



THE PASTURES
HARSTON, CAMBRIDGE



WELCOME TO
THE PASTURES

Unveiling a unique opportunity for luxurious Cambridgeshire living, the exclusive collaboration with Laragh Homes and Cambridge Land presents two magnificent properties, expertly built in the sought-after village of Harston, just five miles from the world-renowned city of Cambridge.

IN THE HEART OF HARSTON

Perfectly positioned in South Cambridgeshire, the historic village of Harston is an idyllic location blending essential elements for modern-day living with rural landscapes as its backdrop.

As a flourishing Cambridgeshire village, Harston makes country living easy, with access to key travel links and an abundance of amenities on its doorstep. A short village stroll leads to the general store and post office, GP surgery, petrol station, hair and beauty salon, the Queens Head country pub, and much-loved primary school with its own outdoor swimming pool and extensive playing field.

Harston is hugely attractive for its character, accessibility and friendly community spirit. Central to this is the picturesque village hall, a hive of activity where residents enjoy social events, celebrations and facilities for all generations, such as yoga, theatre, bowls, badminton, dancing and arts.

There are toddler and pre-school groups for younger children, while Cub and Scout packs provide adventures for 8-14-year-old girls and boys.

Complete with a community orchard, recreation ground, play park and two village churches, Harston is surrounded by glorious green spaces for outdoor wellbeing, including vast fields across Button End to the popular Red Field riverside walk. This historic village, which appears in the Domesday Book and said to have been the hunting ground for Queen Elizabeth I, is set in the valley of the River Cam, which enters the village by Harston Mill, dating back to 1086.

Having undergone an award-winning architectural transformation, the original mill building is now home to the global scientific group Sagentia, together with more than 30 leading companies in the Cambridge technology and R&D sectors, while the high street also brings brands such as Ducati, Porsche and Aston Martin.

Merging country life with modern living to bring the best of both worlds, the thriving village of Harston is located in a rural setting on the outskirts of Cambridge.

A great place to live, work and grow, Harston embraces traditional village values with community amenities, hi-tech innovation and the natural environment, for an essential lifestyle balance.





National Trust - Wimpole Hall



Encouraging healthier independent travel, Harston has a convenient social car scheme in place, while the village's newly updated network of walkways and cycle paths provide good connections to outlying villages and onto Trumpington's transport hub, which is also home to a Waitrose supermarket and John Lewis customer collection point.



PLENTY OF AMENITIES WITHIN REACH

Harston has an excellent choice of transport networks providing fast connections to local areas with regional road and rail links for UK and international travel.

It's close proximity to the A10 road provides excellent routes to Cambridge, the A1 and the M11, located within easy reach at junction 11. Harston has a direct route to the Cambridge fringe of Trumpington, just two miles away,

with Park and Ride services to the city centre and a guided busway stop serving Addenbrooke's Hospital, the Biomedical Campus, Cambridge train station, the Science Park, Cambridge Regional College, St Ives and Huntingdon.

Nearby railway stations give fast and frequent rail links to Cambridge and London. Two miles south of Harston, Foxton village is served by regular trains to London King's Cross, fastest journey time 57 minutes,

and Cambridge, which takes around 12 minutes, while the town of Royston, eight miles away, offers the gateway to Britain's National Rail network.

London Stansted Airport is located 27 miles south, providing flights to more than 170 destinations across 35 countries. There are regular Cambridge train services to the airport, and the M11 motorway enables swift journeys, with both options taking around 30 minutes.



A STONE'S THROW FROM CAMBRIDGE

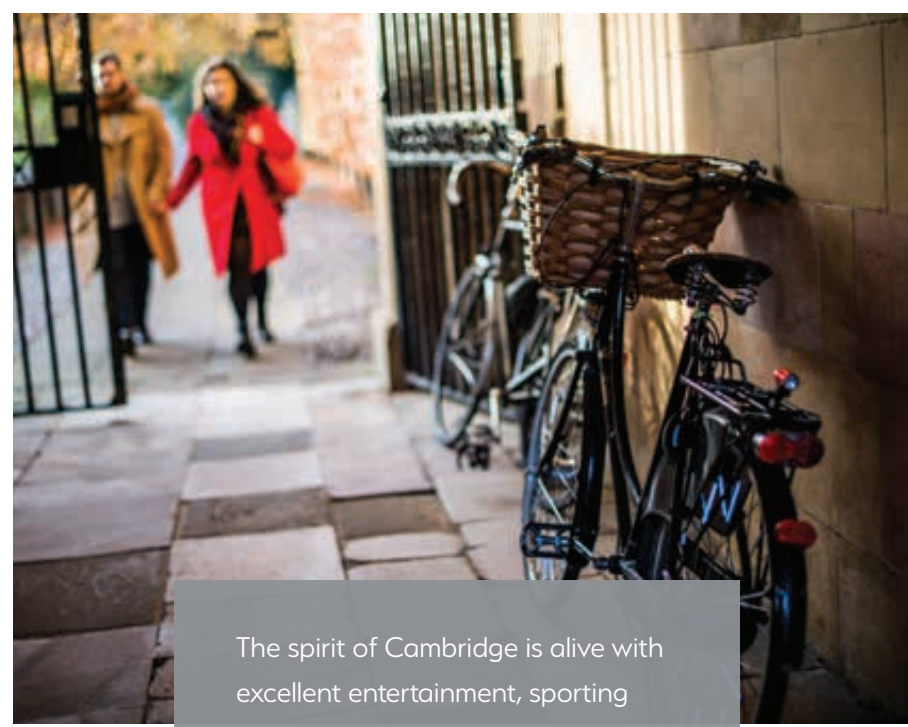
As one of the UK's most inspiring places to live, Harston's hometown of Cambridge blends the best of everything Cambridgeshire lifestyle has to offer.

The world-class city of Cambridge is steeped in history and rich in culture, combining vibrant town life with academic excellence and a wealth of enterprise. While quintessential Cambridge pastimes include punting on the River Cam, which meanders through famous college scenes and beyond to Grantchester, neighbouring Newmarket, the home of horseracing, historic Ely Cathedral and the majestic Audley End House are all within easy reach.

