



Church

View

High Street, Foxton
Cambridge



Church View

Introduction

CHURCH VIEW is a stunning development of just seven new homes in a picturesque high street village setting, close to the world renowned university city of Cambridge.

The development is a joint venture between two leading local developers: - Laragh Homes and Houghton Homes, and is due for completion in the spring of 2015.

The development comprises a handsome detached five bedroom farmhouse style property fronting onto the high street, a charming terrace of three bedroom cottages, and a pair of barn style weather boarded detached four bedroom family homes.

Situation

The picturesque and highly desirable village of Foxton is situated in South Cambridgeshire on the borders with Hertfordshire, located just 7 miles south of the world renowned university city of Cambridge and approx 7 miles north of the Hertfordshire market town of Royston.



There are good local facilities in the village including a convenience store/post office, 14th century church, village pub, village hall, and a rail station offering mainline rail services into London's Kings Cross and Cambridge. Faster and more regular services are available from Royston station into Kings Cross in around 37 minutes.

There is a primary school in the village and the nearest secondary school is Melbourn Village college approx 2.5 miles away. There are a number of notable independent schools in nearby Cambridge.

For the road commuter the A10 is on the edge of the village which in turn leads M11/ A14 to the east and via the A505 and A1 to the west.



Site Plan



CHURCH VIEW

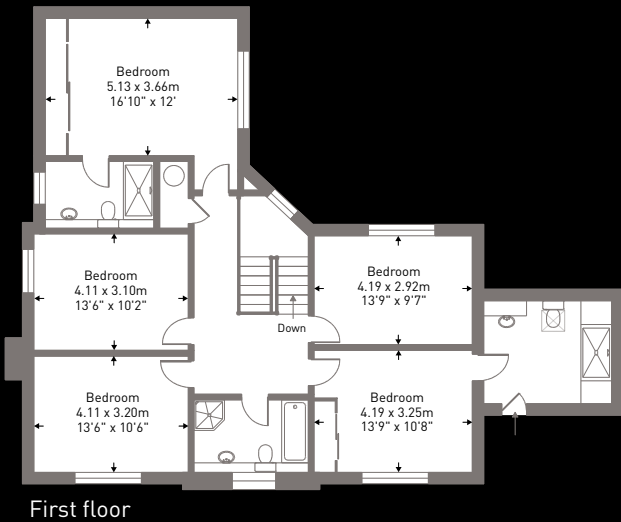
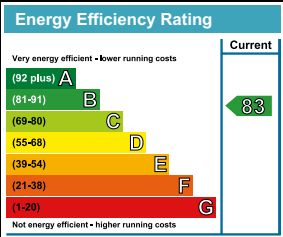
High Street
Foxton
Cambridge
CB22 6RP

Bury House (Plot 1)

A handsome detached five bedroom farmhouse style property fronting the high street with enclosed gardens, garage and driveway.



Gross internal floor area (approx):
250.9 sq m / 2701 sq ft
For Identification only - Not to scale

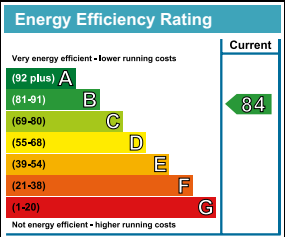


Bury Cottages (Plot 4)

A charming mid-terrace three bedroom cottage style property with enclosed garden and two bay carport.



Gross internal floor area (approx):
96.2sq m / 1036 sq ft
For Identification only - Not to scale

