

MANOR FARM

STRETHAM

PHASE FOUR



Manor Farm

Welcome to Your New Home

A STUNNING COLLECTION OF 2, 3 & 4 BEDROOM HOMES



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Stretham

A PICTURESQUE VILLAGE IN THE EAST OF ENGLAND

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.



Village Living

WITH THE CITY CLOSE TO HAND



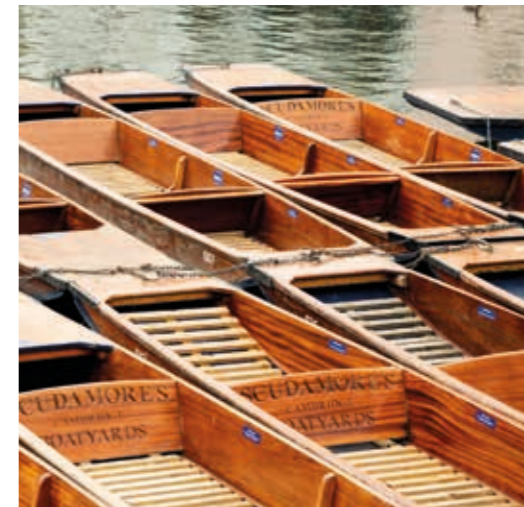
Cambridge

THE CITY THAT CHANGED THE WORLD

Located 12 miles south of Strettham is the city of Cambridge, with its rich cultural and historical heritage. The city has something to offer everyone, from world-class art galleries to year-round entertainment at Cambridge's many theatres and performance venues. In the summer, Cambridge is buzzing with the famous Folk Festival, popular Beer Festival, and various al fresco music performances in the parks and green spaces.

For shopping lovers, Cambridge boasts some of the finest independent boutiques and three shopping centres. Cambridge offers a fantastic choice of places to eat and drink, from charming tea rooms and lively bars to Michelin-starred restaurants.

Known globally for its outstanding educational facilities and pioneering medical research, Cambridge is a hub for leading employment opportunities across many sectors. Not only is Cambridge the location of the world-famous university, but the city has multiple OFSTED-rated Outstanding nurseries, schools, and colleges. Cambridge is also the home of some of the most well-known global companies, such as Apple, Microsoft, and Amazon.

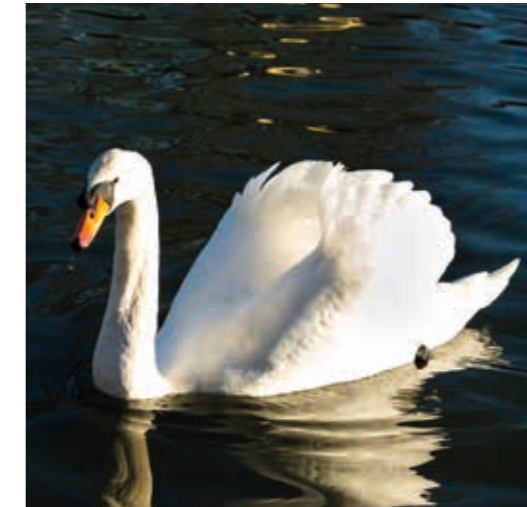


Ely

A CHARMING CITY WHICH IS SURE TO CAPTIVATE

Stretham is just five miles away from Ely, one of the smallest cities in England that has been named as one of The Sunday Times' Best Places to Live, due to its friendliness and rich history. Ely's main attraction is the magnificent cathedral that sits in the heart of the city. The cathedral's octagonal tower can be seen for tens of miles. The city is rich in other historical sites, including Oliver Cromwell's house and the Ely Museum.

Ely also offers plenty of eateries, shops, a tranquil waterside, and attractions such as escape rooms and The Maltings for all-year-round events. The market square has been a crucial part of local community life for over 800 years, and the three main markets continue every week, with the famous Farmers' Market occurring twice a month.