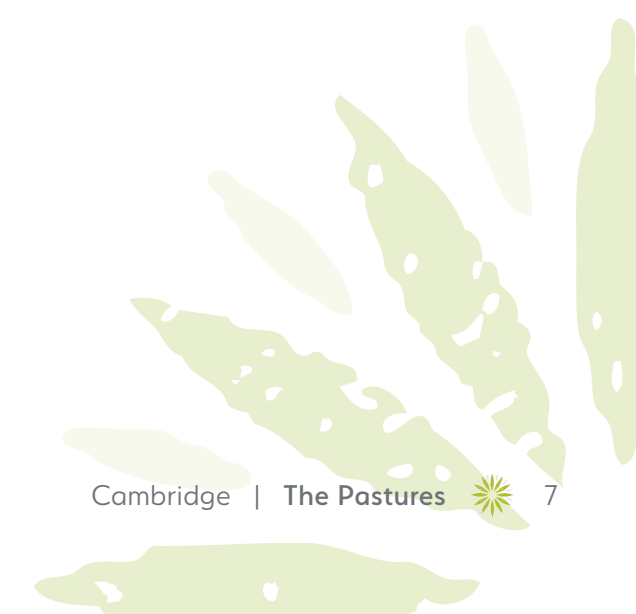
Cambridge's cosmopolitan centre

offers an eclectic mix of quaint cobbled streets and international shopping, where leading brands and designer boutiques sit alongside cinemas, museums and art galleries. Celebrated for its prestigious academic heritage, Cambridge provides unique access to excellent education opportunities with a plethora of private schools, international colleges and distinguished universities.

Set among meadows, parks and wide green spaces overseen by city spires, this atmospheric city has flourished throughout centuries to become the exciting place that it is today – with people at its heart embracing tradition, education, creativity and enterprise in equal measure.



The spirit of Cambridge is alive with excellent entertainment, sporting activities and an exciting social scene. From national productions at the Cambridge Arts Theatre to music performances in the Cambridge Corn Exchange – both situated on Market Square surrounded by cafés, clubs, bars and tea rooms, together with a host of first-class restaurants, alfresco eateries and traditional pubs.



Designed for life, with a very energy efficient rating and environmentally friendly impact, exquisite elements feature bespoke Bryan Turner kitchens with Mandarin Stone tile flooring, handmade oak pedestal table and chairs, Miele integrated dishwasher, fridge freezer, washing machine and tumble dryer. The utility rooms also house a secondary fridge and dishwasher with bespoke furniture and flooring, while the master bedroom provides his and hers dressing rooms with en-suites. TV, phone, Cat 6 connection points and alarm systems are all fitted seamlessly throughout the spacious interiors.

AWARD-WINNING DEVELOPMENT

Nestled in a secluded enclave on a private drive, The Pastures presents two impressive properties of superior style and quality with exceptional materials and magnificent finishes.

Envisioned with modern living in mind, these high-performance homes are meticulously designed to enhance relaxed rural life with a 21st century edge. Expertly created and individually styled to suit their surroundings, the exterior of each reflects beautiful architectural influences, including handmade traditional Chaucer Suffolk brickwork laid to exacting detail in Flemish style, as used within one of Cambridge's most esteemed colleges.

The carefully selected natural stone brickwork, with hues of soft white and tones of pink, is complemented by York Stone thresholds and attractive stone cills crafted by distinguished stonemasons Ivett and Reed. Fusing elegance and durability, the classical design encompasses individual handcrafted Georgian Portico entrance door, lead hips, ridges and dormers, plus premium

slate roof tiles and cast aluminium guttering. Continuing to recreate craftsmanship in timeless style, the bespoke handmade timber sliding sash windows in limestone cream blend beautifully for a flawless exterior finish.

As a dream home for professionals and growing families, the interior of each spectacular property offers the highest level of luxury rarely found in contemporary new homes. Defining characteristics for harmonious living incorporate a bespoke timber orangery with glazed lantern, stone fireplaces with a large open fire to the living room, stunning interior design by Kate Sadler and underfloor heating to the entire ground floor, all bathrooms and en suites.

Finished to the highest standards with luxurious touches encompassing every aspect, the properties are complete with gravel driveway, paved patio and landscaped gardens to the front and rear – offering privacy, practicality and peace of mind with automated entry gates, external lighting and CCTV.




