartz	1st fix	POA
Utility worktop upgrade laminate to quartz	1st fix	POA
Kitchen hob glass 60cm splashback upgrade to quartz	1st fix	£750.00
Kitchen window sill in quartz up to 90cm	1st fix	£750.00
Upgrade kitchen units	1st fix	POA
Integrated undercupboard LED lighting	1st fix	£175.00
Integrated kitchen unit door, handle & long Plinth	1st fix	£275.00

<b>Bathroom</b>		
Chrome heated towel rail	1st fix	£250.00
Half height wall tiling to cloakroom	2nd fix	POA
Full height wall tiling to cloakroom, bathroom or ensuite	2nd fix	POA

<b>External</b>		
Turf to rear garden	1st fix	POA
Additional External PIR light	1st fix	£175.00
Additional Outside tap	Reservation	£175.00
Additional External double power point	1st fix	£175.00
Garage personnel door (where applicable)	Reservation	£1,350.00
Remote control electric garage roller door	1st fix	£1,495.00

Item	Build Stage	Price
<b>General</b>		
Additional pendant light	1st fix	£75.00
Additional LED spot light	1st fix	£100.00
Additional TV point	1st fix	£120.00
Additional single socket	1st fix	£100.00
Additional double socket	1st fix	£120.00
Additional double socket with USB point	1st fix	£175.00
Digital TV aerial	1st fix	From £225.00
Sliding mirrored wardrobe up to 1.8m with hanging rail & shelf	1st fix	£1,550.00
Sliding mirrored wardrobe from 1.8m—2.4m with hanging rail & shelf	1st fix	£1,950.00
Grey or Almond White paint to walls throughout (except bathrooms)	1st fix	POA
Cat5 cabling	Roof	POA
Smart Home Heating system	Reservation	POA
Holdenby Oak internal doors	1st fix	£120.00 per door
Designer radiator	1st fix	POA



All prices and products are correct at the time of going to print but are subject to change without prior notice. Availability of ALL options is subject to housetype and build stage. Please speak to your sales consultant for details on current availability. Rose Homes reserves the right to alter specification and offering without prior notice. Prices are inclusive of VAT (where applicable). A minimum of 50% non-refundable deposit is required on ALL extras.



# WHAT IS NEAR TO ME

## SURROUNDING AREAS AND BEYOND

### ON FOOT

- Bus Stop 0.17 miles
- Secondary school 0.29 miles
- Public House 0.30 miles
- Post Office 0.39 miles
- Doctors Surgery 0.44 miles
- Dental Practice 0.51 miles
- Tesco Express 0.52 miles
- Library 0.52 miles
- Chinese Takeaway 0.52 miles
- Primary School 0.62 miles
- Sports Centre 0.75 miles
- Nature Reserve 0.87 miles
- Lake 0.91 miles

### BY CAR

- Bluntisham Town Centre 2.6 miles
- Lakeside Lodge Golf 3.0 miles
- St Ives Town Centre 4.9 miles
- Huntingdon Town Centre 9.2 miles
- A14 Junction Huntingdon 15.0 miles
- A1 Junction Huntingdon 15.0 miles
- Cambridge Town Centre 21.2 miles
- Peterborough Town Centre 21.5 miles
- M11 26.8 miles
- Rushden Lakes Shopping 33.4 miles
- Stanstead Airport 45.2 miles
- Luton Airport 51.0 miles
- London 72.7 miles

### DISTANCE TO TRAIN STATION

- Huntingdon 9.4 miles
- St Neots 17.4 miles
- Peterborough 21.1 miles

### BY RAIL (FROM HUNTINGDON)

- London Kings Cross 1 hr 11 minutes
- Leeds 1 hr 56 minutes
- Norwich 2 hrs 10 minutes
- Birmingham 2 hrs 18 minutes
- Newcastle 2 hrs 29 minutes

### BY BUS (Dews Service 21)

- Monday - Friday St Ives, Ramsey, Earith

ROSE HOMES (EA) LIMITED

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