Manor Farm

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.



GREEN CREDENTIALS

The properties have received a high rating for efficiency and environmental impact due to features such as the air source heat pumps, electric car charging points, and high insulation standards. The emphasis placed on energy efficiency can help cut energy bills.

CLEVER TOUCHES

Each home comes with useful high-end features to enhance your living experience. You can enjoy under-floor heating, bespoke wardrobes, and integrated appliances.

TIMELESS QUALITY

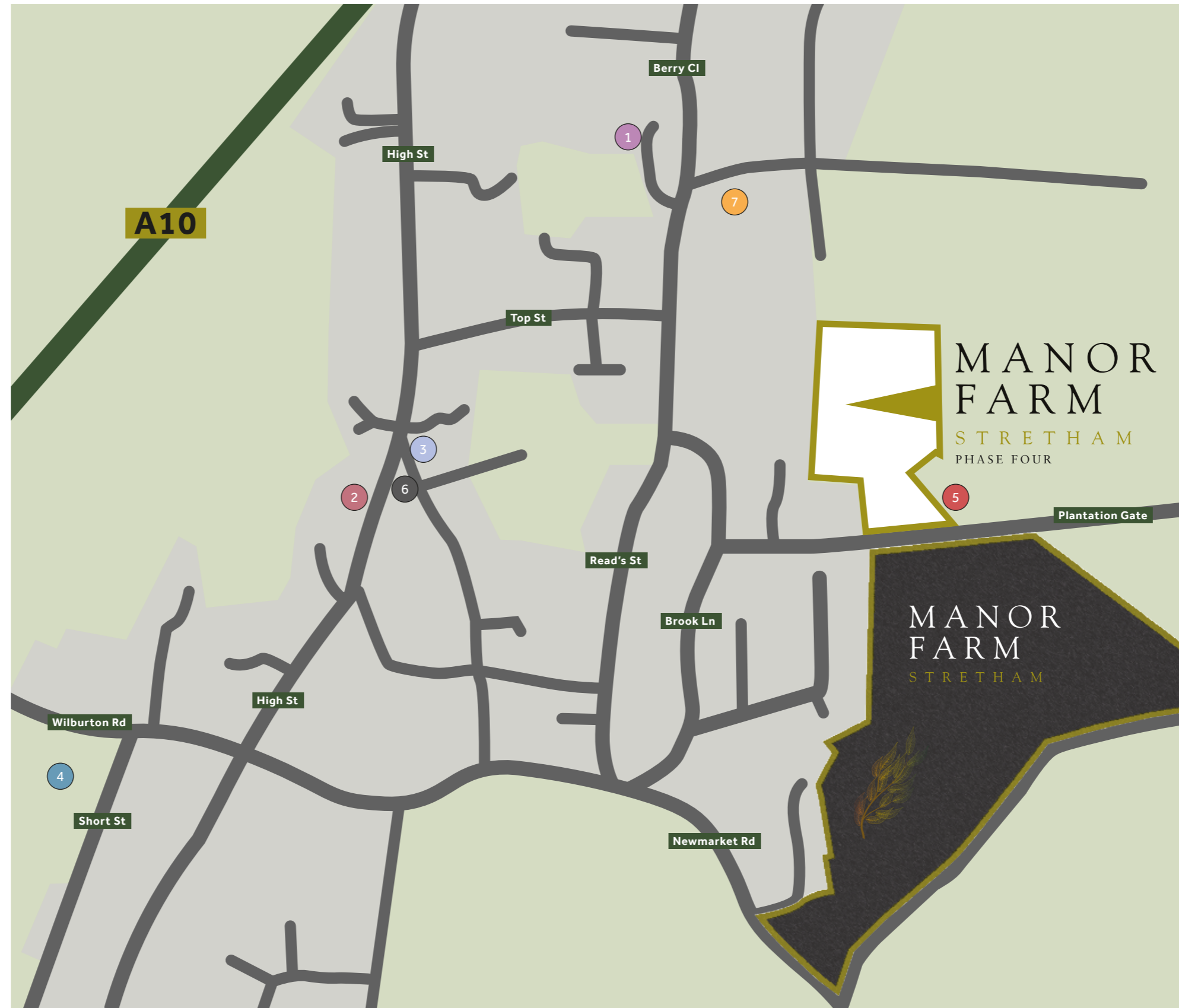
All properties on the development are built using high-quality materials to produce a classic appearance whilst ensuring each one remains unique. The properties boast french doors and large windows to create a bright and natural living space.