THE PASTURES

HARSTON, CAMBRIDGE

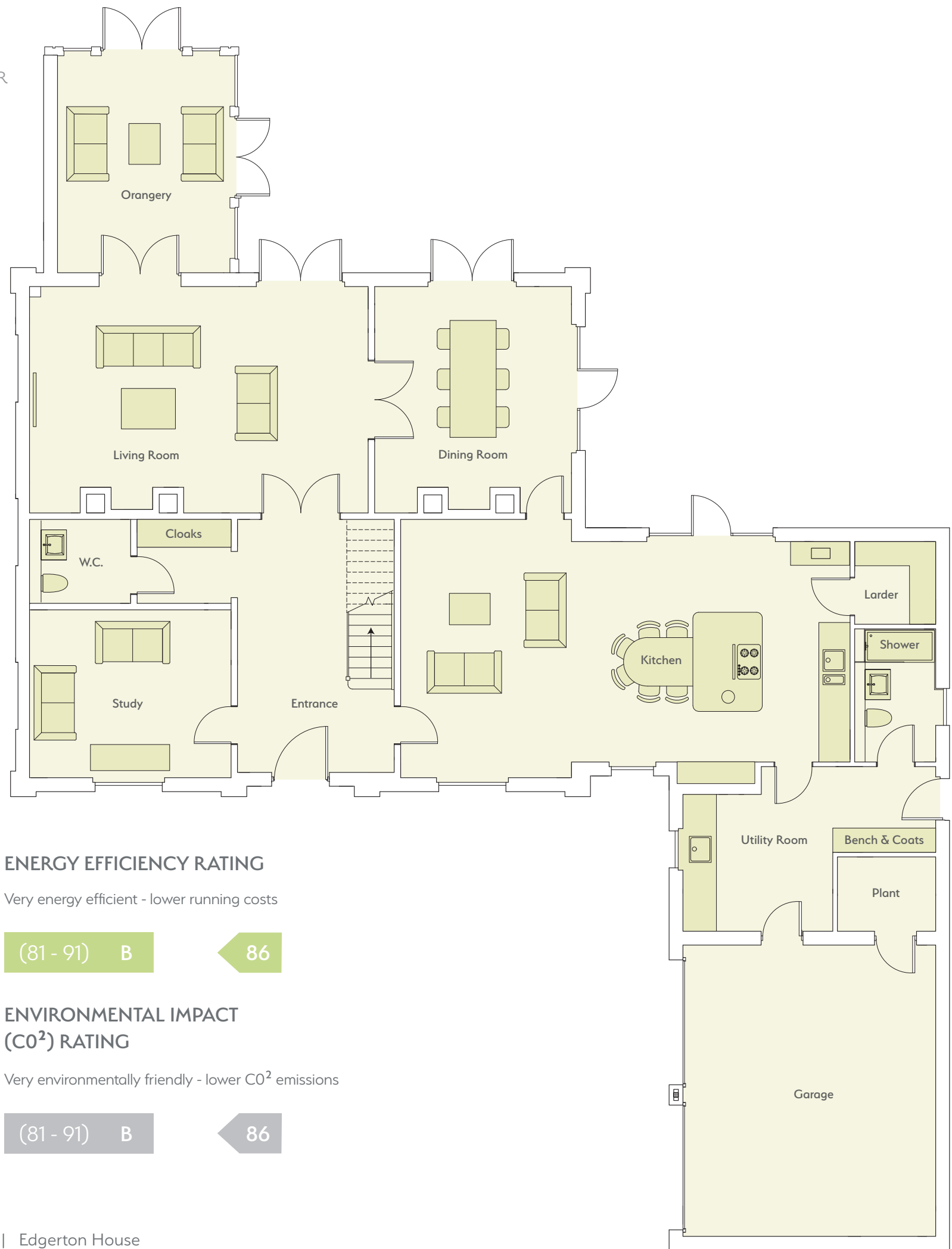




INTRODUCING
EDGERTON
HOUSE



GROUND FLOOR



ENERGY EFFICIENCY RATING

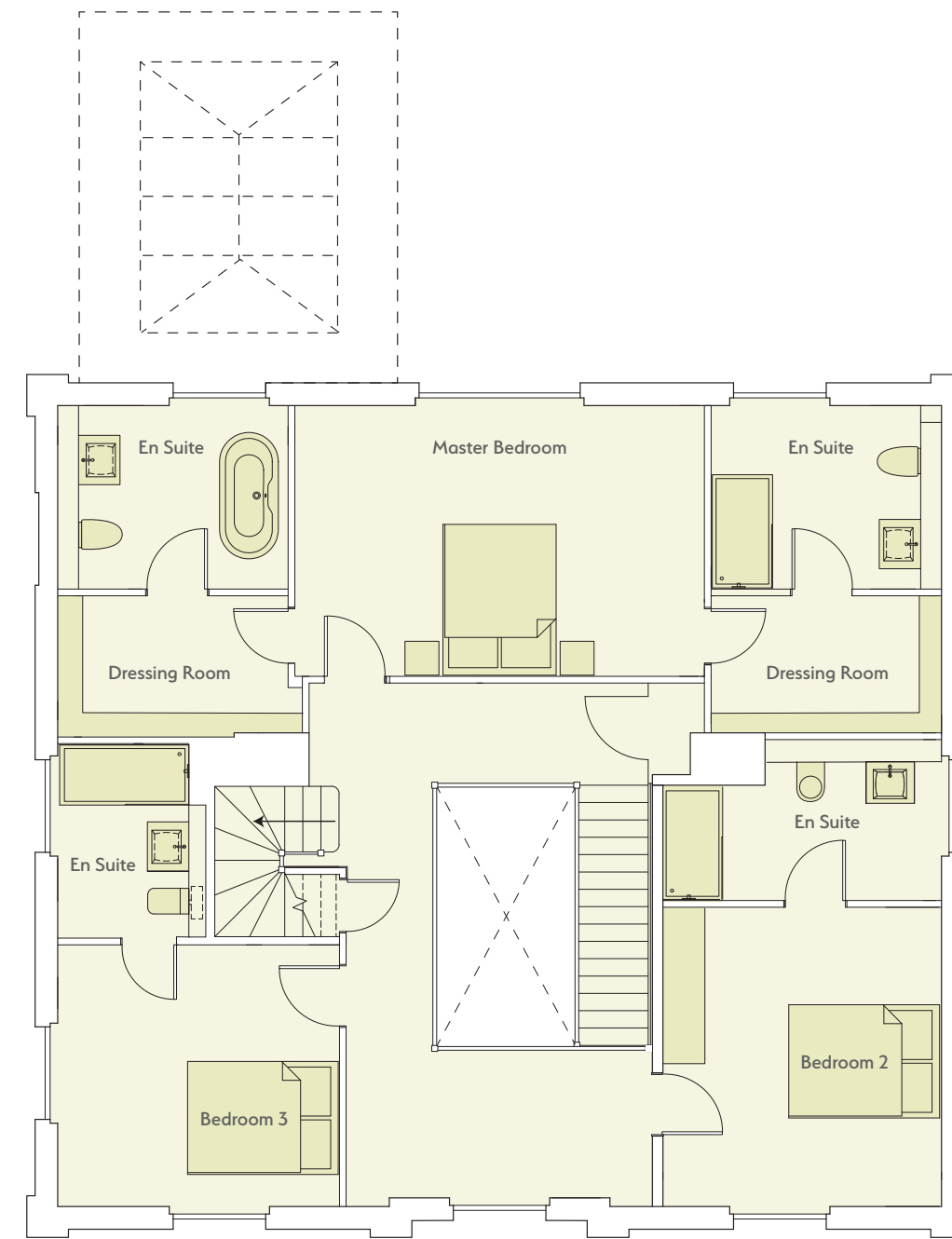
Very energy efficient - lower running costs

