

Smarter renting
Brighter living

PENNY GREEN

Wintringham | St. Neots

2, 3 and 4 bedroom family homes to rent



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Penny Green living

Welcome to Penny Green,
a nature-inspired neighbourhood
of 126 new build rental homes,
designed for family living.

The homes at Penny Green are at the heart of Wintringham – the visionary extension of historic St Neots. An exciting new neighbourhood set in the Cambridgeshire countryside where green spaces are part of everyday life, and children walk to bright, modern primary schools just around the corner. A place where outdoor adventures, local amenities, and seamless connections — by road and rail — come together to make life flow effortlessly.

Choose your Penny Green home from the 2, 3 and 4 bedroom houses available. Every home newly built and waiting for you to make your own.



JOIN A BRAND NEW
**FLOURISHING
COMMUNITY**



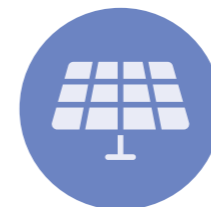


Thoughtfully crafted for modern family living

Our houses at Penny Green offer uplifting spaces where nature meets design — filled with natural light and calming views across the green, open neighbourhood and beyond.



Broadband



Energy efficient



Pet friendly



Neighbourhood services



EV charging



Off-street parking

Thoughtfully designed modern interiors create the perfect backdrop for your personal style while smart technology enhances everyday living – from broadband, energy-efficient appliances, rooftop solar panels and EV charging points for all residents.

The Penny Green neighbourhood is cared for by Encore, who trim the bushes, empty the bins in the communal areas and grit the pavements during cold weather.





Abundant activity

There's plenty to explore and discover in and around Wintringham from great places to eat and drink to family-friendly activities and attractions.



Wintringham Leisure Trail

The Wintringham Leisure Trail is a 3.5km trail that marked the opening of the first phase of Wintringham. As well as a circular walking and cycling route, the trail includes three fitness stations with a range of equipment and play-on-the-way features to encourage an active and healthy lifestyle for residents of all ages.

David Lloyd Leisure

A new addition to the neighbourhood, David Lloyd Leisure due to open in Autumn 2026, will provide Wintringham residents and neighbouring communities leading-edge health, fitness and wellness facilities. A planned state-of-the-art family-friendly club will feature a gym, heated indoor and outdoor swimming pools, exercise studios, soft play, racquet sport facilities and a spa. A members club room will be a great place to get together with family and friends.

Food Truck Fridays

Wintringham regularly welcomes a food truck to the Plaza outside Wintringham Primary School on a Friday evening. Meet with your neighbours and take your pick from a varied menu. You'll discover food for every taste from chicken katsu to chana masala, as well as classic burgers and pizzas.

St Neots Rowing Club and the Annual Regatta

Enjoy competitive or recreational rowing at St Neots Rowing Club, with squads for beginners, elite and senior levels, for men and women.

Everyone's invited to the Annual Regatta – bring a picnic blanket, get there for the races from 8am or camp for the whole weekend. Saturday night is party night and there's a BBQ on the Sunday.

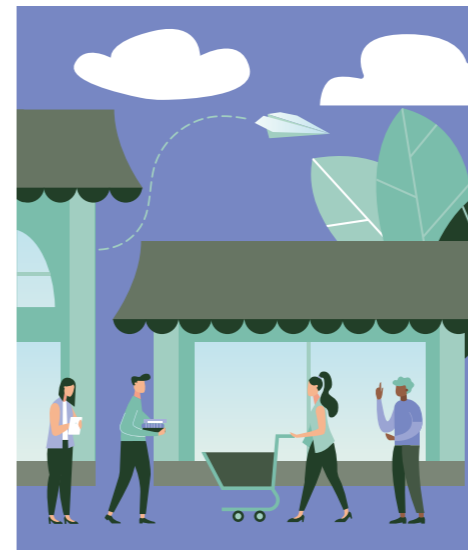


1.



LOW-RES

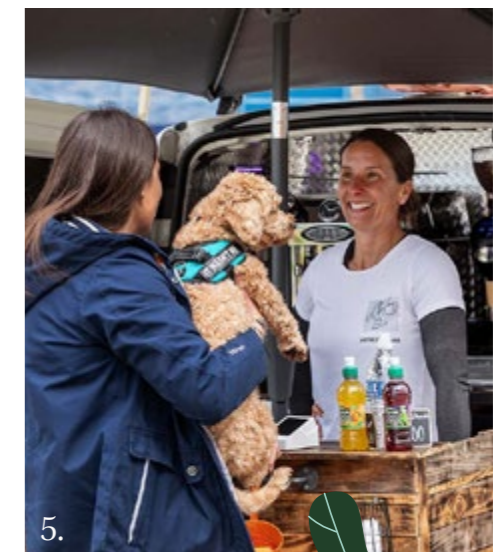
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1. Location
2. Location
3. Location

4. Location
5. Location





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4.

St Neots is Cambridgeshire's largest and fastest-growing town



5.

Il Gasarole

This Italian restaurant in St Neots serves up flavoursome rustic food that's freshly prepared and receives rave reviews. Choose from the homemade soup of the day, grilled tiger prawns, a selection of pizzas, pasta and risottos, as well as a delicious selection of steaks.

Bohemia Roasts

This micro coffee roastery in St Neots is a local favourite. They start with the green coffee bean and have expertise to share right through to the cup. Beans are sourced from all over the world for roasting in-house - there's even a Bohemia Roasts House Blend.

The Shake Hut

A small independent milkshake specialist serving up all your favourite flavours and more alongside a menu of burgers, brunches and delicious waffles.

St Neots Museum

Get to know the charming market town that Wintringham calls home with a visit to St Neots Museum. The museum showcases local treasures from Anglo Saxon coin hoards to historical prints, photographs and artefacts charting the area's rich history. The museum also hosts a varied programme of talks, walks and workshop.

1. Location
2. Location
3. Location

4. Location
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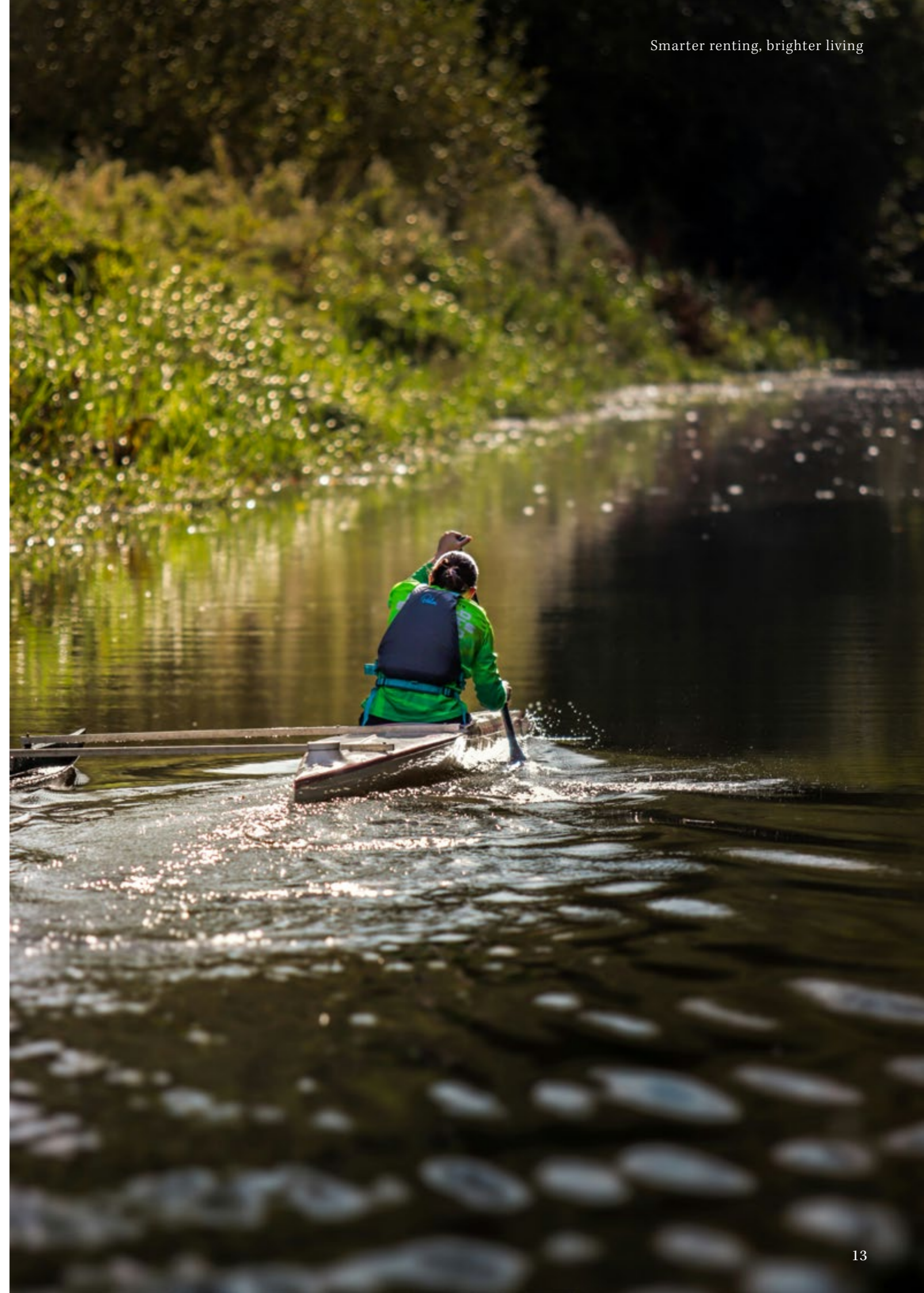
Escape outdoors

Nestled in the Cambridgeshire countryside, Wintringham is an inspiring and inviting place to live with sustainable living and wellbeing at its heart.

