

TROY
HOMES



DAMSON CLOSE

Whitecroft Road, Meldreth SG8 6GS



Damson Close

Surrounded by lush green Cambridgeshire countryside, at the edge of the thriving community of Meldreth, Damson Close is a new model for modern village living. Combining a unique opportunity to embrace an idyllic rural lifestyle – while still close enough to Cambridge to enjoy the pleasures of a historic university city – it is the perfect place to settle and to put down roots.

Just a short walk from Meldreth station, this exclusive collection of just nine three, four and five bedroom family homes has been sensitively planned to create a secluded, relaxed environment, with communal areas that are creatively landscaped to optimise the open space.

All the appeal of village life

A picturesque parish church, dating back to the 12th century, a testament to village justice in times past...



Straddling the Prime Meridian, Meldreth is a thriving village in the best tradition of English rural communities. With a friendly local pub within walking distance of your home, local convenience store and clubs and societies, it is an enormously welcoming village that takes advantage of its tranquil, leafy location. Explore the local farm shops, while less than a mile away, the neighbouring village of Melbourn hosts a further choice of pubs, cafes and takeaways; Sheene Mill, a magnificent 16th century mill house overlooking the River Mel, is an ideal setting for Sunday lunch or afternoon tea. Melbourn's expanding Science Park is home to international employers AstraZeneca and TTP, while the acclaimed Addenbrooke's Hospital is nearby, part of Cambridge's thriving Biomedical Campus.



The bustling market town of Royston is just four miles away: supplementing the eclectic range of independent retailers and high street names, the traditional twice-weekly market offers fresh produce and more, in addition the town's diverse selection of restaurants, cafes and gastro-pubs provide tastes from all corners of the globe. Other excellent amenities include a well-resourced library, a museum, a busy leisure centre and an award-winning park. From the May Fayre, the Royston in Blue fun run, the Kite Festival in August and the Arts Festival in September, there is something to entertain every member of the family throughout the year. Further afield, the university city of Cambridge is home to department stores, designer shopping and additional dining and culture.

Country living close to town and city



Damson Close is ideally located 0.2 miles from Meldreth train station.

The village benefits from its own highly regarded primary school, while nearby Melbourn Village College caters for 11–16-year-olds. Royston boasts a choice of primary schools, along with an academy and sixth form college. Cambridge is also easily accessible, with a number of well-regarded independent schools including Abbey College, King's College, The Leys and The Perse.

Leisure opportunities in Meldreth range from tennis and taekwondo to croquet and bowls, with a thriving Sunday football club, while 3-18 year olds are welcome at the Melbourn Dynamos FC. Cricket, rugby, hockey and squash are all popular, with Kingsway, Whaddon and Royston golf clubs just a few of many in the area.

Meldreth has its own nature reserve, Melwood, which is ideal for shorter walks. In addition cyclists, horse-riders and hikers will enjoy exploring the ancient route of the Icknield Way. Alternatively, those who prefer to relax by the water can go fishing at Nash Lakes and Orchard Lake.



MELDRETH TRAIN STATION (0.2 MILES) TO:

Royston	4 mins
Cambridge	17 mins
Letchworth Garden City	17 mins
London King's Cross (with one change)	59 mins / 69 mins

DISTANCE BY CAR TO:

A10	1 mile
Royston	4 miles
National Trust Wimpole Estate	6 miles
Cambridge	10 miles
Newmarket	24 miles
London Stansted Airport	28 miles
London Luton Airport	30 miles

*Current train times shown are the fastest from trainline.com

Site Plan



- 3 BEDROOM HOMES
- 4 BEDROOM HOMES
- 5 BEDROOM HOMES

THE MERRYWEATHER



THE FARLEIGH



THE LANGLEY



THE GODSHILL



THE AYLESBURY



THE BRADLEY



THE FARLEIGH



THE SHEPHERD



The computer generated image of the site plan is indicative and tree positions to the perimeter edge may differ to those shown. Please refer to sales representative for final details.