(81 - 91) B 86

ENVIRONMENTAL IMPACT (CO²) RATING

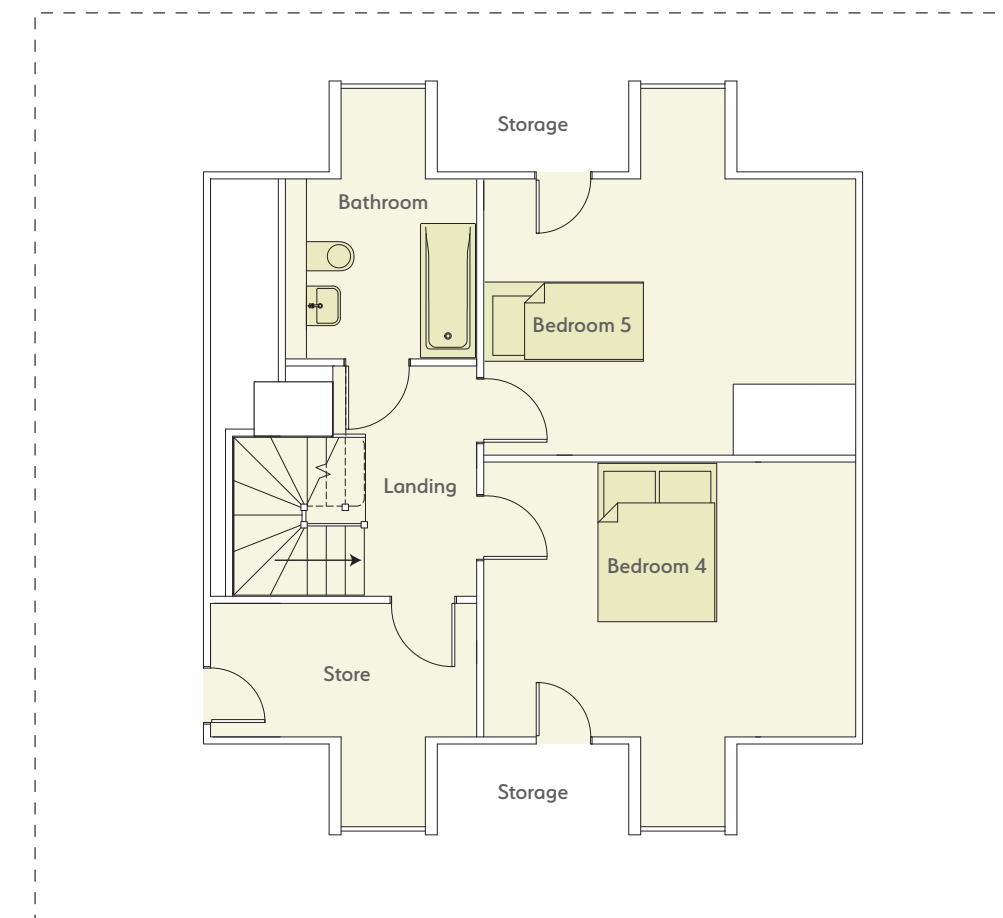
Very environmentally friendly - lower CO² emissions

(81 - 91) B 86



FIRST FLOOR

SECOND FLOOR



DIMENSIONS
EDGERTON
HOUSE



EDGERTON HOUSE
DIMENSIONS

EDGERTON HOUSE - GROUND FLOOR

Entrance Hall	18'0" x 11'2" ft	5.5 x 3.4 m
Living Room	23'9" x 15'11" ft	7.3 x 4.8 m
Kitchen	31'9" x 19'0" ft	9.7 x 5.8 m
Dining Room	13'10" x 15'11" ft	4.2 x 4.8 m
Orangery	12'2" x 15'4" ft	3.7 x 4.7 m
Utility Room	17'9" x 11'6" ft	5.4 x 3.5 m
Shower Room	5'9" x 9'5" ft	1.8 x 2.9 m
Study	14'2" x 11'9" ft	4.3 x 3.6 m
Larder	5'9" x 5'9" ft	1.8 x 1.8 m
W.C.	7'0" x 5'10" ft	2.1 x 1.8 m
Plant Room	6'9" x 5'2" ft	2.1 x 1.6 m
Cloak Room	6'6" x 5'9" ft	2.0 x 1.8 m
TOTAL	2152.8 sq ft	200.0 sq m

EDGERTON HOUSE - SECOND FLOOR

Landing	4'6" x 9'5" ft	1.4 x 2.9 m
Bedroom 4	15'4" x 15'0" ft	4.7 x 4.6 m
Bedroom 5	15'4" x 15'0" ft	4.7 x 4.6 m
Bathroom	7'10" x 11'1" ft	2.4 x 3.4 m
Store	10'8" x 9'1" ft	3.3 x 2.8 m
TOTAL	667.4 sq ft	62.0 sq m

All dimensions are approximate

EDGERTON HOUSE - FIRST FLOOR

Landing	18'0" x 11'2" ft	5.5 x 3.4 m
Master Bedroom	17'9" x 11'8" ft	5.4 x 3.6 m
Master En Suite 1	8'10" x 7'10" ft	2.7 x 2.4 m
Master En Suite 2	9'1" x 7'10" ft	2.8 x 2.4 m
Master Dressing Room 1	10'6" x 6'1" ft	3.2 x 1.8 m
Master Dressing Room 2	9'1" x 5'10" ft	3.0 x 1.8 m
Bedroom 2	12'0" x 12'11" ft	3.6 x 3.9 m
Bedroom 2 En Suite	12'0" x 6'6" ft	3.6 x 2.0 m
Bedroom 3	12'2" x 11'3" ft	3.7 x 3.4 m
Bedroom 3 En Suite	5'7" x 8'4" ft	1.7 x 2.6 m
TOTAL	1334.7 sq ft	124.0 sq m