St Neots is on National Cycle Network Route 12

Thoughtful neighbourhood planning follows the natural rhythm of the lush landscape, incorporating beautiful parks and meeting places, where neighbours connect, children play and everyone can enjoy the great outdoors.

There's a wonderful atmosphere here with opportunities for both relaxation and activity. Enjoy a gentle meander along the walkways or a relaxing picnic on the green. For those seeking adventure a network of cycle paths means you can explore the local area on two wheels, or nearby rowing and canoeing clubs offer a chance to experience the beauty of the River Great Ouse from a whole new perspective.





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Elevating everyday

Penny Green homes have an enviable location at the heart of Wintringham, under a ten-minute walk from St Neots station and yet still surrounded by nature, including several dedicated spaces for watching and bringing you closer to wildlife.



7.

There are play parks in every direction. The newly built Wintringham Primary Academy with its expansive playing fields, is just around the corner. And when you're ready to explore, scenic walkways and nature-filled leisure trails are only moments from your doorstep.

Everyday essentials like food shops and cafés, are taking shape to the west of Wintringham, and with exciting new leisure facilities on the horizon there's even more to look forward to.

Continue your walk a little further and discover the streets of central St Neots, a historic market town where charm meets convenience.



1. Location
2. Location
3. Location

4. Location
5. Location
6. Location

7. Location







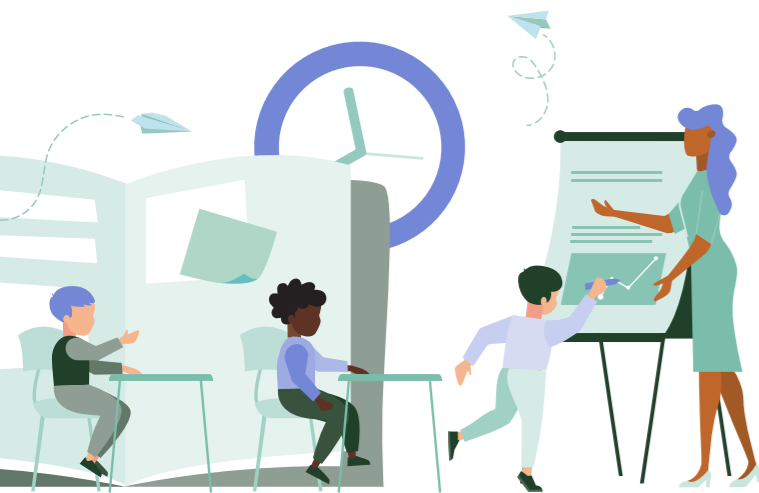
Creative learning

Wintringham Primary Academy is the first of two new schools for the Wintringham community, doors opened in September 2021.

The school's design is inspired by Forest School principles with all classrooms enjoying landscape views and centred around a woodland grove. These imaginative spaces match the teaching philosophy of Diamond Learning Partnership Trust, the organisation responsible for managing the school.

Every child is encouraged to achieve the highest possible standards through outstanding day-to-day teaching and assessment, an exciting, relevant and inspiring curriculum and excellent support for every child.

The second new primary will open in the next phase of Wintringham's development. After primary school, Wintringham's young people have the option to attend Ofsted Good rated Ernulf Academy, last inspected in January 2025.

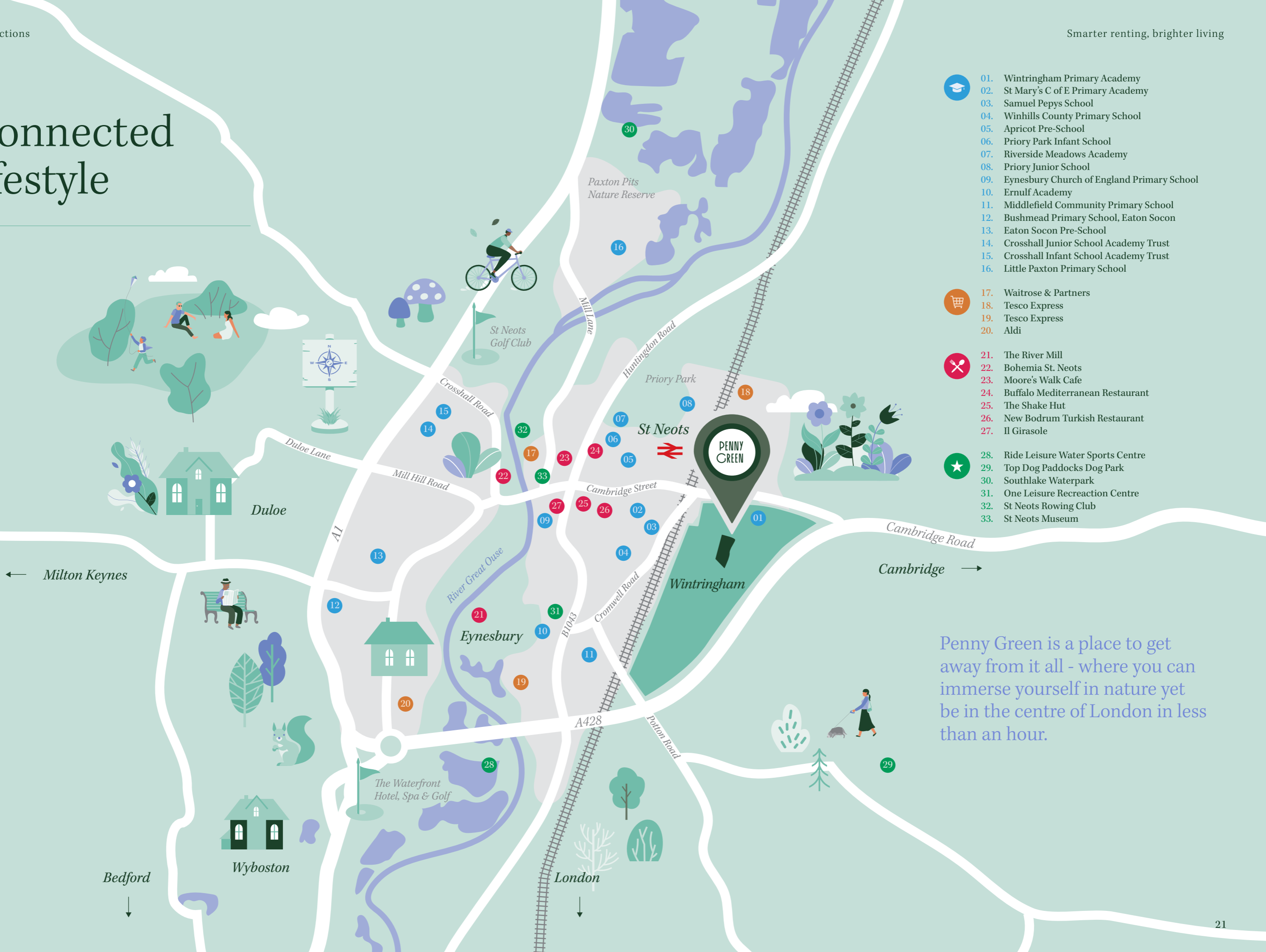


Forest School principles

Following the philosophy of 'Forest Schools', Wintringham's first primary school has been designed to help encourage and inspire pupils to develop confidence, self-esteem and skills through positive outdoor experiences in a woodland or natural environment.

The landscape design, categorised into four forest themed areas - The Grove, Forest Edge, Forest and The Clearing - creates a holistic learning environment.