THE MERRYWEATHER

Plot 1 | 4 bedroom home | 3,301 sq ft (306.7 sq m) NIA*



Ground Floor

	metric (mm)	imperial
Kitchen	5980 x 3520	19' 8" x 11' 7"
Family Room	5980 x 4430	19' 8" x 14' 7"
Utility	4550 x 2920	14' 11" x 9' 7"
Living Room	6290 x 5980	20' 8" x 19' 8"
Dining Room	5530 x 3200	18' 2" x 10' 6"
Study	4740 x 2960	15' 7" x 9' 9"
Garage	7100 x 6090	23' 3" x 19' 9"

First Floor

	metric (mm)	imperial
Bedroom 1 narrowing to	7950 x 5070 2380	26' 1" x 16' 8" 7' 10"
Dressing Room	2630 x 1400	8' 8" x 4' 7"
Bedroom 2	5330 x 3610	17' 6" x 11' 10"
Bedroom 3	5070 x 2590	16' 8" x 8' 6"
Bedroom 4	3820 x 3200	12' 7" x 10' 6"

*NIA - net internal area is taken to a minimum of 1500mm. Computer generated illustration is indicative of Plot 1. Floor plans are indicative. Dimensions are intended for guidance only and may vary by +/- 7.6mm/3". Please refer to sales representative for final details.

REDUCED CEILING HEIGHTS:
 1800mm - - - - - 2100mm - - - - - 2400mm - - - - -

KEY: ▲ - dimensions from / to. W - wardrobe, --- wardrobe as an optional extra.
 ES - en-suite. CTS - coats. CPD - cupboard. CYL - tank.
 M - bi-fold door. Number of doors dependent on opening and size.

THE FARLEIGH

Plots 2 & 7 | 3 bedroom homes | 1,467 sq ft (136.3 sq m) NIA*



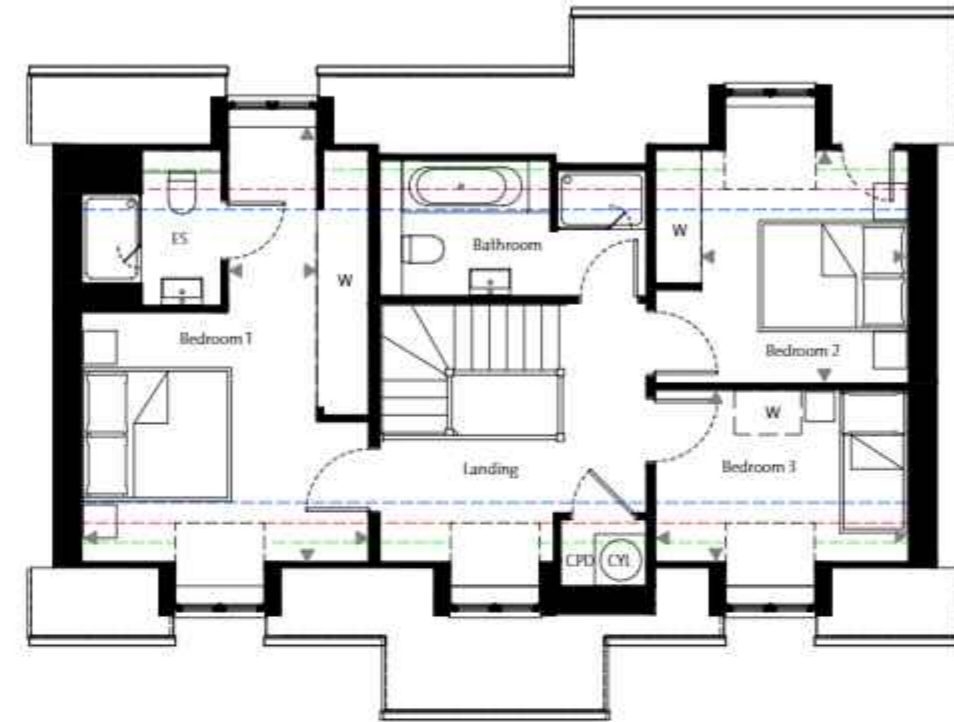
Ground Floor

	metric (mm)	imperial
Kitchen	3850 x 3050	12' 8" x 10' 0"
Utility	3140 x 2300	10' 4" x 7' 7"
Family/ Dining Room	3950 x 3850	13' 0" x 12' 8"
Living Room	6210 x 3870	20' 5" x 12' 9"
Garage	7100 x 3300	23' 3" x 10' 8"

First Floor

	metric (mm)	imperial
Bedroom 1	5870 x 3870	20' 5" x 12' 7"
narrowing to	5870 x 1200	20' 5" x 3' 11"
Bedroom 2	3420 x 3140	11' 2" x 10' 3"
Bedroom 3	3400 x 2300	11' 3" x 7' 7"

First Floor



Ground Floor



*NIA - net internal area is taken to a minimum of 1500mm. Computer generated illustrations are indicative main Plot 2 (inset Plot 7). Floor plans are indicative. Dimensions are intended for guidance only and may vary by +/- 76mm/3". Please refer to sales representative for final details.