GRAND TOTAL	4,155 sq ft	386 sq m
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INTRODUCING
ASHBOURNE
HOUSE



GROUND FLOOR



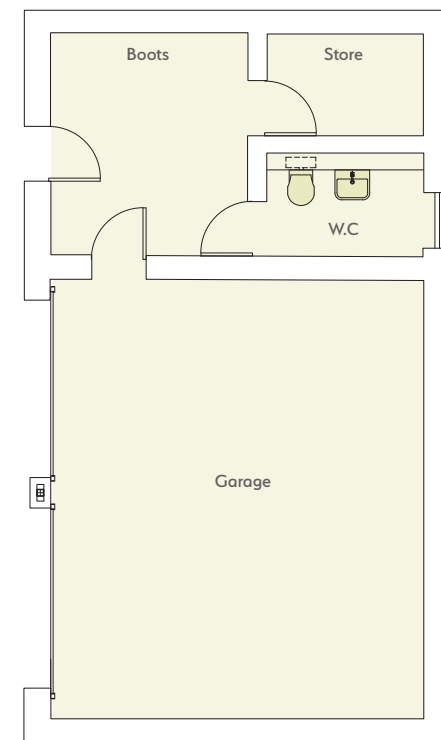
ENERGY EFFICIENCY RATING

Very energy efficient - lower running costs

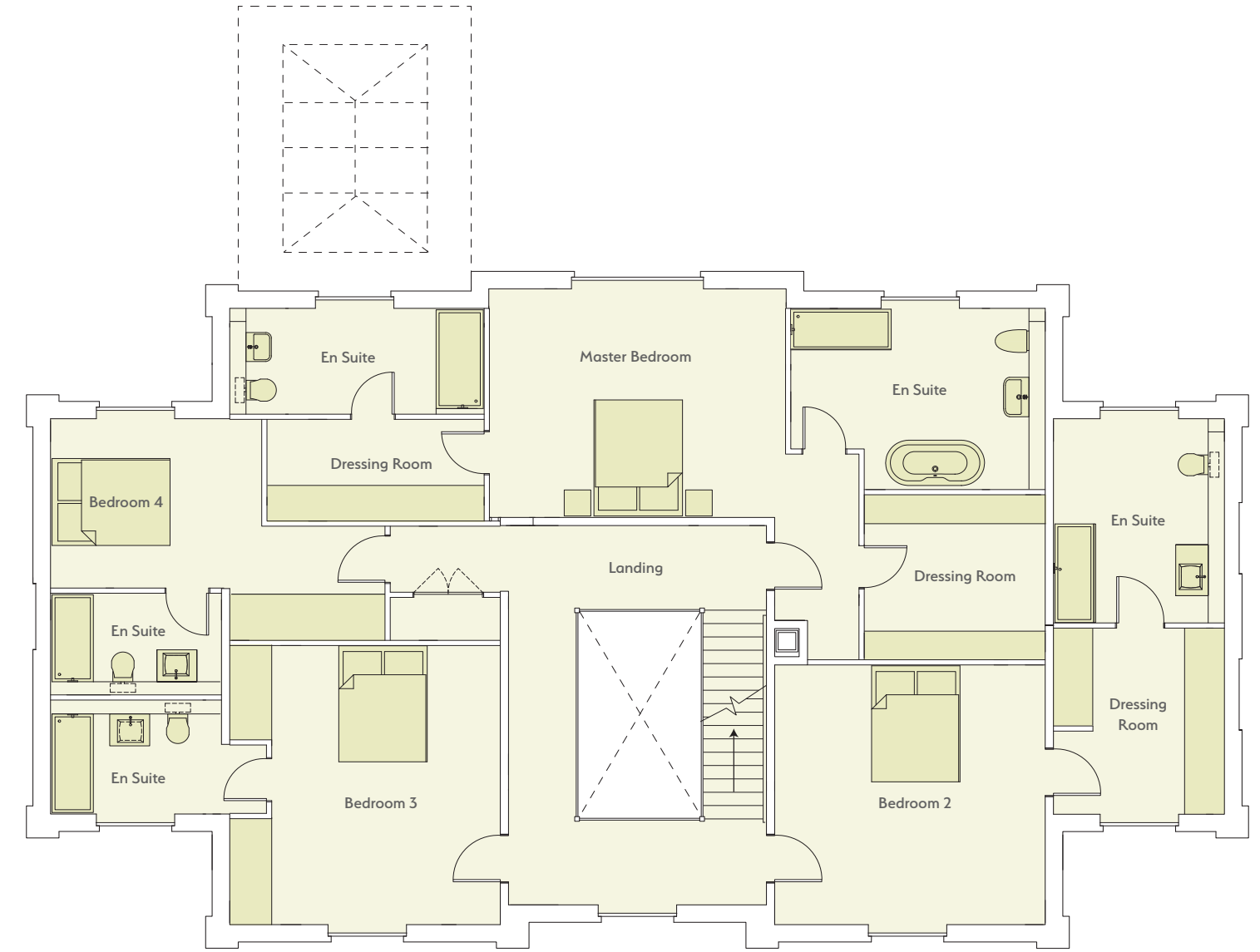


ENVIRONMENTAL IMPACT (CO²) RATING

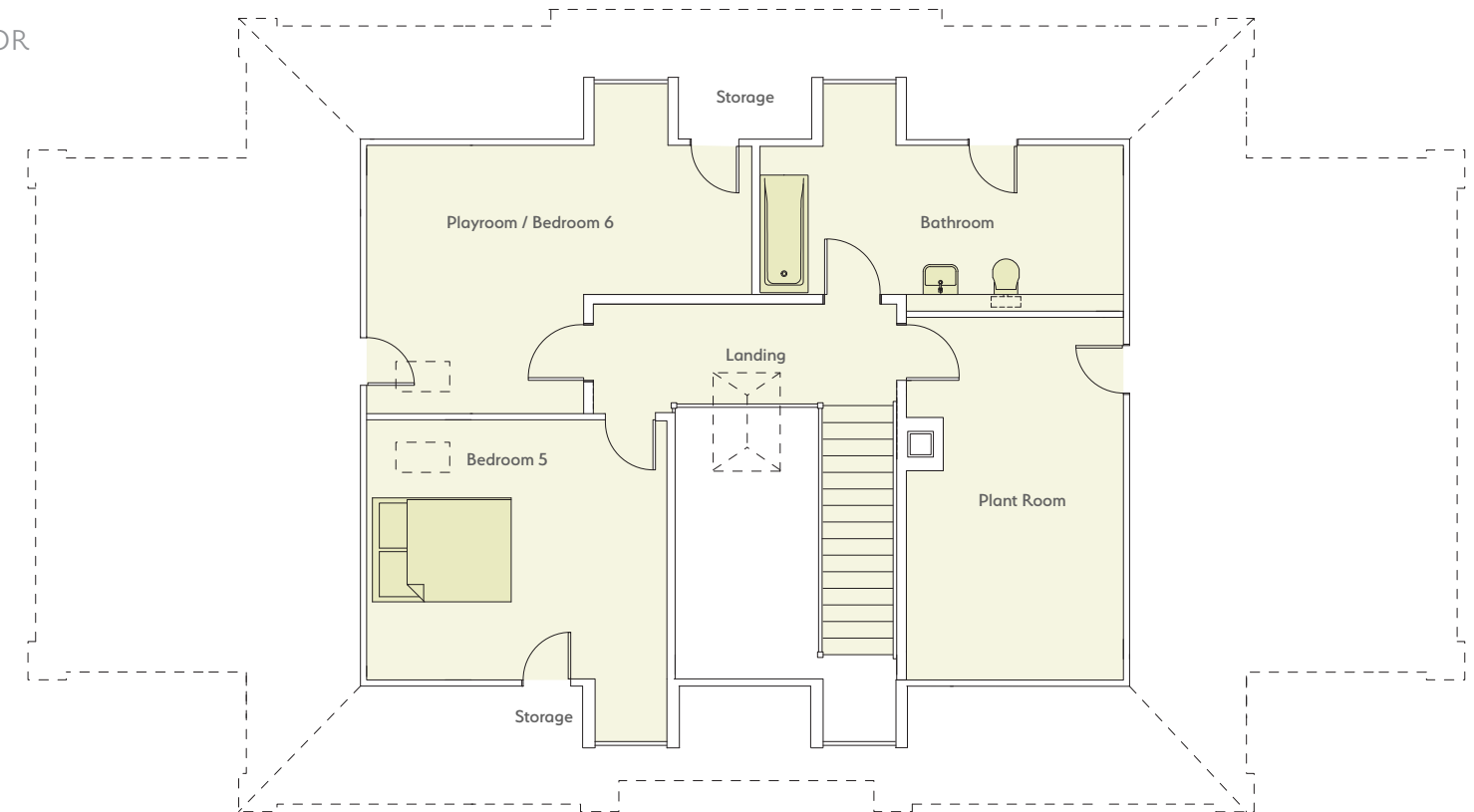
Very environmentally friendly - lower CO² emissions



FIRST FLOOR



SECOND FLOOR



DIMENSIONS
ASHBOURNE
HOUSE



ASHBOURNE HOUSE
DIMENSIONS

ASHBOURNE HOUSE - GROUND FLOOR

Entrance Hall	14'4" x 21'6" ft	4.4 x 6.6 m
Living Room	24'9" x 28'5" ft	7.6 x 8.7 m
Kitchen/Dining Room	29'8" x 17'0" ft	9.0 x 5.2 m
Dining Room	14'9" x 13'4" ft	4.5 x 4.1 m
Orangery	13'3" x 19'6" ft	4.0 x 6.0 m
Utility Room	9'4" x 16'0" ft	2.8 x 4.9 m
Shower Room	8'9" x 5'7" ft	2.7 x 1.7 m
Study	14'9" x 11'9" ft	4.5 x 3.6 m
W.C.	5'7" x 5'9" ft	1.7 x 1.8 m
Larder	4'6" x 5'9" ft	1.4 x 1.8 m
Cloaks	3'9" x 5'9" ft	1.2 x 1.8 m
TOTAL	2292.7 sq ft	213.0 sq m

ASHBOURNE HOUSE - SECOND FLOOR

Landing	14'1" x 10'5" ft	4.3 x 3.2 m
Bedroom 5	14'2" x 15'1" ft	4.3 x 4.6 m
Playroom / Bedroom 6	18'2" x 15'6" ft	5.3 x 4.7 m
Plant Room	10'3" x 17'1" ft	3.1 x 5.2 m
Bathroom	17'2" x 10'8" ft	5.2 x 3.2 m