Connected lifestyle



-  01. Wintringham Primary Academy
-  02. St Mary's C of E Primary Academy
-  03. Samuel Pepys School
-  04. Winhills County Primary School
-  05. Apricot Pre-School
-  06. Priory Park Infant School
-  07. Riverside Meadows Academy
-  08. Priory Junior School
-  09. Eynesbury Church of England Primary School
-  10. Ernulf Academy
-  11. Middlefield Community Primary School
-  12. Bushmead Primary School, Eaton Socon
-  13. Eaton Socon Pre-School
-  14. Crosshall Junior School Academy Trust
-  15. Crosshall Infant School Academy Trust
-  16. Little Paxton Primary School

-  17. Waitrose & Partners
-  18. Tesco Express
-  19. Tesco Express
-  20. Aldi

-  21. The River Mill
-  22. Bohemia St. Neots
-  23. Moore's Walk Cafe
-  24. Buffalo Mediterranean Restaurant
-  25. The Shake Hut
-  26. New Bodrum Turkish Restaurant
-  27. Il Girasole

-  28. Ride Leisure Water Sports Centre
-  29. Top Dog Paddocks Dog Park
-  30. Southlake Waterpark
-  31. One Leisure Recreation Centre
-  32. St Neots Rowing Club
-  33. St Neots Museum

Penny Green is a place to get away from it all - where you can immerse yourself in nature yet be in the centre of London in less than an hour.

Site plan

Take a look at options of different house types we can offer for rental at Penny Green.

← Wintringham Primary Academy
2 mins walk

Wintringham Hub
5 mins walk

St Neots Train Station
Under 10 mins walk

Smarter renting, brighter living

↑ Bret Play Park
2 mins walk

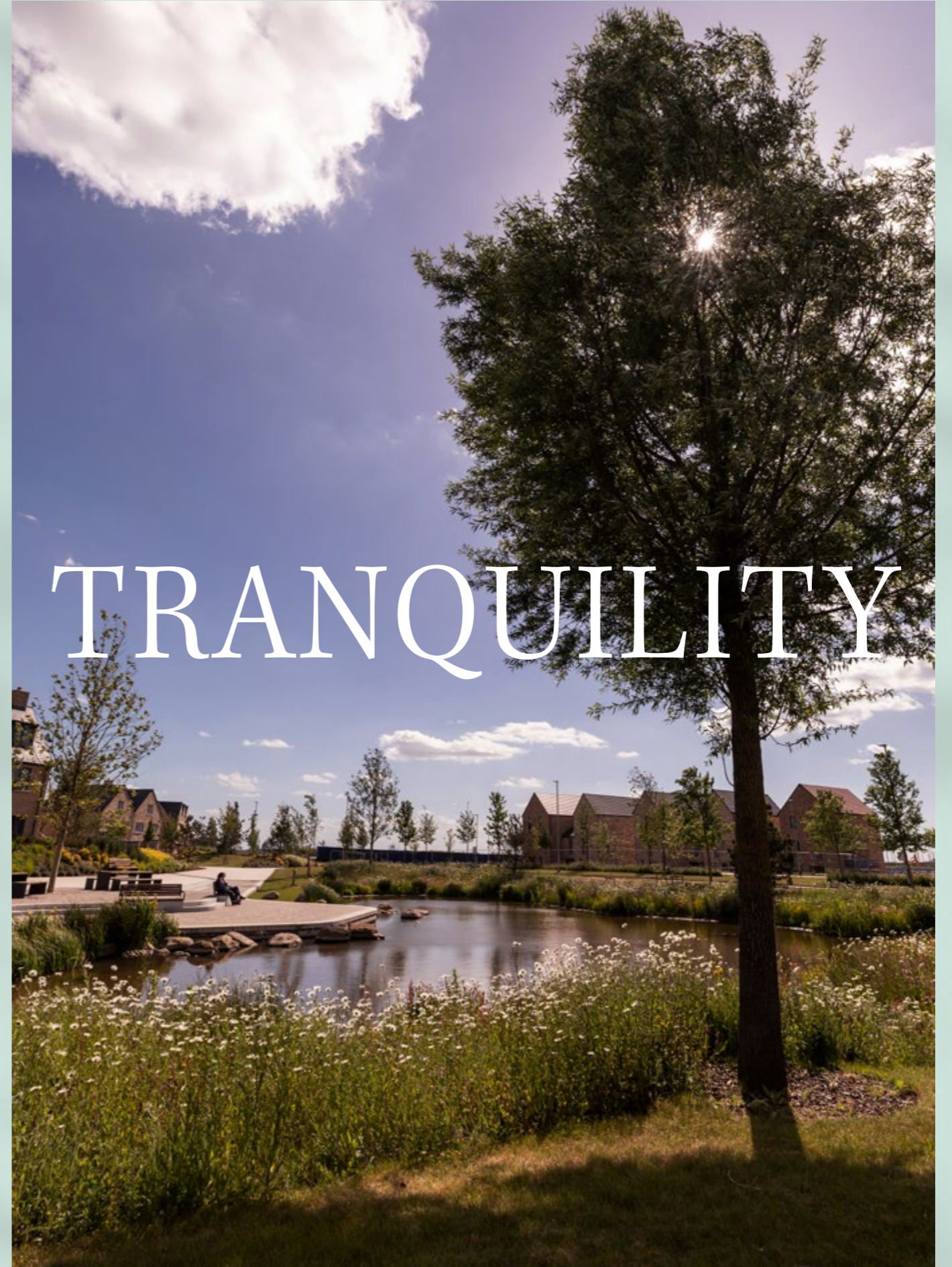


- 2 Bed FOG
- 2 Bed PRS
- 3 Bed PRS
- 4 Bed PRS
- Z Zero Bills
- ... Parking



Future David Lloyd
Leisure Centre
2 mins walk

→ Future Play Area
2 mins walk





Inspired interiors

Designed for comfort, shaped by you

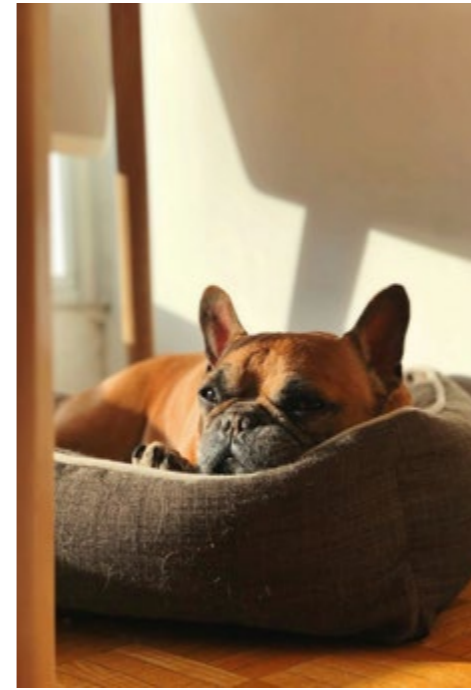
Thoughtful layouts create calm, welcoming spaces for everyday Penny Green living — from slow mornings to relaxed evenings.

Each room offers the flexibility to reflect your lifestyle. Whether it's a quiet home office, a cosy nook, or space to gather with loved ones, you'll have the freedom to make it truly yours.

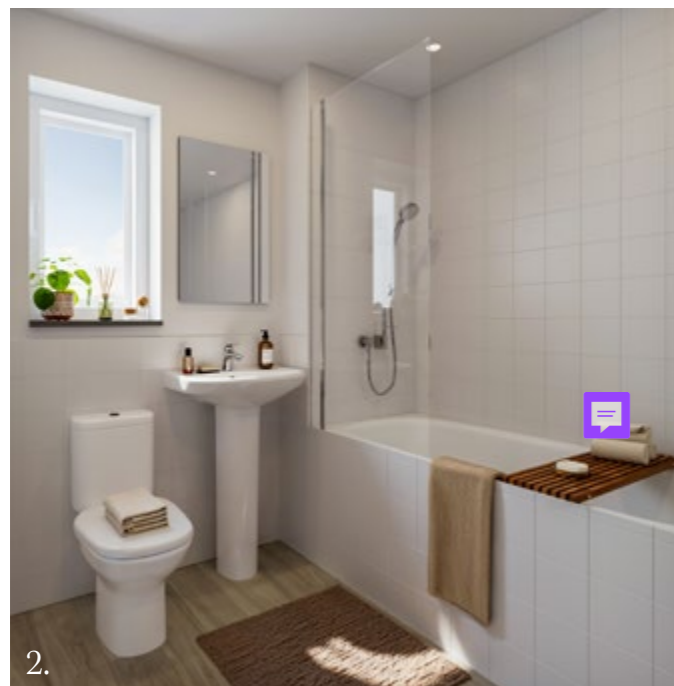
Living area



1.