REDUCED CEILING HEIGHTS:

1800mm - - - - - 2100mm - - - - - 2400mm - - - - -

KEY: & - dimensions from / to. W - wardrobe. - wardrobe as an optional extra. ES - en-suite. CTS - coats. CPD - cupboard. CYL - tank.

THE LANGLEY

Plot 3 | 5 bedroom home | 3,036 sq ft (282.1 sq m) NIA*



Ground Floor

	metric (mm)	imperial
Kitchen / Family Room	6210 x 5920	20' 5" x 19' 5"
Utility	3600 x 1970	11' 10" x 6' 6"
Living Room	6770 x 5470	22' 3" x 18' 0"
Dining Room	4370 x 4290	14' 4" x 14' 1"
Snug	3280 x 3000	10' 9" x 9' 10"
Study	3600 x 2960	11' 8" x 9' 7"
Garage	7100 x 6090	23' 3" x 19' 9"

First Floor

	metric (mm)	imperial
Bedroom 1	4750 x 3440	15' 7" x 11' 3"
Dressing Room	2430 x 2280	8' 0" x 7' 6"
Bedroom 2	5700 x 3080	18' 9" x 10' 2"
Bedroom 3 narrowing to	5400 x 3850 1700 x 1200	17' 7" x 12' 6" 5' 5" x 3' 9"
Bedroom 4	4520 x 3040	14' 10" x 10' 0"
Bedroom 5	4300 x 2840	14' 1" x 9' 4"

First Floor



Ground Floor



*NIA - net internal area is taken to a minimum of 1500mm. Computer generated illustration is indicative of Plot 3. Floor plans are indicative. Dimensions are intended for guidance only and may vary by + or - 76mm/3". Please refer to sales representative for final details.

REDUCED CEILING HEIGHTS:

1800mm - - - - - 2100mm - - - - - 2400mm - - - - -

KEY:

Δ - dimensions from / to. W - wardrobe. — wardrobe as an optional extra.

ES - en-suite. CIS - coats. CPD - cupboard. CYL - tank.

M - bi-fold doors. Number of doors dependent on opening and size.

THE GODSHILL

Plots 4 & 8 | 4 bedroom homes | 2,524 sq ft (234.5 sq m) NIA*



Ground Floor

	metric (mm)	imperial
Kitchen	5240 x 3190	17' 2" x 10' 6"
Family Room	6550 x 3940	21' 6" x 12' 11"
Utility	4.26 x 2.24	14' 0" x 7' 4"
Living Room	6210 x 4460	20' 5" x 14' 8"
Dining Room	3740 x 2870	12' 3" x 9' 5"
Study	2820 x 2360	9' 3" x 7' 9"
Garage	7100 x 6090	23' 3" x 19' 9"

First Floor

	metric (mm)	imperial
Bedroom 1	5230 x 3700	17' 1" x 12' 1"
Dressing Room	2600 x 1300	8' 5" x 4' 2"
Bedroom 2 narrowing to	4500 x 3370 2180 x 1800	14' 7" x 11' 1" 7' 1" x 5' 9"
Bedroom 3	4750 x 3270	15' 7" x 10' 9"
Bedroom 4	3710 x 3200	12' 2" x 10' 6"

First Floor



Ground Floor



*NIA - net internal area is taken to a minimum of 1500mm. Computer generated illustrations are indicative main Plot 4 (inset Plot 8). Floor plans are indicative. Dimensions are intended for guidance only and may vary by +/- 76mm/3". Please refer to sales representative for final details.

REDUCED CEILING HEIGHTS:

1800mm - - - - - 2100mm - - - - - 2400mm - - - - -

KEY: A - dimensions from / to. W - wardrobe. — wardrobe as an optional extra.
 ES - en-suite. CTS - coats. CPD - cupboard. CYL - tank.
 N - bi-fold doors. Number of doors dependent on opening and size.

THE AYLESBURY

Plot 5 | 5 bedroom home | 3,876 sq ft (360.1 sq m) NIA*



Ground Floor

	metric (mm)	imperial
Kitchen	6210 x 3900	20' 5" x 12' 10"
Family Room	8380 x 6210	27' 6" x 20' 5"
Utility	3650 x 2100	12' 0" x 6' 11"
Living Room	6700 x 4610	22' 0" x 15' 2"
Dining Room	4610 x 3370	15' 2" x 11' 1"
Study	4450 x 2230	14' 7" x 7' 4"
Garage	7050 x 6060	23' 2" x 19' 11"

