



Manor Farm, Stretham, CB6 3NY

CHEFFINS

Manor Farm

Newmarket Road, Stretham,
CB6 3NY

3 2 1

Guide Price £465,000



*** SHOW HOME NOW OPEN (BY APPOINTMENT) ***

Plot 83 The Harlock. A stunning collection of 2, 3 and 4 bedroom homes situated in the picturesque village of Stretham and finished to a high specification.

The Harlock offers a spacious floor plan where you can enjoy a generously sized living and dining room complete with vaulted ceilings and a stunning open plan kitchen, with a showpiece island and skylight and access through to the utility room that has direct garden access. This luxury property has three generous bedrooms, two of which have floor-to-ceiling windows that flood the space with light. The principal bedroom also has a vaulted ceiling and is complete with its own en-suite. This high specification bungalow also includes under-floor heating.





LOCATION

Stretham combines the peacefulness and picturesque scenery of the countryside with easy connectivity to Ely and Cambridge. This Cambridgeshire village offers a strong sense of community and is home to a primary school, a pub, a post office and a petrol station. Stretham's idyllic rural location means that you can enjoy peaceful walks around its many fields, or alongside the Great Ouse River that runs along the village's eastern border. It is also the perfect location for keeping the whole family entertained with great days out at The Old Engine, The Animal Experience, and all the celebrations and activities of Stretham's yearly Feast that takes place in May and has done since 1987. Stretham is a quaint village and one that invites you to stay.

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THE DEVELOPMENT

The variety of homes in the rural area gives the development a fitting sense of character and care. Phase Four of the Manor Farm development includes 15 private homes ranging from bungalows to detached properties with either two, three, or four bedrooms and plenty of green space, offering something to suit

different tastes and household sizes.

The Manor Farm development features high-quality, stylish and functional homes at the edge of a community-focused village. Stretham is located next to the A10, which offers easy access to Ely and Cambridge, and has good bus links to both cities, making Manor Farm an ideal location for commuters.

LARAGH HOMES

The word 'Laragh' derives from the Gaelic wording meaning 'a place of special significance to a person.' Laragh Homes strives to build homes that provide exactly that. At Laragh Homes, we build properties with their surroundings and communities in mind. We always aim to embrace new designs and adapt to build successful and sustainable properties. However, a property shouldn't just be cut from a mould, we want every home we develop to feel special. With each project, we consider the materials we use and the finite details such as the types of plants and trees planted on the property. As a result, each project is designed to enhance and reflect the character of the location.

The experienced team can tailor each

project to meet the individual requirements and complement the surrounding area. We guide the entire development process from the acquisition and planning right through to the designing, building, sales, and aftercare. Meaning you can rest assured knowing we create Computer generated image. high-quality properties that are built to last.

MATERIAL INFORMATION

Tenure - Freehold

Length of lease - n/a

Annual ground rent amount - n/a

Ground rent review period - n/a

Estate charge amount - approximately £490 per annum (to be confirmed)

Estate charge renewal period - annually

Council tax band - not yet assessed

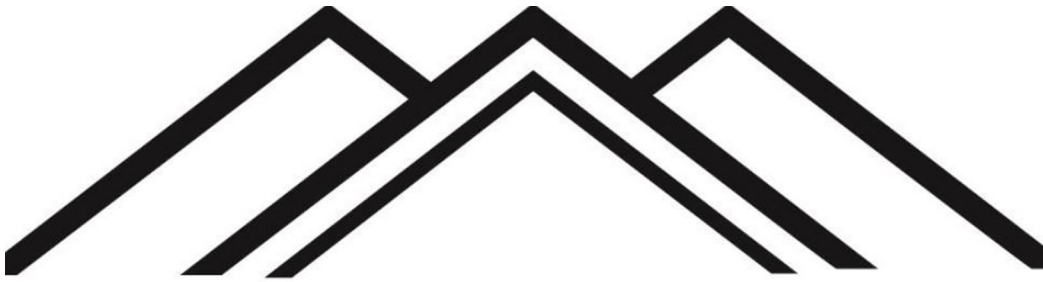
AGENTS NOTE

The internal images contained within these particulars are of the show home on site and are intended for use as guidance only as to the finished specification.