Open-plan kitchens and living rooms, sleek bathrooms, offering you the space to live how you want — whether that's solo, with your family, or with your furry friend in tow.



2.



3.

1. Kitchen
2. Bathroom

3. Bedroom

Finishing touches & specifications

Kitchens

- Worktop upstands
- Kitchen units and appliances
- Symphony kitchens to all homes
- 40mm worktops
- Kitchen – 1 ½ bowl stainless steel sink with draining board
- Caple Crane 101 inset sink with Caple Swanson single lever chrome mixer tap
- Glass splashback to hob/wall extractor
- Electrolux single oven, induction hob and extractor
- Indesit fully integrated dishwasher, washer dryer and integrated 70/30 fridge freezer

Bathrooms, WCs and Ensuites

- Ceramic wall tiles Porcelensa
- One course splash back above wash hand basin, including tiled window sills where applicable
- All sanitary ware by Ideal Standard or similar
- All brassware by Ideal Standard or similar
- Mirrored wall mounted cupboard to bathroom and ensuites
- Bathroom with shower over bath
- Half height wall tiling to sanitaryware walls, full height around bath

Ensuite (where applicable)

- Full height wall tiling to shower enclosure
- One course splash back above wash hand basin

Bedrooms wardrobes

- Wardrobes space to master bedroom and all double bedrooms

Floor finishes

- Tarkett vinyl flooring to bathroom and ensuite
- Drayton twist/heathers carpets inc 9mm underlay to bedrooms, stairs and landings
- LVT to lounge, hallways, kitchens and WC

Windows

- All windows double glazed (Anthracite)
- Obscured glazing to bathroom window locations

Blinds

- Roller blinds to front facing windows
- Blackout roller blinds to all bedroom windows
- Battens to all habitable rooms



Lighting

- White recessed downlighters to kitchens, bathroom and ensuites. Batten light fitting to WC
- Pendant light fittings to all other rooms
- Front entrance door fitting 'dusk till dawn' sensor, colour black, with an internal manual override switch

General

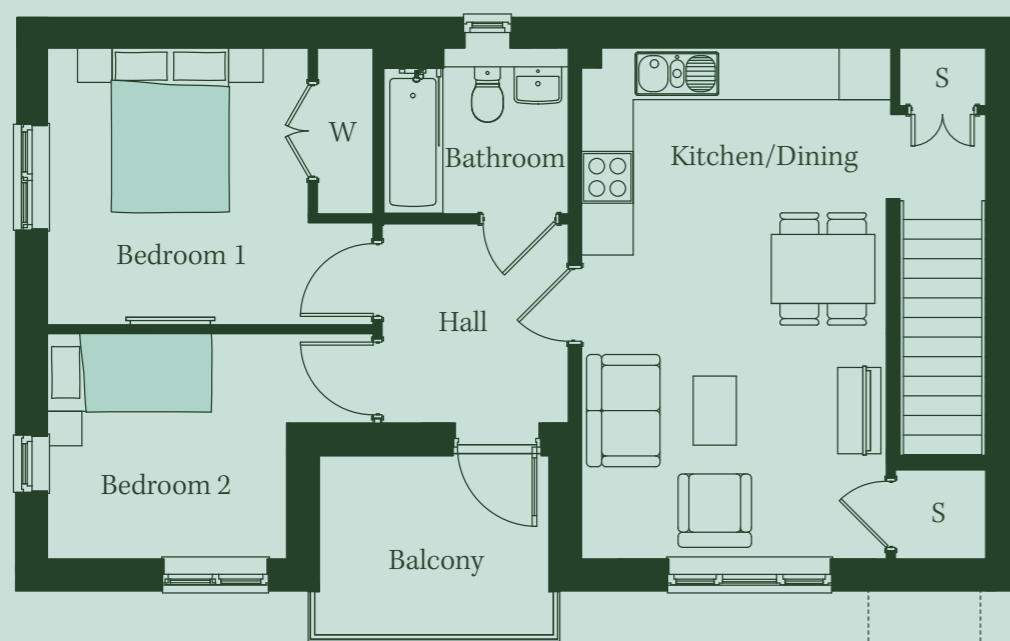
- Data point to lounge and master bedroom
- Digital cabling to suit terrestrial/digital TV in the lounge and bedroom one. Aerial not provided
- Wiring only for future EV charging (OHME charging unit supplied and fitted to all units)
- Ducting provided from plot to approved charging location where divorced from house (Charger posts supplied and fitted to some units with no suitable side elevation)
- Smoke detectors
- Shaver socket to bathrooms and ensuite (where applicable)
- Doorbell to the front entrance

Outside space

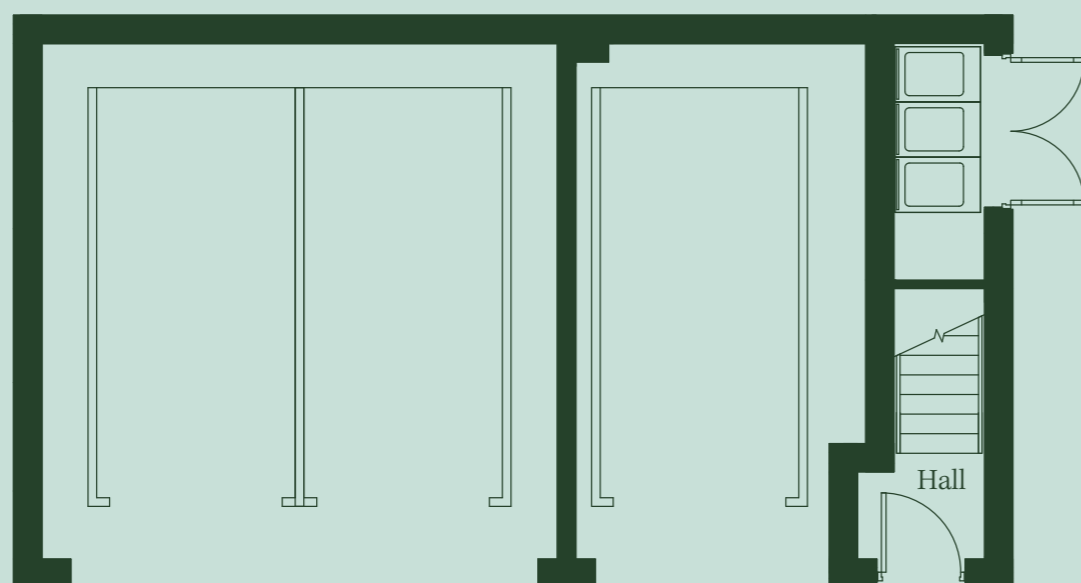
- Private garden to all homes
- 6 x 4 apex shiplap sheds supplied and installed on buff riven paving slab base

Coot

Two bedroom house
Plots: 3, 19*, 20 & 144*



First Floor

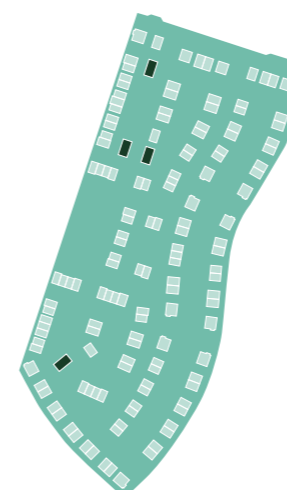


Ground Floor

KEY
S = Store
W = Wardrobe
*Handed



House locator



Dimensions

Kitchen/Dining	4.67m x 3.20m	15'4" x 10'6"
Living Room	3.53m x 2.74m	11'7" x 9'0"
Bedroom 1	3.76m x 3.20m	12'4" x 10'6"
Bedroom 2	3.81m x 2.61m	12'6" x 8'7"
TOTAL INTERNAL AREA:	68 sq m	732 sq ft
Balcony	XXm x XXm	XX'X" x X'X"