First Floor

	metric (mm)	imperial
Bedroom 1	4890 x 3830	16' 1" x 12' 5"
Dressing Room 1	2780 x 2540	10' 0" x 8' 3"
Bedroom 2	8000 x 4880	26' 2" x 16' 0"
narrowing to	8000 x 2430	26' 2" x 7' 9"
Dressing Room 2	2670 x 1770	8' 7" x 5' 8"
Bedroom 3	5160 x 3840	16' 9" x 12' 6"
narrowing to	3840 x 3040	12' 6" x 10' 0"
Bedroom 4	5200 x 3830	17' 1" x 12' 7"
Bedroom 5	4480 x 3830	15' 1" x 12' 7"

*NIA - net internal area is taken to a minimum of 1500mm. Computer generated illustration is indicative of Plot 5.

Floor plans are indicative. Dimensions are intended for guidance only and may vary by + or - 76mm/3". Please refer to sales representative for final details.

REDUCED CEILING HEIGHTS:

1800mm - - - - - 2100mm - - - - - 2400mm - - - - -

KEY:

▲ - dimensions from / to. W - wardrobe. — wardrobe as an optional extra.
 ES - en-suite. CTS - coats. CPD - cupboard. CYL - tank.

M - bi-fold doors. Number of doors dependent on opening and size.

THE BRADLEY

Plot 6 | 5 bedroom home | 3,524 sq ft (327.4 sq m) NIA*



Ground Floor

	metric (mm)	imperial
Kitchen / Family Room	6770 x 5020	22' 2" x 16' 6"
Utility	3170 x 2480	10' 5" x 8' 2"
Snug	7350 x 3300	24' 2" x 10' 10"
Living Room	7900 x 4430	25' 11" x 14' 7"
Dining Room	4710 x 3960	15' 6" x 13' 1"
Study	4200 x 3170	13' 9" x 13' 0"
Garage	6710 x 6030	22' 0" x 19' 10"

First Floor

	metric (mm)	imperial
Bedroom 1	5850 x 5020	19' 3" x 16' 6"
Dressing Room	3300 x 2180	10' 8" x 7' 1"
Bedroom 2	4970 x 3310	16' 4" x 10' 10"
Dressing Room 2	3590 x 2780	11' 8" x 9' 1"
Bedroom 3	4430 x 3250	14' 7" x 10' 8"
Bedroom 4	4410 x 3050	14' 6" x 10' 0"
Bedroom 5	3660 x 2980	12' 0" x 9' 10"

*NIA - net internal area is taken to a minimum of 1500mm. Computer generated illustration is indicative of Plot 6. Floor plans are indicative. Dimensions are intended for guidance only and may vary by +/- 76mm/3". Please refer to sales representative for final details.

REDUCED CEILING HEIGHTS:
 1800mm - - - - - 2100mm - - - - - 2400mm - - - - -

KEY: A - dimensions from / to, W - wardrobe, --- wardrobe as an optional extra.
 E5 - en-suite, CTS - coats, CPD - cupboard, CYL - tank.
 M - bi-fold doors. Number of doors dependent on opening and size.

THE SHEPHERD

Plot 9 | 4 bedroom home | 2,886 sq ft (268.2 sq m) NIA*



First Floor



Ground Floor

Ground Floor

	metric (mm)	imperial
Kitchen/ Family Room	6770 x 5020	22' 3" x 16' 6"
Utility	3310 x 2480	10' 10" x 8' 2"
Snug	7190 x 3310	23' 7" x 10' 10"
Living Room	7900 x 4410	25' 11" x 14' 6"
Study	4200 x 3310	13' 9" x 10' 10"
Garage	7100 x 6090	23' 3" x 19' 9"

First Floor

	metric (mm)	imperial
Bedroom 1	5850 x 5020	19' 3" x 16' 6"
Dressing Room	3300 x 2190	10' 8" x 7' 2"
Bedroom 2	4430 x 3220	14' 7" x 10' 5"
Bedroom 3	4410 x 3050	14' 6" x 10' 0"
Bedroom 4	3660 x 2980	12' 9" x 9' 10"



*NIA - net internal area is taken to a minimum of 1500mm. Computer generated illustration is indicative of Plot 9. Floor plans are indicative. Dimensions are intended for guidance only and may vary by +/- 76mm/3". Please refer to sales representative for final details.

REDUCED CEILING HEIGHTS:
 1800mm - - - - - 2100mm - - - - - 2400mm - - - - -

KEY: A - dimensions from / to, W - wardrobe, --- wardrobe as an optional extra.
 ES - en-suite, CTS - cuts, CPD - cupboard, CYL - tank.
 M - bi-fold doors. Number of doors dependent on opening and size.