Local Area

PERFECTLY LOCATED IN AN IDYLIC VILLAGE

Manor Farm is located just on the edge of Stretham village, making it the perfect location to enjoy the peace and quiet. It is just a short walk from local amenities such as the village shop, Red Lion pub, and post office. The village has something for everyone, such as the Stretham Recreation Ground which is perfect for children and families with its open green space and play area. Neighbouring this space is the bowling green and tennis court. The surrounding area is home to several OFSTED-rated Good primary schools and Tiddlywinks pre-school.

On the outskirts of the village, you can find the Fish and Duck Marina where visitors can enjoy boat hires, take a stroll along the river, or enjoy a spot of fishing. For the nature enthusiasts, Kingfishers Bridge Nature Reserve and the Wicken Fen Nature Reserve are only a short trip away.



KEY

- 1 STRETHAM COMMUNITY PRIMARY SCHOOL
- 2 ST JAMES CHURCH
- 3 POST OFFICE
- 4 STRETHAM RECREATION GROUND
- 5 PROPOSED COMMUNITY FACILITY
- 6 THE RED LION
- 7 TIDDLYWINKS PRE-SCHOOL

Site Layout

PHASE FOUR OF THE HIGHLY DESIRABLE MANOR FARM DEVELOPMENT

Manor Farm has been developed with consideration to maintaining the traditional village feel. The result is that each home is designed to offer a country feel with a contemporary twist that fits in with the surrounding Stretham area.

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.



Manor Farm previous development



Manor Farm previous development

KEY	HOUSE NAME	PLOT NUMBER
●	THE GRAFHAM	98
●	THE BANBURY	97 & 99
●	THE GRASSHOLME	85, 86(h), 87 & 88(h)
●	THE THORNTON	82 & 95
●	THE HARLOCK	83, 84(h) & 96(h)
●	THE RUTLAND	100
●	THE ALTON	89 & 90(h)
●	AFFORDABLE HOMES	AH

(h) Plot is handed





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FOUR BED DETACHED | PLOT 98

Our flagship home, The Grafham, is a delightful home to live in. The downstairs features a large kitchen and dining space that serves as the focal point of the home. Elsewhere, is a spacious living room, a study, WC, and utility room to complete the space.