Disclaimer

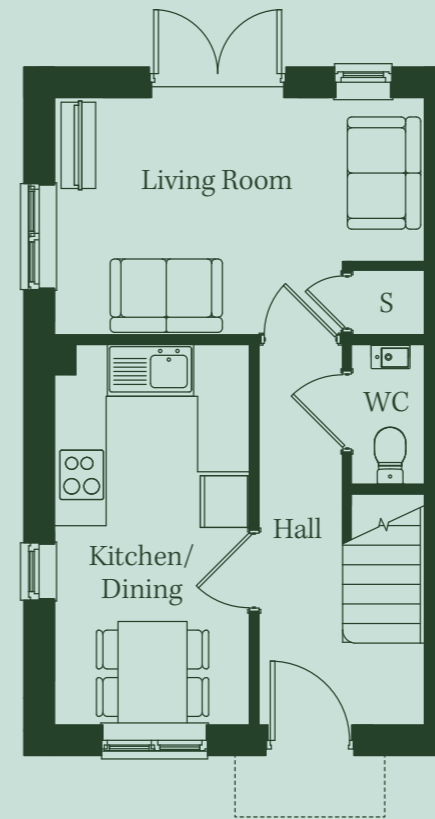
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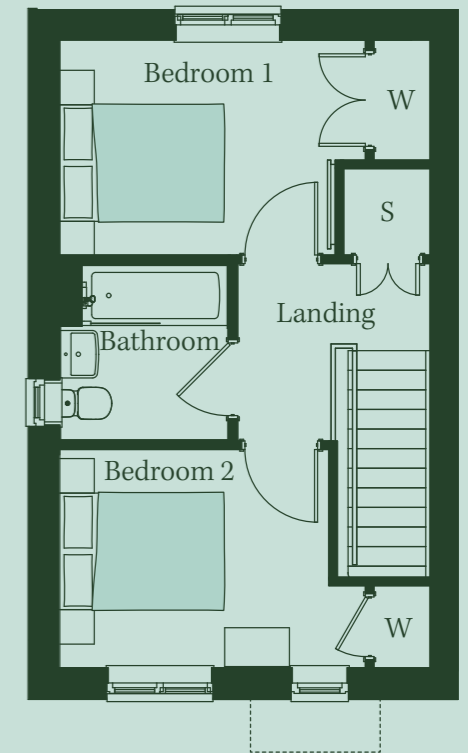
Goldfinch

Two bedroom house

Plots: 38, 39^z, 40, 70, 71^z, 72, 105, 106^z & 107

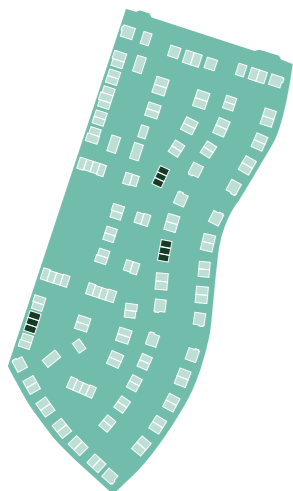


Ground Floor



First Floor

House locator



Dimensions

Kitchen/Dining	4.39m x 2.26m	14'5" x 7'5"
Living Room	4.29m x 2.74m	14'1" x 9'0"
Bedroom 1	3.55m x 2.54m	11'8" x 8'4"
Bedroom 2	3.55m x 2.49m	11'8" x 8'2"
TOTAL INTERNAL AREA:	63 sq m	678 sq ft
Garden	XXm x XXm	XX'X" x X'X"

Disclaimer

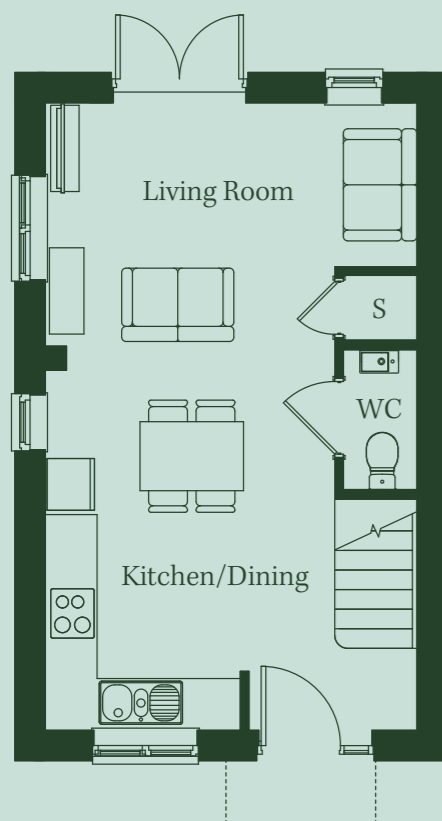
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 z Zero Bills

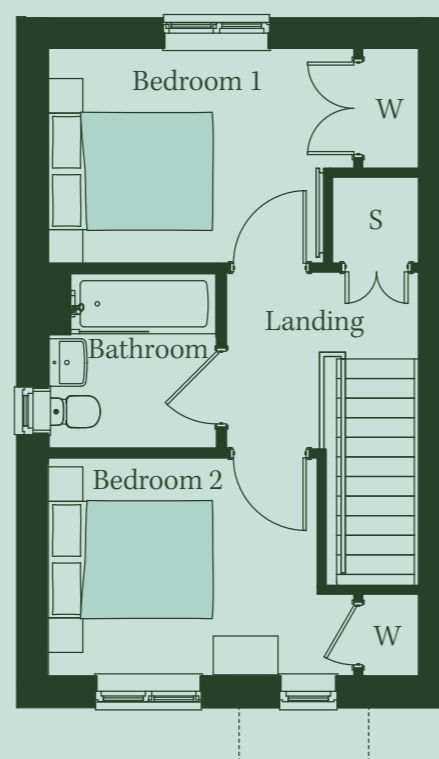
Kestrel

Two bedroom house

Plots: 16, 17, 100, 101, 141 & 142



Ground Floor

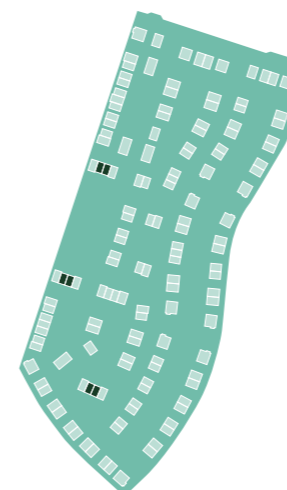


First Floor

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House locator



Dimensions

Kitchen/Dining	4.39m x 4.29m	14'5" x 14'1"
Living Room	4.29m x 2.74m	14'1" x 9'0"
Bedroom 1	3.55m x 2.54m	11'8" x 8'4"
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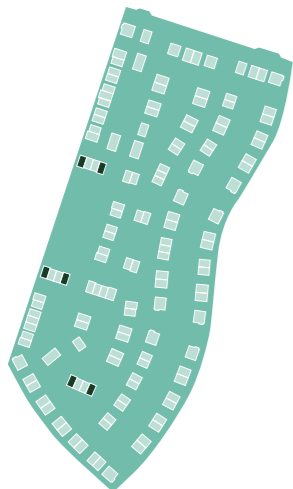
Linnet

Two bedroom house

Plots: 15, 18, 99, 102, 140 & 143



House locator

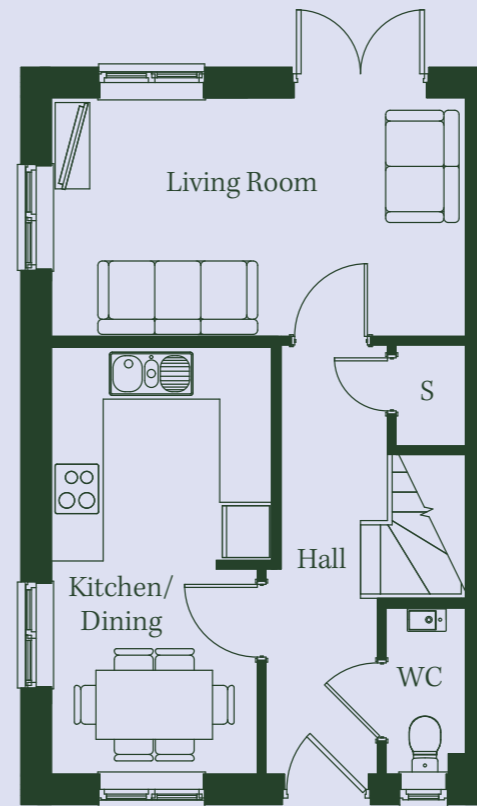


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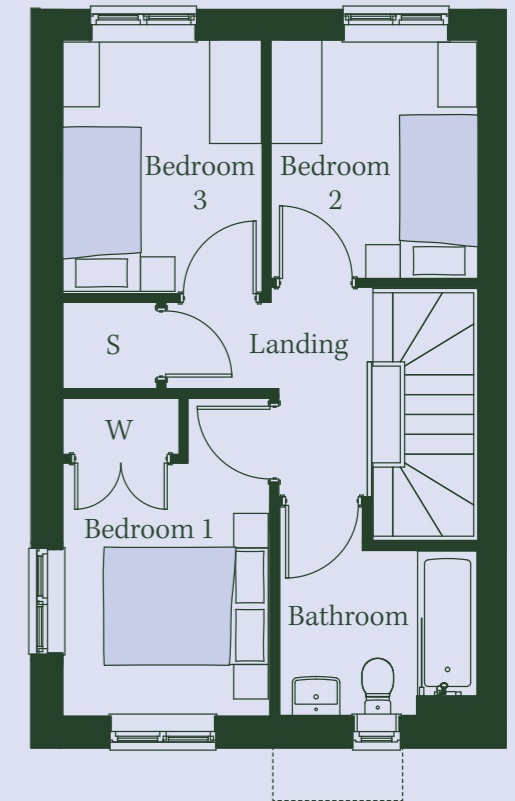
Kitchen/Dining	4.95m x 2.54m	16'3" x 8'4"
Living Room	4.80m x 2.77m	15'9" x 9'1"
Bedroom 1	3.68m x 2.39m	12'1" x 7'10"
Bedroom 2	2.95m x 2.30m	9'8" x 7'7"
Bedroom 3	2.77m x 2.39m	9'1" x 7'10"
TOTAL INTERNAL AREA:		
	76 sq m	818 sq ft
Garden	XXm x XXm	XX'X" x X'X"