TOTAL	947.2 sq ft	88.0 sq m

ASHBOURNE HOUSE - FIRST FLOOR

Landing	14'4" x 21'3" ft	4.4 x 6.5 m
Master Bedroom	20'5" x 20'9" ft	6.2 x 6.4 m
Master En Suite 1	13'1" x 9'8" ft	4.0 x 3.0 m
Master En Suite 2	13'5" x 5'10" ft	4.0 x 1.8 m
Master Dressing Room 1	9'8" x 9'1" ft	3.0 x 2.8 m
Master Dressing Room 2	12'0" x 5'8" ft	3.7 x 1.7 m
Bedroom 2	14'10" x 14'7" ft	4.5 x 4.4 m
Bedroom 2 Dressing Room	9'4" x 10'5" ft	2.8 x 3.2 m
Bedroom 2 En Suite	8'7" x 11'5" ft	2.6 x 3.5 m
Bedroom 3	14'9" x 15'8" ft	4.5 x 4.8 m
Bedroom 3 En Suite	9'4" x 5'7" ft	2.8 x 1.7 m
Bedroom 4	18'6" x 12'5" ft	5.6 x 3.8 m
Bedroom 4 En Suite	9'4" x 4'11" ft	2.8 x 1.5 m
TOTAL	2023.6 sq ft	188.0 sq m

GRAND TOTAL	5,264 sq ft	489 sq m
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All dimensions are approximate



HIGHEST QUALITY SPECIFICATIONS

INTRODUCING BRYAN TURNER KITCHENS

Appreciated at the heart of every home, kitchen design is paramount for form and function that truly personalises this essential lifestyle space. Bryan Turner Kitchen Furniture has consistently delivered sophisticated, architecturally sensitive kitchen concepts for more than 30 years, and those created at The Pastures are no exception.