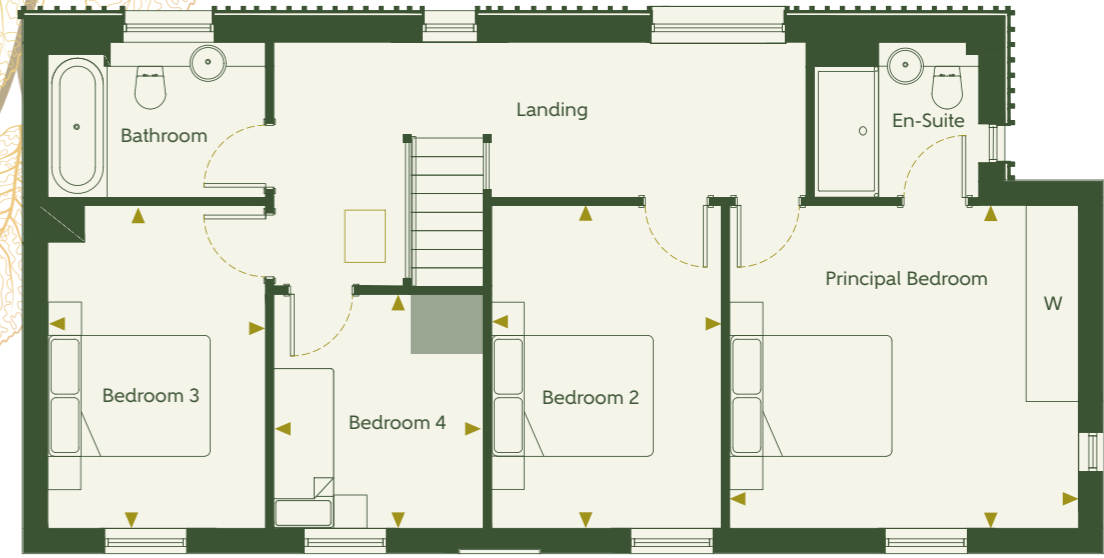
Upstairs greets you with a large landing with access to a generously sized principal bedroom and en-suite bathroom. The family bathroom and three other bedrooms, consisting of two doubles and one single, finish the first floor. The outside space has an impressive garden patio area and a garage.

KITCHEN/DINING ROOM	5.88M X 5.93M	19'4" X 19'6"
LIVING ROOM	4.30M X 3.80M	14'1" X 12'6"
PRINCIPAL BEDROOM	4.28M X 3.89M	14'0" X 12'9"
BEDROOM 2	2.77M X 3.89M	9'1" X 12'9"
BEDROOM 3	2.61M X 3.89M	8'7" X 12'9"
BEDROOM 4	2.52M X 2.79M	8'3" X 9'2"
STUDY	2.78M X 1.94M	9'1" X 6'4"

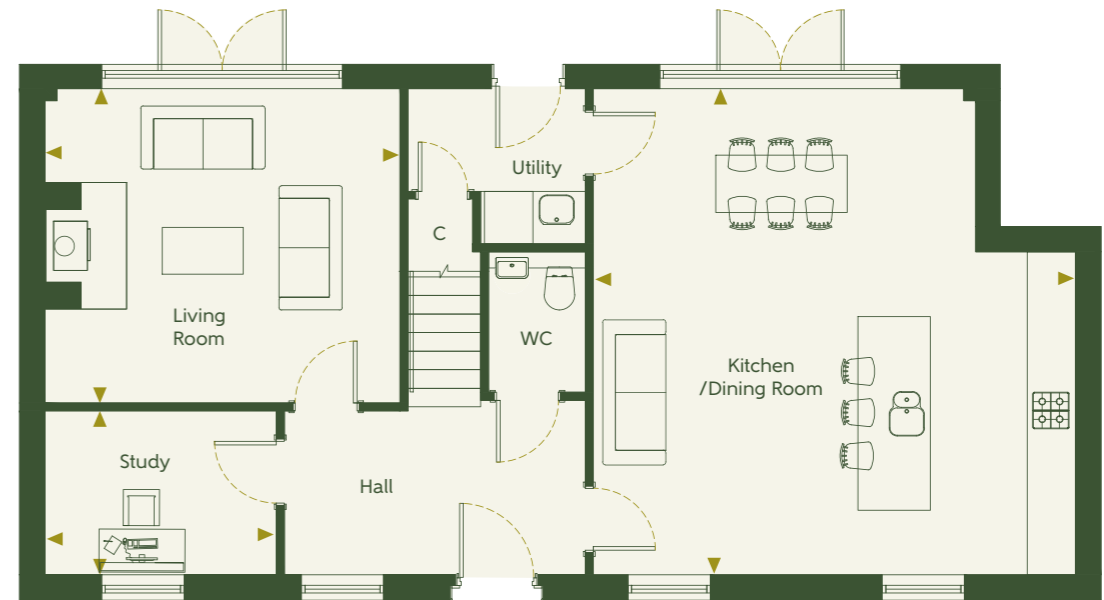
OVERALL SIZE: 148M² | 1593FT²

 Loft Hatch

Note: Floorplans are not to scale

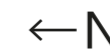


FIRST FLOOR



GROUND FLOOR

The Grafham



Energy Efficiency rating
Very energy efficient - lower running costs

(81-91) B 83

Environmental Impact (CO₂) Rating
Very environmentally friendly - lower CO₂ emissions