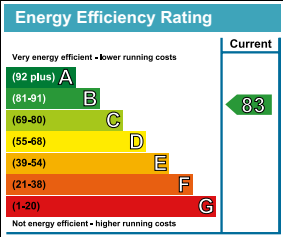
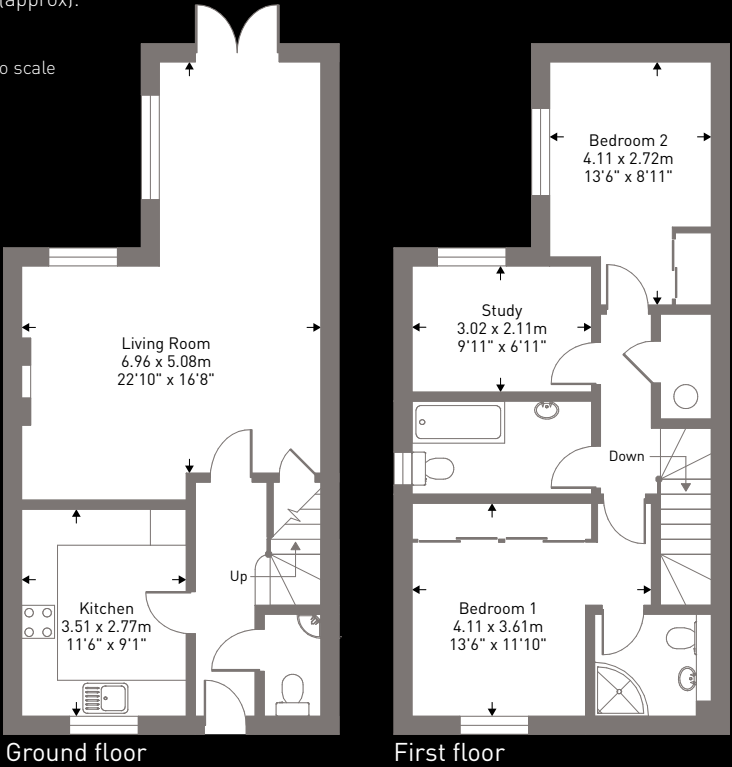


Bury Cottages (Plot 5)

A charming end-terrace three bedroom cottage style property with enclosed garden and two bay carport.



Gross internal floor area (approx):
96.2 sq m / 1036 sq ft
For Identification only - Not to scale

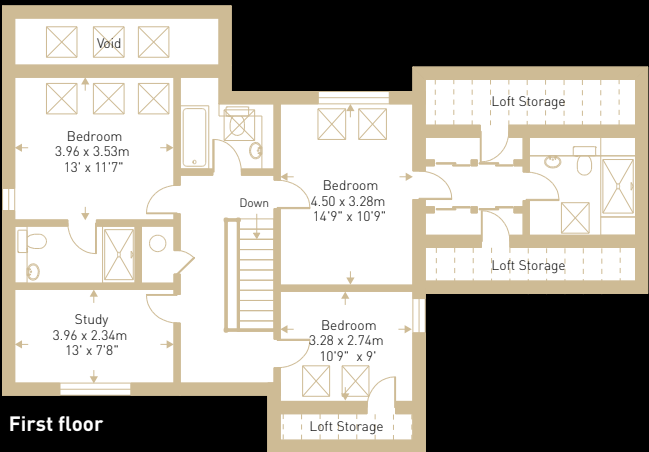
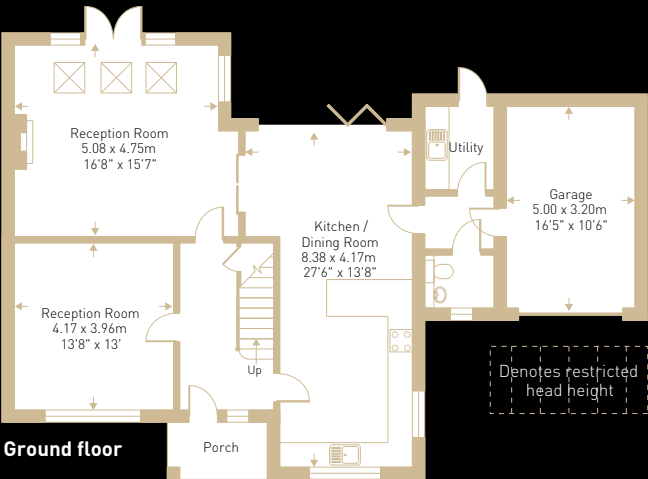
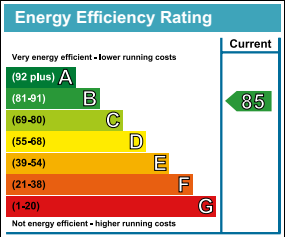


Bury Barn (Plot 6)

A traditional barn style detached four bedroom property with enclosed gardens, attached single garage and driveway.