Designed and handcrafted to the very highest standard, they incorporate two dishwashers, two fridge freezers, bespoke joinery and a butler's larder with bi-folding doors. While large islands with conjoined oak tables enable family and friends to gather, these kitchens blend beauty and attention to every detail with resilient practicality in equal measure.

KITCHEN

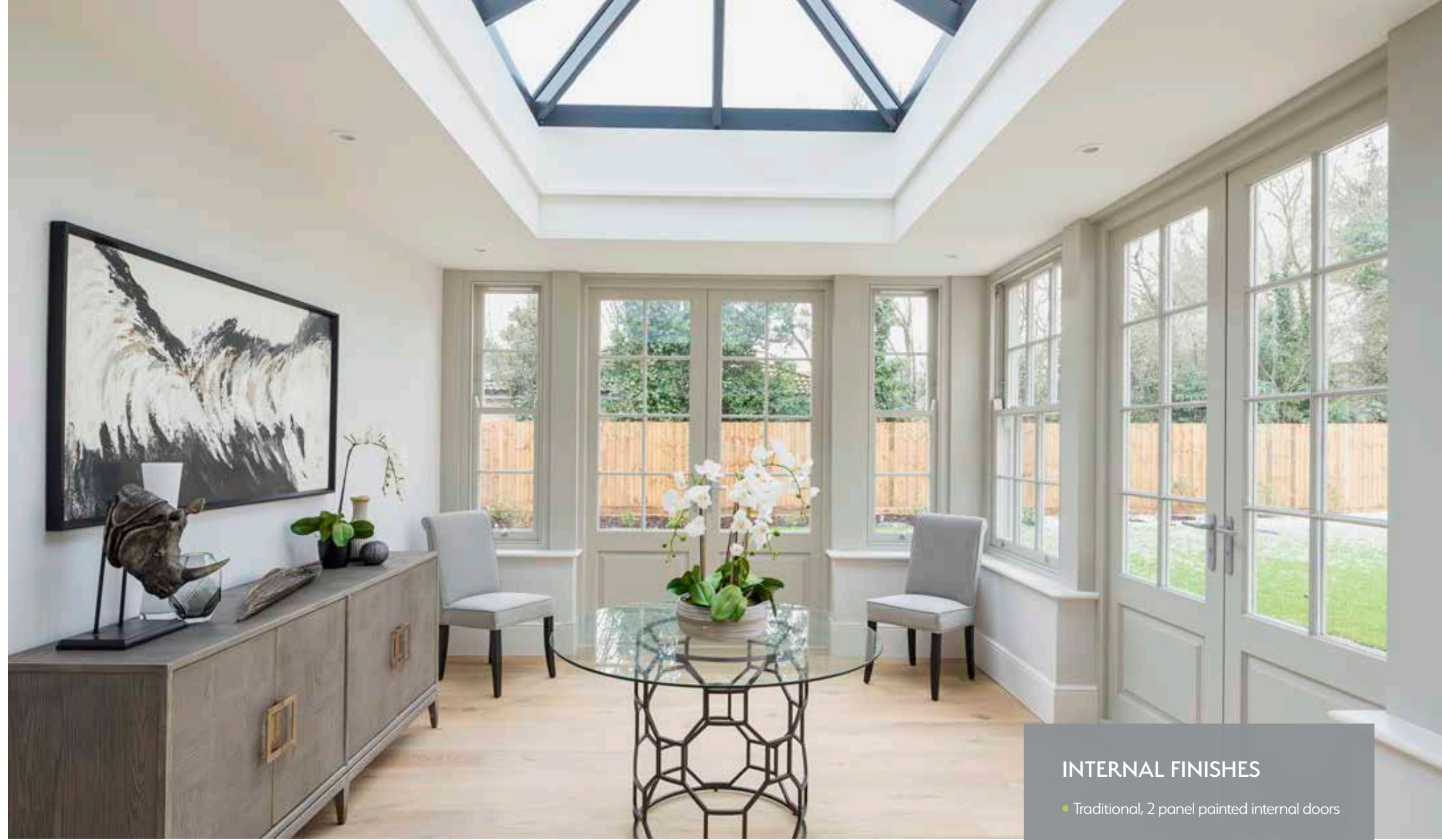
- Quality, bespoke handmade traditional painted kitchens with pewter handles designed, made and fitted by the highly regarded Bryan Turner Kitchens
- Stone worktops and up-stands
- Franke under-mounted silksteel sink with Perrin & Rowe mixer taps
- Kohler preparation sink
- Quooker Fusion cook tap
- Miele downdraft extractor, 6 zone induction hob, oven, steam oven/ microwave, warming drawers (Plot 1)
- Mercury dual fuel range cooker in stainless steel, featuring one multi-functional oven, one single oven, storage cupboard and 5 burner gas hob, with Westin stainless steel extractor (Plot 2)
- Miele integrated dishwasher and wine cooler
- Fisher & Paykel freestanding stainless steel fridge freezer with ice/water dispenser
- Pull-out larder unit
- Integral waste bins
- Bespoke, hand-crafted oak pedestal table and chairs off kitchen island, made by Bryan Turner kitchens
- Pendant light fittings above island
- Under cabinet lighting

UTILITY/LAUNDRY ROOM

- Quality, bespoke handmade traditional painted utility/laundry/boot rooms with pewter handles, created by renowned Bryan Turner Kitchens
- Bespoke, handmade oak bench seating with oak coat hanging and hat shelf above
- Stone worktops and up-stands
- Miele integrated dishwasher, fridge freezer, washing machine and tumble dryer
- Kohler stainless steel sink with Perrin and Rowe mixer taps