(81-91) B 85

All EPC's are predicted not actual



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THREE BED DETACHED | PLOTS 97 & 99

The Banbury offers a highly desirable home perfect for the family. This house features a generously sized living room, complete with an open fireplace, that runs parallel to the stunning kitchen and dining area. Two sets of French doors provide access to the garden from both sides of the house.

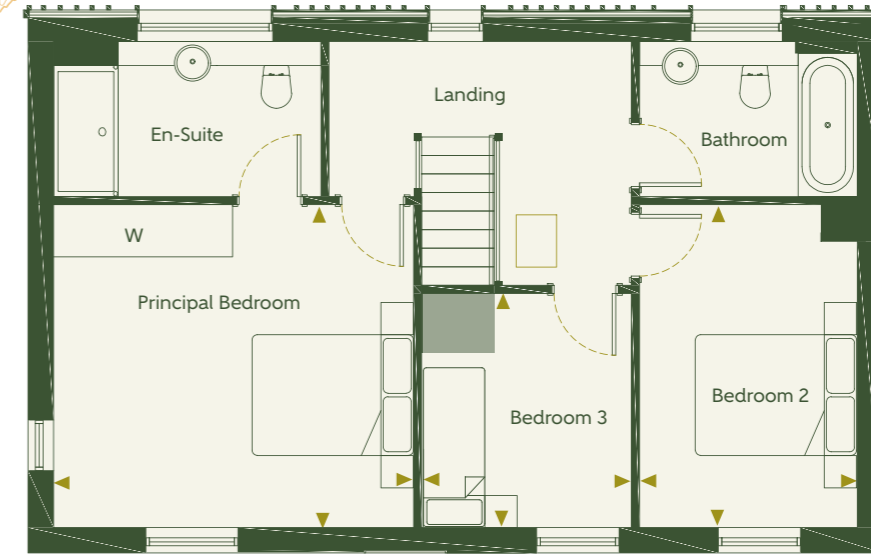
Upstairs you will find a large principal bedroom complete with a built-in wardrobe and large en-suite, just across the airy landing are a further two comfortably sized bedrooms and a family bathroom.

KITCHEN/DINING ROOM	3.08M X 5.93M	10'1" X 12'11"
LIVING ROOM	4.30M X 5.93M	14'1" X 19'6"
PRINCIPAL BEDROOM	4.38M X 3.89M	14'4" X 12'9"
BEDROOM 2	2.61M X 3.89M	8'7" X 12'9"
BEDROOM 3	2.52M X 2.79M	8'3" X 9'2"