Gross internal floor area (approx):
199.3 sq m / 2146 sq ft (Includes Garage & Excludes Restricted Head Height)
For Identification only - Not to scale

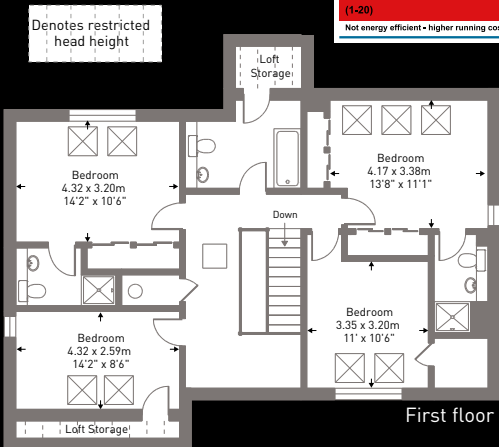
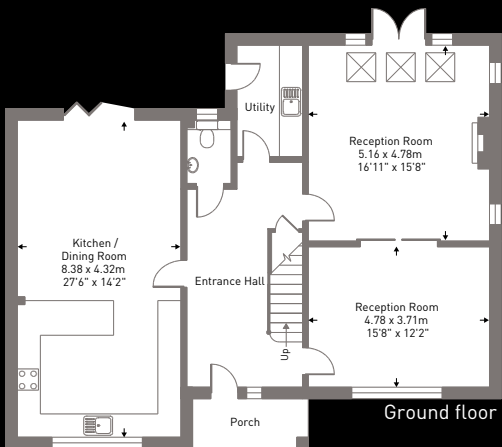
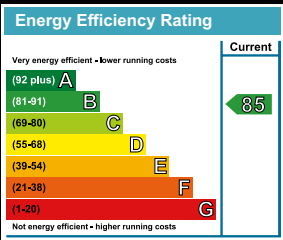


Bury Lodge (Plot 7)

A traditional barn style detached four bedroom property with enclosed gardens, detached double car port and driveway.



Gross internal floor area (approx):
200.7 sq m / 2161 sq ft (Excludes Carport & Restricted Head Height)
For Identification only - Not to scale



Specification

KITCHEN

- Individually designed kitchens featuring bespoke 'broadoak' shaker style doors in a choice of colours* (Plots 1, 6 and 7)
- Individually designed kitchens featuring 'Remo' contemporary handle-less doors in a choice of colours* (Plots 4 and 5)
- All cabinet doors and drawers include soft-close mechanism
- Silestone worktops in a choice of colours*
- Silestone upstands and splash-back (Plots 1, 6 and 7)
- Silestone upstands and glass splash-back (Plots 4 and 5)
- LED under pelmet lighting
- Siemens integrated stainless-steel double oven
- Siemens integrated stainless-steel microwave
- Siemens wide induction hob and contemporary hood
- Siemens integrated full height fridge/freezer (Plots 4 and 5)
- Built in stainless steel American fridge freezer (Plots 1, 6 and 7)
- Siemens integrated dishwasher
- Siemens washer/dryer (Plots 4 and 5)**
- Stainless-steel undermounted 1.5 bowl sink with contemporary stainless steel tap

UTILITY/LAUNDRY ROOM (PLOTS 1, 6 AND 7 ONLY)

- Individually designed utility rooms featuring bespoke 'broadoak' shaker style doors in a choice of colours*
- All cabinet doors and drawers include soft-close mechanism
- Laminate worktops in a choice of colours*
- Plumbing for freestanding washing machine
- Space for freestanding tumble-dryer
- Stainless-steel inset 1.5 bowl sink with chrome polished tap

BATHROOM AND ENSUITES

- Hansgrohe contemporary chrome tap fittings
- Duravit contemporary white sanitaryware
- Heated towel rails
- Built in vanity unit
- Porcelanosa tiling in a choice of designs*
- Underfloor heating to bathroom and master en-suite
- Shaver socket
- Mirror and light above all hand basins