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Ground Floor



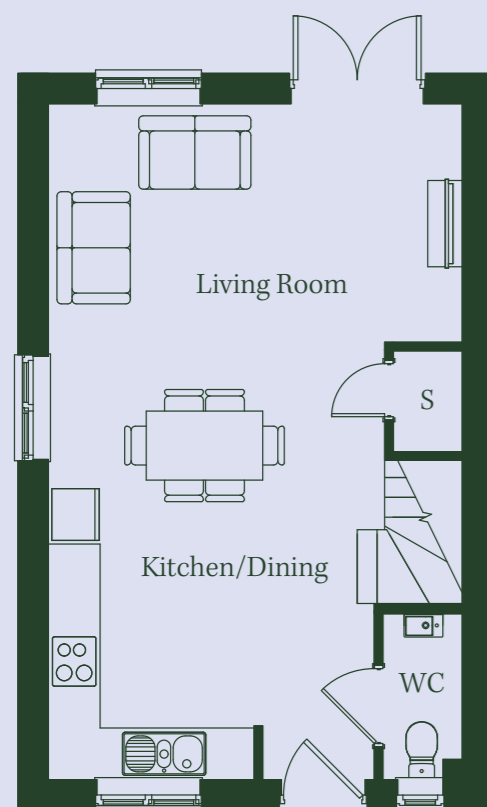
First Floor

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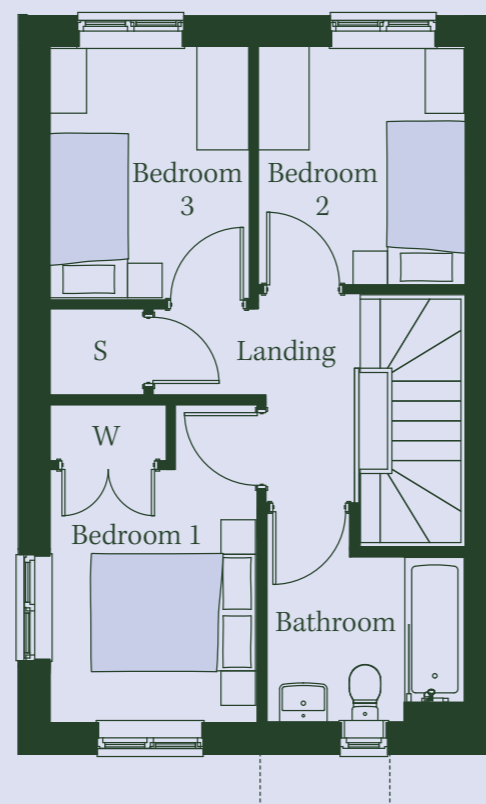
Grebe

Three bedroom house

Plots: 21, 76, 78, 83^{*z}, 85, 103 & 109*



Ground Floor

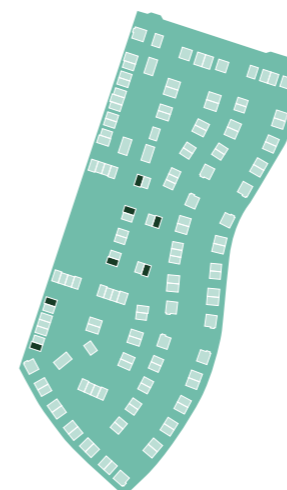


First Floor

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z Zero Bills



House locator



Dimensions

Kitchen/Dining	5.05m x 3.78m	16'7" x 12'5"
Living Room	4.75m x 2.77m	15'7" x 9'1"
Bedroom 1	3.68m x 2.39m	12'1" x 7'10"
Bedroom 2	2.95m x 2.30m	9'8" x 7'7"
Bedroom 3	2.77m x 2.39m	9'1" x 7'10"
TOTAL INTERNAL AREA:	76 sq m	818 sq ft
Garden	XXm x XXm	XX'X" x X'X"

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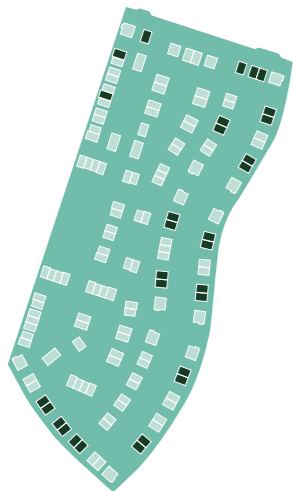


Bunting

Three bedroom house

Plots: 2, 4, 9*, 44^z, 45^z, 48*^z, 49^z, 50^z, 52^z, 53^z, 56^z, 57^z, 60^z, 61^z, 64^z, 65^z, 68^z, 69^z, 73^z, 74^z, 113^z, 114^z, 115^z, 116^z, 117^z, 118^z, 122^z, 123^z, 128^z & 129^z

House locator

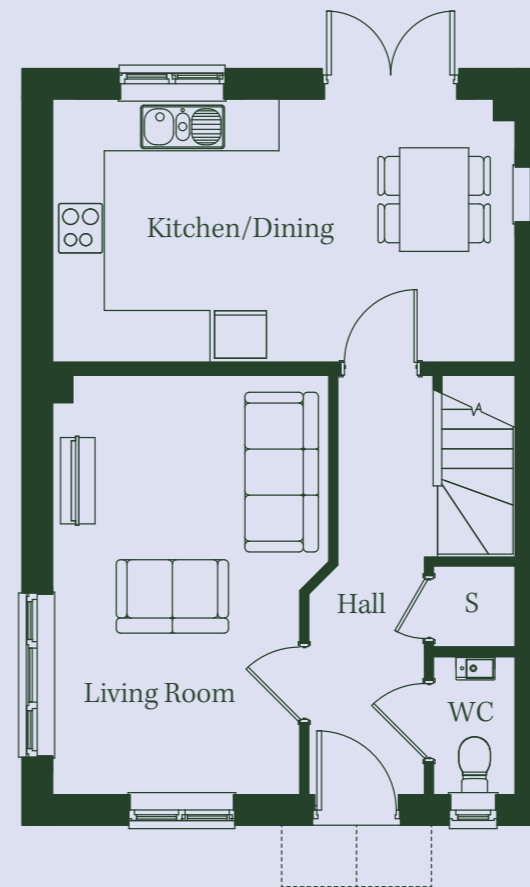


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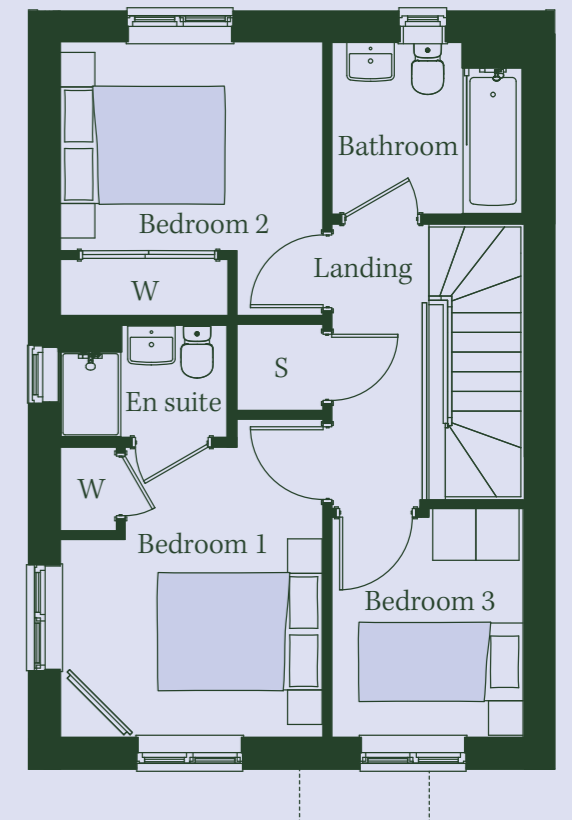
Kitchen/Dining	4.85m x 3.20m	15'11" x 10'6"
Living Room	5.36m x 3.05m	17'7" x 10'0"
Bedroom 1	3.84m x 3.05m	12'7" x 10'0"
Bedroom 2	3.68m x 3.05m	12'1" x 10'0"
Bedroom 3	2.64m x 2.31m	8'8" x 7'3"
TOTAL INTERNAL AREA:	85 sq m	915 sq ft
Garden	XXm x XXm	XX'X" x X'X"