CONTACT

Please contact manorfarm@cheffins.co.uk to register your interest.






LARAGH
— HOMES —

MANOR
FARM
STRETHAM





LABCO

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

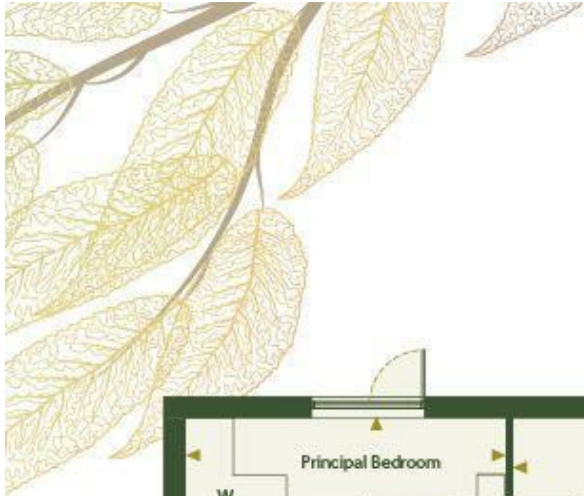


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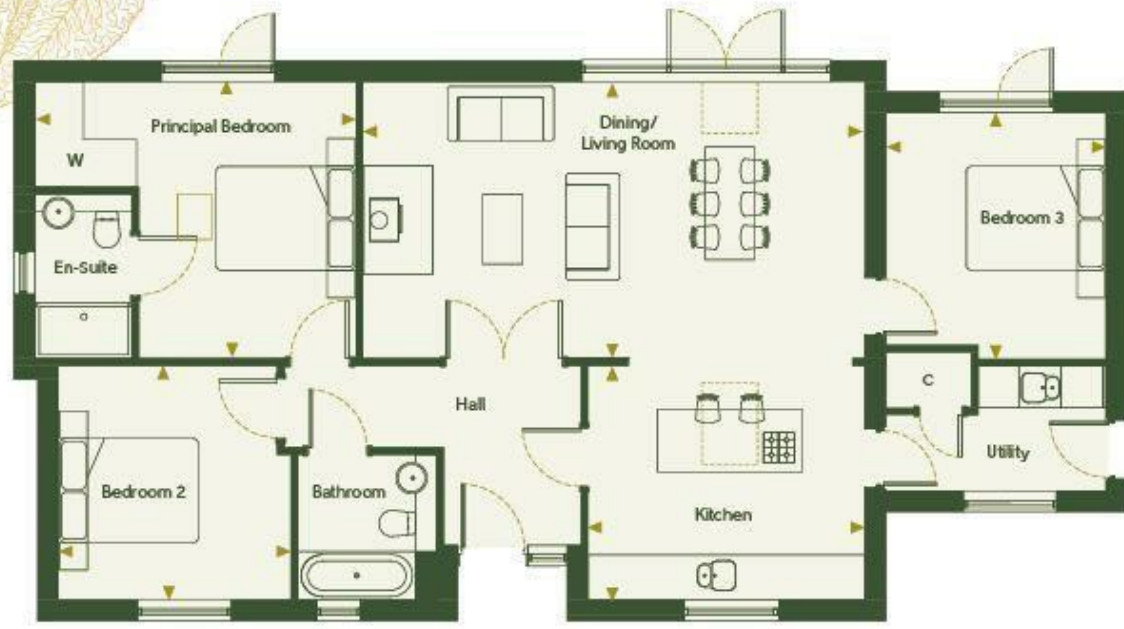
Tenure - Freehold

Council Tax Band -

Local Authority -



Loft Hatch
Sky Light
Note: Floorplans are not to scale



GROUND FLOOR

25 Market Place, Ely, CB7 4NP | 01353 654900 | cheffins.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.