INTERNAL FINISHES

- Bifold doors from dining area onto garden (Plots 6 and 7)
- Stairs with painted spindles and oak handrail
- Log burner in the snug and feature fireplace in the living room (Plot 1)
- Wall recessed gas fire in living room (Plots 6 and 7)
- Feature gas fire in living room (Plots 4 and 5)
- Satin chrome window and door ironmongery
- Bespoke fitted wardrobes to all master bedrooms (plus to bed 2 in Plots 1, 6 and 7 and bed 3 to Plot 7).
- Karndean flooring to hall, WC, kitchen/dining area (and utility where applicable) available in a choice of colour* (Plots 4-7)
- Porcelanosa 'Piedra Borgona' floor tiling to hall, WC, kitchen and utility (Plot 1)
- Painted internal doors

ELECTRICAL FITTINGS

- Down-lighting throughout the ground floor and in bathrooms and en-suites
- Spurs for kitchen appliances located inside kitchen unit
- Lighting to all garages and car ports (plus power to Plots 1 and 6).

HOME ENTERTAINMENT

- Wiring for Virgin Media fibre-optical cable TV (subject to purchaser subscription and choice)
- Telephone sockets and CAT 5e data points provided

HEATING/COOLING

- Gas-fired central heating and hot water
- Stelrad flat panel radiators
- Underfloor heating throughout ground floor (Plots 1, 6 and 7)
- Underfloor heating to bathroom and master en-suite

SECURITY AND PEACE OF MIND

- Wireless alarm system (Plots 1, 6 and 7)
- Mains-powered smoke, heat and carbon monoxide detector
- Multipoint locking front door
- NHBC 10-year warranty cover

FINISHING TOUCHES

- Oak front and rear entrance doors (Plots 6 and 7)
- Traditional painted front and rear entrance doors (Plots 1, 4 and 5)
- Timber framed windows with complementary ironmongery
- Paved patio and turfed garden, planting to front
- External lighting
- Paved driveway

Specification details may be subject to variation.

* Colour and tile options are subject to build status. If a unit has not been reserved prior to fit-out, a standard option will be installed.

** Plots 1,6 and 7 have space provided in utility room for washer/dryer or individual appliances.



All photographs are indicative only

The Developers

Church View is a joint development between two leading local house builders:



Our aim is to build unique homes of quality and style in excellent locations for our purchasers to enjoy and for us to be proud of.

Founded by Managing Director Simon Somerville-Large, award winning developer Laragh Homes draws upon a unique breadth of experience, including unrivalled knowledge of the Cambridge area and its property market. For Simon, selecting sites and developing distinctive, quality homes has always been a passion – but so, too, bringing together the best expertise for each project, to create the right professional team to unlock the potential of each property or site that we develop.



We have a simple mission: to create a quality home for life. We believe every home should be special. Special to us, special to you.

Established in 1993, Houghton Homes draws on the finest, traditional values of quality and craftsmanship. But we also have an eye to the future, incorporating the very best in contemporary design and new materials to help make your future a happy one.

Houghton homes are designed to be lived in and loved. They are functional, welcoming, inspirational and provide ample space for people to grow and prosper and are built to exacting standards, providing a lifetime of pleasure with the minimum of maintenance. With an A1 Premium rating from the National House Building Council, our dedication to quality is second to none.

Houghton Homes is part of the Simpners Group of companies one of Cambridge’s longest established businesses.

Founded in 1883 as a rope works and tarpaulin manufacturer Simpners has evolved over its 130 year history and now has a diverse range of businesses within the Group including a work wear and corporate wear store which is one of the largest in the region.



Photographs show previous developments by Laragh Homes and Houghton Homes

Tenure

Freehold

Services

Mains Gas, Electricity, Water, Drainage connected. Virgin Media Available.

Viewings

For further information and to arrange an appointment to view please contact Gill Daniels or Toby Greenhow at Savills on 01223 347000

Savills (UK) Ltd
Unex House
132-134 Hills Road
Cambridge
CB2 8PA
01223 347000



www.houghton-homes.co.uk



www.laragh.co.uk



cambridge@savills.com

www.savills.co.uk

Important notice: Savills, their clients and any joint agents give notice that

1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.



High Street, Foxton
Cambridge