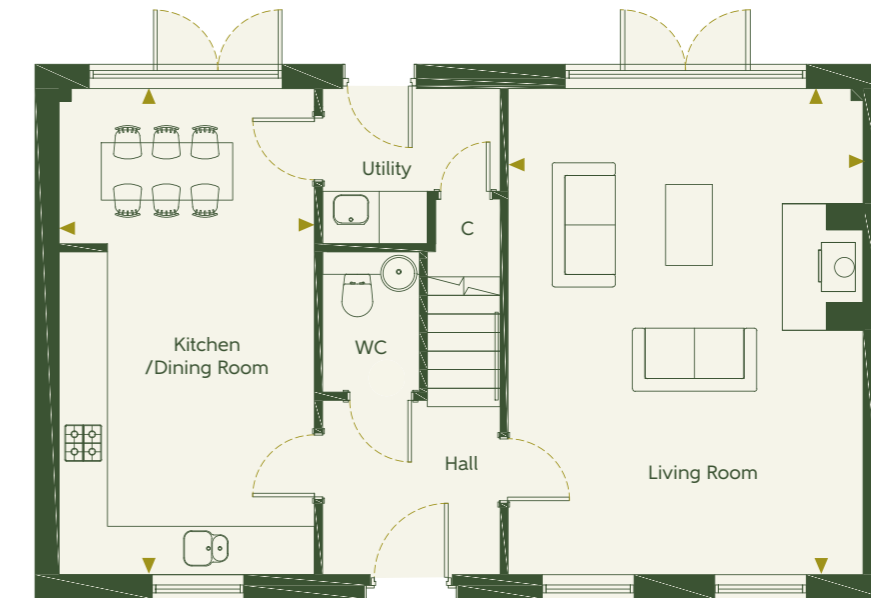
OVERALL SIZE: 118M² | 1270FT²

 Loft Hatch

Note: Floorplans are not to scale



FIRST FLOOR



GROUND FLOOR

← N Plot 97

← N Plot 99

The Banbury

Energy Efficiency rating
Very energy efficient - lower running costs

(81-91) B 85

Environmental Impact (CO₂) Rating
Very environmentally friendly - lower CO₂ emissions

(81-91) B 86

All EPC's are predicted not actual



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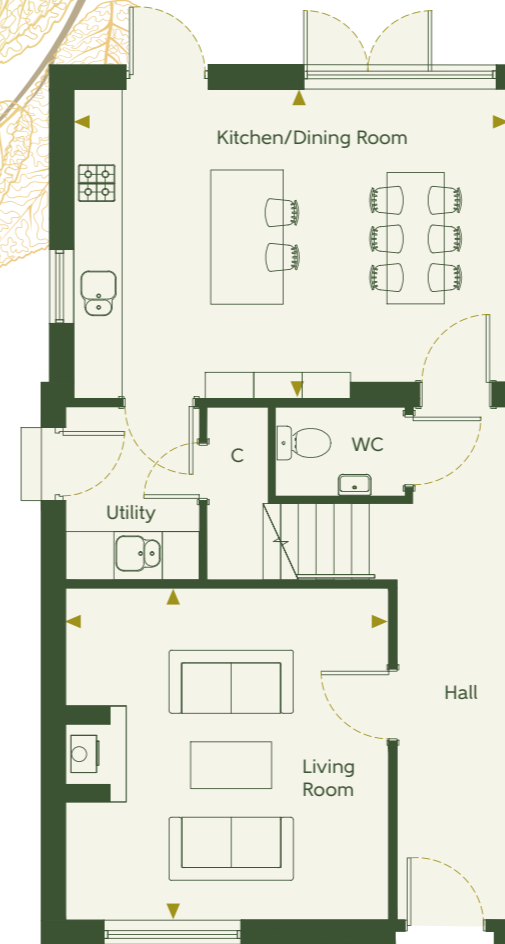
THREE BED SEMI-DETACHED | PLOTS 85, 86(h), 87 & 88(h)

The Grassholme is a comfortable three-bedroom house that fuses a contemporary style with a practical living space. Upon stepping through the front door, you are greeted by a welcoming entrance hall leading to a spacious living room with a fireplace centerpiece and an open plan kitchen and dining room.