BATHROOM & EN SUITES

- Porcelanosa tiling to walls and floors
- Villeroy & Boch slimline sanitary ware
- Kaldewei bath to bathrooms with screen and shower above
- Free-standing feature bath to master en-suite
- Zehnder heated towel rails
- Hansgrohe tap fittings (wall mounted to master en suites)
- Burbidge Isala vanity units
- Underfloor heating
- Recessed illuminated mirrored cabinet above all basins with integral shaver socket (where possible, alternatively a bespoke fitted recessed mirror will be installed with lighting and a shaver socket)



PREMIUM FINISHES

ELECTRICAL FITTINGS

- Feature lighting to dining room, orangery and kitchen, pendant lighting to study, first and second floors, downlights to all other areas. Lamp circuits to selected areas.
- White low-profile switches and sockets, brushed stainless steel to kitchen with USB sockets to selected areas

HOME ENTERTAINMENT

- Lighting and power to garage
- Wall lights hallways and landings
- Automated up-and-over garage doors
- External power sockets
- Digital TV aerial installed
- Wiring for Sky and Sky+ TV
- BT telephone sockets
- Cat 6 data points

HEATING

- Ivett and Reed stone fireplace with large open fire to living room
- Ivett and Reed stone fireplace and large gas fire to dining room (Plot 1)
- Gas-fired central heating & hot water
- Stelrad flat panel radiators
- Underfloor heating throughout ground floor, and to all bathrooms and en-suites

SECURITY AND PEACE OF MIND

- Intruder alarms
- CCTV system
- Mains-powered smoke, heat and carbon monoxide detector
- Multipoint locking front door
- 10-year warranty cover
- Automated iron entrance gates

INTERNAL FINISHES

- Traditional, 2 panel painted internal doors
- Engineered oak flooring to entrance hall, study, cloakroom, living room and dining room
- Mandarin Stone Dijon Tumbled Limestone flooring to kitchen/utility room
- Stairs with painted spindles and oak handrail
- Satin chrome window/door ironmongery
- Bespoke fitted dressing rooms and wardrobes to all en suite bedrooms
- Stairs, first and second floors carpeted in Brockway Kidderminster Beachcomber, 100% undyed wool



DOWN TO THE LAST DETAIL

FINISHING TOUCHES

- Exceptionally high quality of finishes and materials used throughout
- Meticulously thought out and designed by local interior designer, Kate Sadler
- Handmade traditional Chaucer Suffolk brickwork of extremely high quality in cream, enhanced with a pink nuance. The same brick was used on a building within the curtilage of one of Cambridge's oldest colleges
- Bespoke, handmade traditional box sash timber windows, with lead weights, crafted in a timeless fashion by local joinery company with Ancaster Hard White limestone, cream in colour with shades of pink, toning in beautifully with the brickwork. They are handmade by local stonemasons
- Ivett and Reed, who have been producing stone cills as a company since 1896
- Individual, oversized hand-crafted Georgian Portico entrance door
- Natural York Stone thresholds
- Natural slate roofs with lead hips, ridges and dormers
- Bespoke timber orangery with glazed lantern
- Cast aluminium gutters and downpipes
- Paved patio and landscaped front and rear gardens
- External lights
- External garden lighting
- Gravel driveway
- External tap
- Little Greene paint to all walls

INTRODUCING KATE SADLER INTERIOR DESIGN

Passionate about property, interior designer Kate Sadler is renowned for her tailored masterpieces across residential and commercial spaces. Working closely with clients to personally complete every high-quality project, she ensures each one is created entirely for individual needs with harmonious design concepts.

Kate's unique experience, which spans more than a decade, includes Sotheby's Auction House, London, where she was immersed in great design and craftsmanship. Kate went on to work for the celebrated designer Rose Uniacke before setting up her own successful company in Cambridge, offering a complete solution for those looking to make inspired changes to their properties.



INTRODUCING LARAGH HOMES



Cambridgeshire-based development company Laragh Homes has gained a prestigious reputation for building bespoke quality properties delivered to exceptional standards.

As an award-winning housebuilder, Laragh takes great pride in creating beautifully customised homes set in desirable locations across the East of England. With over a decade of development expertise, Laragh successfully combines accomplished architects and design specialists with a wealth of residential market knowledge to build stunning new properties.

The company cares passionately about the quality of each home and every project is meticulously planned by a trusted team of hand-picked professionals, ensuring attention to detail, fine craftsmanship and distinctive properties with enduring value.

The meaning of 'Laragh' derives from the Gaelic for 'a place of special significance to a person' and it is embedded in the company's vision to create treasured homes in desirable locations.



In a partnership of unsurpassed professional excellence, Cambridge Land has formed a unique collaboration with Laragh Homes to create The Pastures within the sought-after village of Harston. This combined approach with focussed expertise places the affiliation in a perfect position to manage high-profile projects among one of the fastest growing and vibrant property markets outside London.

INTRODUCING CAMBRIDGE LAND



CAMBRIDGE LAND

Award-winning Cambridge Land develops superior residential and commercial projects to generate exciting new opportunities in the Cambridgeshire area.

With vital knowledge of the affluent Cambridge market and key connections to local landowners, Cambridge Land has a hugely successful track record for delivering quality developments of lasting value. Integral to an independent group of companies, which includes Beechwood Estates, Copley Hill Business Park and Redberry Inns, Cambridge Land presents an impressive portfolio established through its pure vision for building properties that enable individuals and communities to thrive.

ABOUT THE
ARCHITECTS

NP Architects is an established award-winning Royal Institute of British Architects (RIBA) Chartered Practice located in central Cambridge.

As worthy recipients of Cambridge Property Awards for the last two consecutive years, NP Architects leads the way in creating buildings of integrity through a professional process that combines knowledge, creativity and technical innovation.

The experienced architectural team

designs high-quality homes with spatial ingenuity and the company prides itself on producing considered, first-class standards of detailing and finishes. Its bespoke concepts and design solutions respond to local surroundings that enhance engaging living environments for the good of individuals and the wider community.

Having built a reputation for excellence in residential design, NP Architects works with private clients and property developers within the Cambridgeshire region.