Specification



Kitchen

- High quality kitchen furniture in choice of colours*
- Quartz worktops and upstand in choice of colours*
- 3-1 hot tap
- Under cabinet and under counter LED lighting
- Soft close doors and drawers
- Integrated cutlery drawer

Plots 1, 3, 4, 5, 6, 8 & 9

- Two integrated single multifunction ovens
- Self-extracting black glass induction hob
- Integrated microwave
- Warming drawer
- Integrated larder fridge
- Integrated larder freezer
- Integrated dishwasher
- Integrated wine cooler
- 1.5 bowl under mounted sink
- Tiled flooring in choice of colours throughout kitchen/family room*

Plots 2 & 7

- Integrated single multifunction oven
- Black glass induction hob
- Integrated microwave
- Integrated extractor hood
- Integrated fridge/freezer 70/30 split
- Tiled flooring in choice of colours throughout kitchen/family room*

Utility Room

- High quality kitchen furniture in choice of colours*
- Quartz worktop and upstand*
- Freestanding washer/dryer
- Single bowl inset sink and tap
- Tiled flooring in choice of colours*



Bathroom & en-suites

- Villeroy & Boch sanitaryware with Hansgrohe taps and rain showers
- Chrome heated towel rail
- Mirrored wall cabinets including shaver socket with under cabinet PIR lighting
- Full height tiling around bath and shower enclosures and half height on all other walls with sanitaryware where appropriate
- Choice of wall tiles*
- Tiled flooring throughout in choice of colours*



Computer generated illustration of The Merryweather, plot 1, kitchen.
 * All specification is subject to change and availability at stage of construction. Photographs from a previous showhome.

Heating and Electrical

- Gas fired wet system underfloor heating to ground floor, compact radiators to first floor
- Mirrored radiator in dressing room to bedroom one in Plots 1, 3-6, 8 & 9
- Hot water cylinder
- LED downlighters
- Brushed chrome sockets throughout
- TV points in kitchen, dining, family, living room, study and bedrooms
- TV/SAT distribution system: sky cables coiled in loft, TV aerial provided
- Fibre broadband available (subject to connection by homeowner)
- CAT 6 cabling to kitchen, dining, living, family, study, bedroom one and first floor cupboard
- Master BT in hall cupboard and living room
- USB sockets in kitchen/family room, living room, study and bedrooms

Hallway

- Tiled flooring throughout in choice of colours with matwell*

Internal

- Dark grey contemporary front door with brushed chrome ironmongery and door bell
- Grey internal doors with brushed chrome handles
- All walls to be painted with Dulux paint, colour goose down
- Dressing room to bedroom one Plots 1, 3-6, 8 & 9
- Fitted wardrobes to bedroom one Plots 2 & 7
- Dressing room to bedroom two Plots 5 & 6
- Fitted wardrobes to bedroom two Plots 1-4, 8 & 9
- Grey external with white internal UPVC windows with chrome handles

External

- Six panel electric garage door
- Electric car charger
- Front and rear outside tap
- Front and rear double power socket
- Paved patio with turfed garden
- Outside lights

Guarantee

- NHBC 10 year warranty



About Troy Homes



Founded in 2015, Troy Homes specialises in small to medium sized developments across the South East of England. With an award winning team of experienced and skilled staff, Troy Homes' mission is to create homes that exceed customer expectations.

At Troy Homes, we have a passion for creating vibrant and sustainable communities, with aspirational homes that bring a sense of place to an area, through high quality design and meticulous attention to detail. Each of our sites is carefully selected with the customer at its heart. We involve architects and planning experts from day one, to ensure that our homes are well designed with excellent build quality and a specification to truly impress. From feasibility studies to detailed design through to the development, Troy Homes has a focus on the detail of each home, ensuring a scheme comes to life and complements its surroundings. Our personal and friendly approach, enables us to ensure each home is tailor-made to meet perceived customer needs.



DAMSON CLOSE, WHITECROFT ROAD, MELDRETH, ROYSTON SG8 6GS

It is not possible in a brochure of this nature to do more than give a general impression of the range, quality and variety of the homes we have on offer. The computer generated imagery, floor plans, configurations and layouts are included for guidance only. The properties may vary in terms of elevational design details, position/size of garage and materials used. Such changes are due to our commitment to creating homes of individual character, although similar to others. We operate a policy of continuous product development so there may be material differences between the accommodation depicted in our literature and that on offer on any particular development or different times during the progress of any development. Maps not to scale. Photographs are of the local area or are indicative lifestyle images. 06/23.





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