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Ground Floor



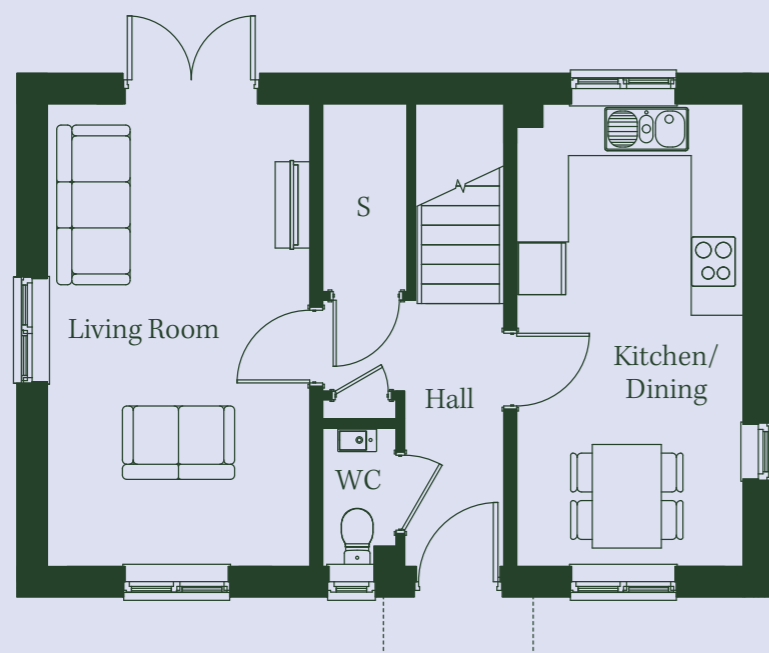
First Floor

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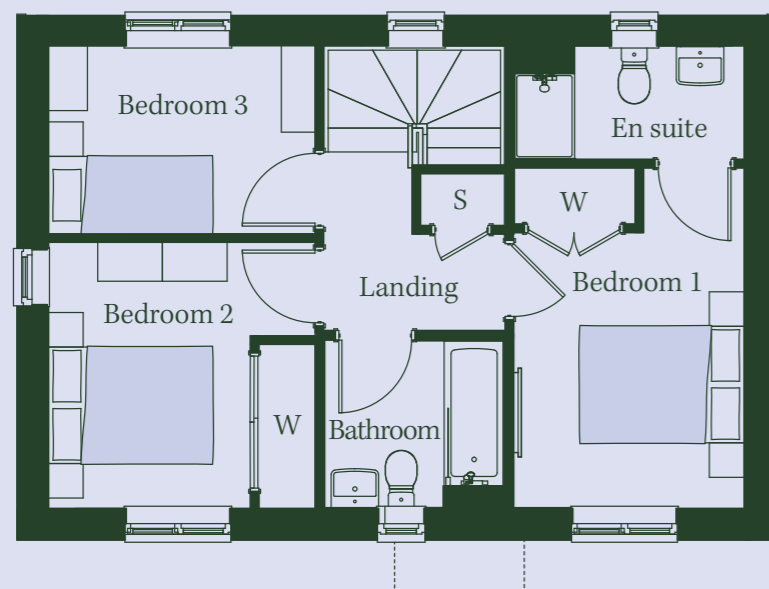
Wagtail

Four bedroom house

Plots: 23^z & 92^z

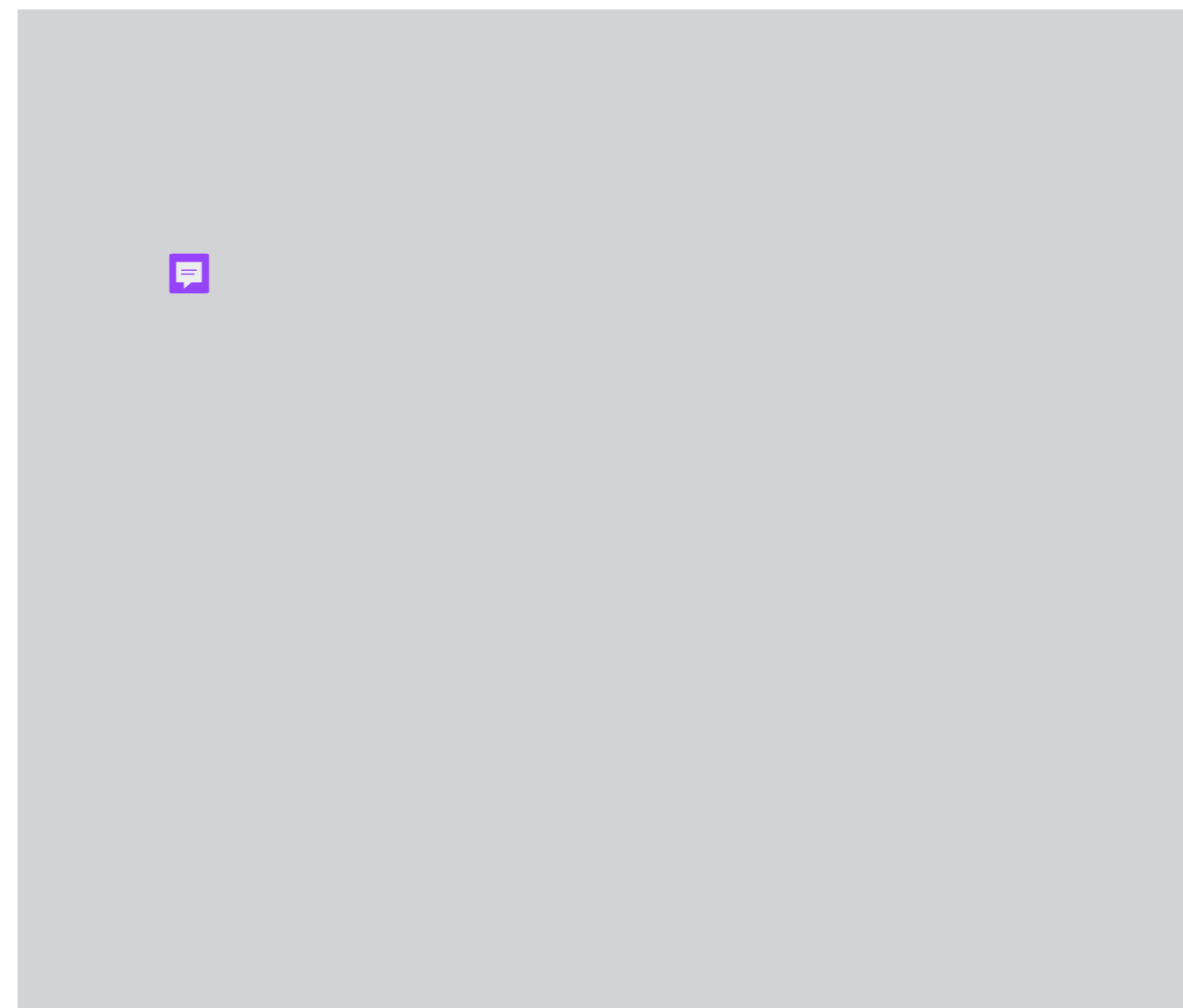


First Floor

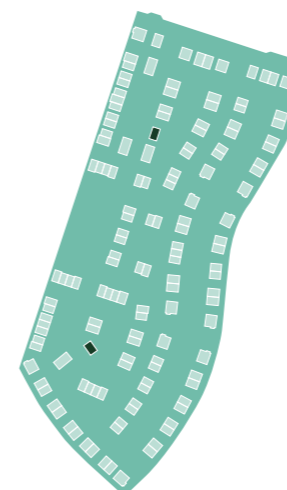


Ground Floor

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^z Zero Bills



House locator



Dimensions

Kitchen/Dining	5.36m x 2.61m	17'7" x 8'7"
Living Room	5.36m x 3.05m	17'7" x 10'0"
Bedroom 1	3.09m x 3.07m	10'2" x 10'1"
Bedroom 2	3.94m x 2.67m	12'11" x 8'9"
Bedroom 3	3.10m x 2.18m	10'2" x 7'2"
TOTAL INTERNAL AREA:	85 sq m	915 sq ft
Garden	XXm x XXm	XX'X" x X'X"

Disclaimer

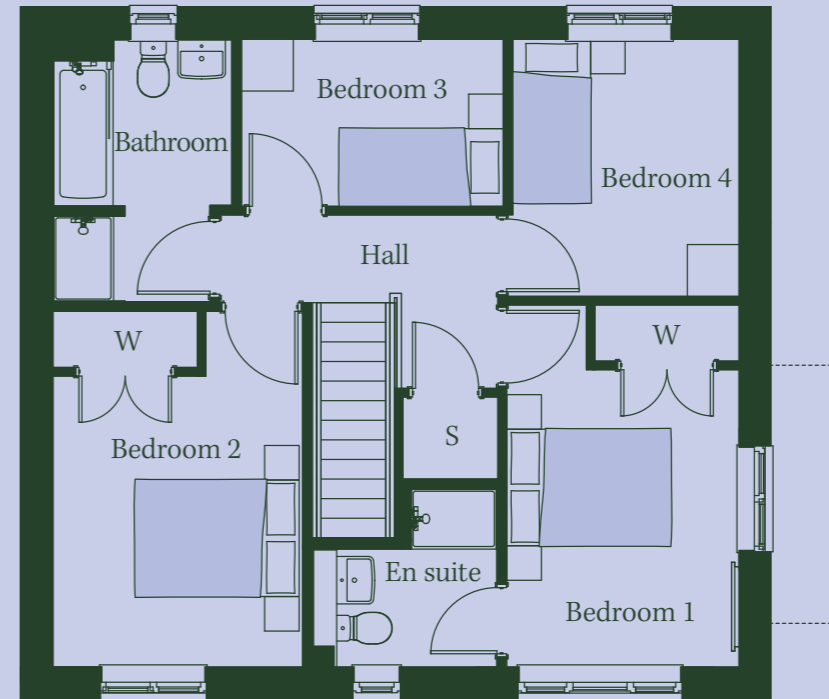
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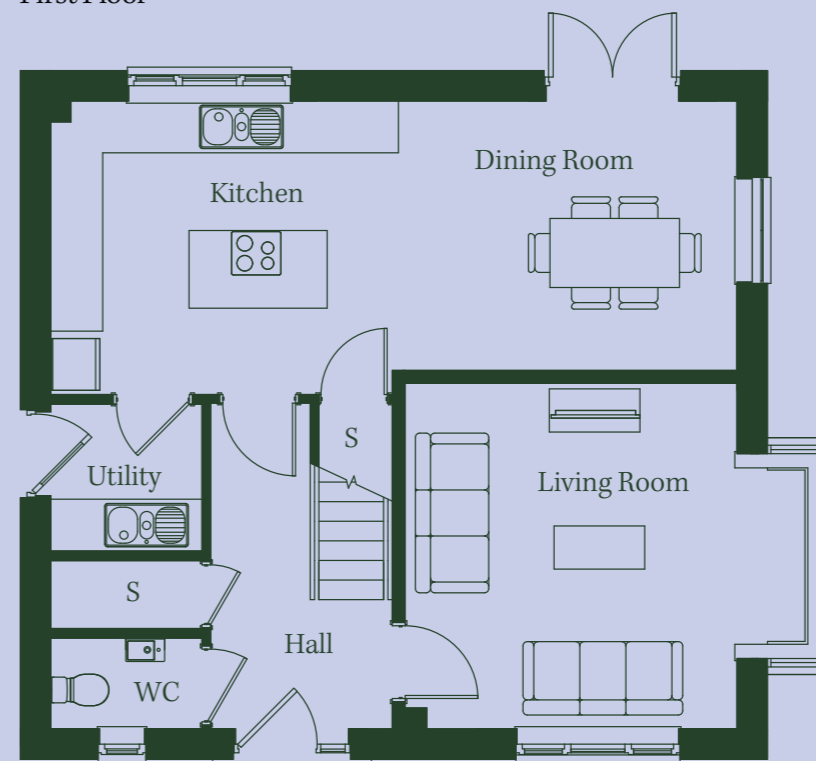
Wren

Four bedroom house

Plots: 1, 51^{*z}, 58^{*z}, 59^z, 66^{*z}, 67^z, 75^{*z}, 110^z, 121^z & 130^z



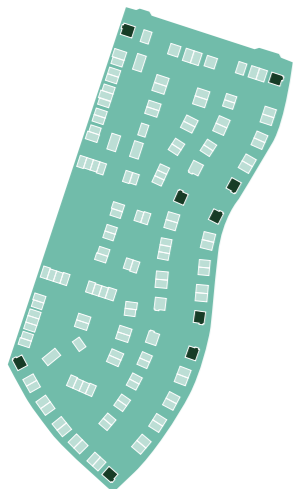
First Floor



Ground Floor

KEY
S = Store
W = Wardrobe
*Handed
z Zero Bills

House locator



Dimensions

Kitchen/Dining	7.95m x 3.12m	26'1" x 10'3"
Living Room	4.62m x 4.01m	15'2" x 13'2"
Bedroom 1	4.29m x 2.69m	13'10" x 8'10"
Bedroom 2	4.14m x 2.90m	13'7" x 9'6"
Bedroom 3	2.97m x 2.61m	9'9" x 8'7"
Bedroom 4	2.95m x 1.93m	9'8" x 6'4"
TOTAL INTERNAL AREA:	116 sq m	1,248 sq ft
Garden	XXm x XXm	XX'X" x X'X"

Disclaimer


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Green living

Penny Green homes are thoughtfully designed to support a greener and more sustainable way of life.

Excellent insulation and intelligent energy-saving features ensure you'll stay comfortable all year round—while keeping your energy bills lower and reducing your impact on the planet.

 **All homes** feature rooftop solar panels, heat pumps, EV charging points and energy storage capabilities, plus smart tech for monitoring and controlling the energy you use.

We have also teamed up with Octopus Energy who are leading the way in sustainable living and, for a selection of homes that are fully powered by green tech, there's an opportunity for residents to enjoy Octopus Energy's 'Zero Bills' initiative.

Making green living easy. That's the ambition.



Find out more about Zero Bills



Friendly Efficiency

Homes at Penny Green are managed by Allsops, a professional landlord committed to making your living experience the best it can be. Allsops are the landlord you've always wanted.

The resident services team can provide a full briefing on your property, help you connect with your neighbours and let you know about the range of community activities taking place in Wintringham.

Penny Green's newly built rental homes will be a joy to live in but should anything crop up or if you have any questions, don't hesitate to call. The team will address any issues promptly, ensuring your renting truly is hassle free.

The Resident Portal, viewable via an app on your phone or through your PC, is a great resource where all documentation relating to your property is stored. It's also the place where you can connect with Allsops, report maintenance issues, make payments, access information about the neighbourhood and engage with other residents.

You can arrange to visit the Penny Green show home at a time that suits you, with our tech-enabled let-yourself-in service, or get in touch with the resident services team, who will be happy to answer any questions.



A step by step lettings process from the top-rated single-family housing operator

1. Get in touch

We have a friendly team to help you. You can choose to call, email or use our enquiry form and we will give you a call to answer any questions and help you find your perfect home at a time that suits you.

2. Set up a viewing

Whether you want a physical, virtual or self-guided viewing we can arrange this at a convenient time for you

3. Simple application process

Our application is all on one convenient app which then becomes your resident portal when you move in.

4. Easy referencing process

Have confidence that our chosen referencing provider will be with you to answer any of your questions using their live chat.

5. Digital tenancy agreement

Once approved, you'll just need to sign our digital tenancy agreement and we'll share our useful welcome guide.

6. Move in at your leisure

On the first day of your tenancy our smart locks allow you freedom to choose when you arrive and not have to worry about key collection.

7. Your own dedicated property manager

Will be introduced to you before move in and be on hand for the duration of your tenancy.

8. An inventory will be provided

Produced by a third party independent clerk and they will also conduct the check out on our behalf.

9. Tenant benefits

As a tenant, you will also benefit from having your front lawn maintained free of charge. Along with Wi-Fi being included and ready and available from day one.

10. Our resident app

Our app will allow you to log any maintenance issues and engage with the community. Resident events that take place throughout the year will also be advertised on the app.



pennygreenliving.co.uk

Penny Green, Bret Road, Wintringham, St Neots Cambs PE19 0AJ