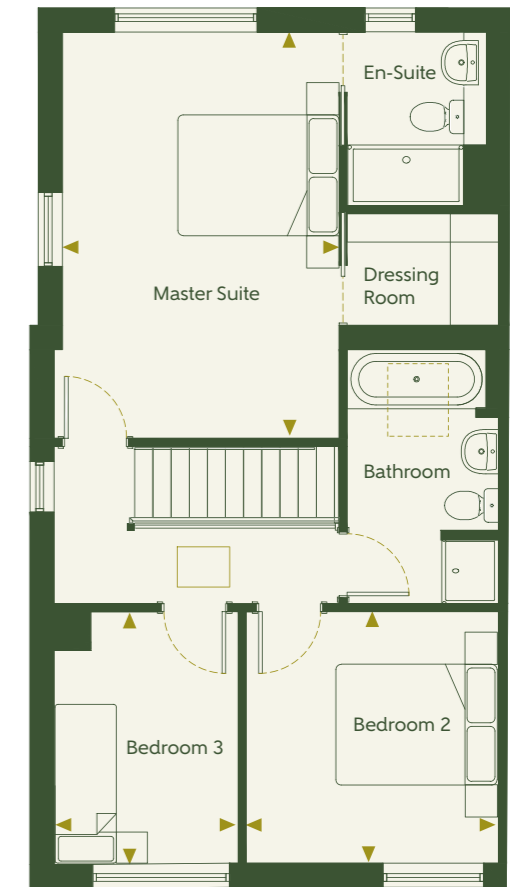
Upstairs features a stunning master suite with a sizeable dressing room and en-suite. The two further bedrooms share a large family bathroom with a separate bath and shower.

KITCHEN/DINING ROOM	5.31M X 3.54M	17'5" X 11'7"
LIVING ROOM	3.93M X 4.02M	12'11" X 13'2"
MASTER SUITE	3.34M X 4.95M	10'12" X 16'3"
BEDROOM 2	3.04M X 3.03M	9'12" X 9'11"
BEDROOM 3	2.20M X 3.03M	7'3" X 9'11"

OVERALL SIZE: 112M² | 1205FT²



GROUND FLOOR



FIRST FLOOR

Loft Hatch
Sky Light
Note: Floorplans are not to scale

The Grassholme



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 87

All EPC's are predicted not actual



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THREE BED DETACHED | PLOTS 82 & 95

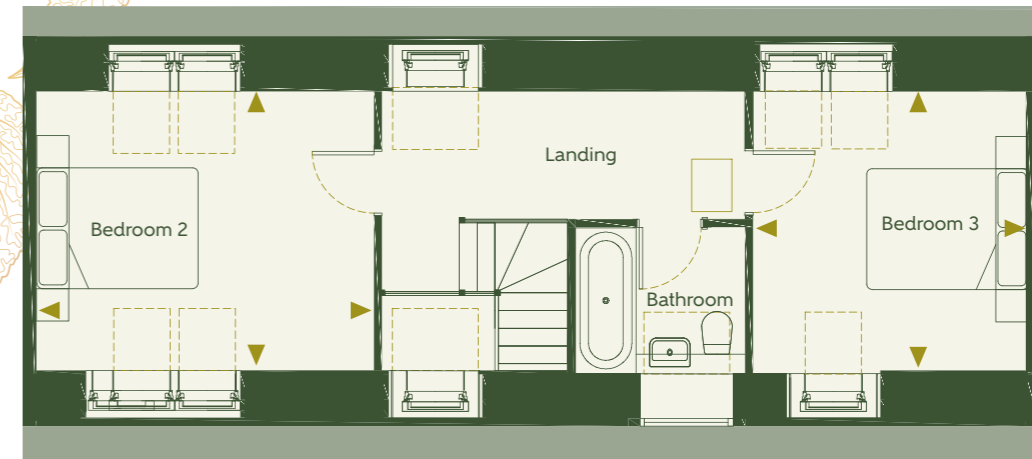
Introducing The Thornton, an impressive house for anyone looking for their new dream home complete with vaulted ceilings.

Downstairs, the large, combined living room, kitchen, and dining room forms the heart of the property with french doors that conveniently access the garden. Also, on the ground floor is a sizeable principal bedroom and en-suite. The downstairs also has a WC and practical utility room. Upstairs, you will find an open and airy landing leading to a further two spacious bedrooms and a family bathroom.

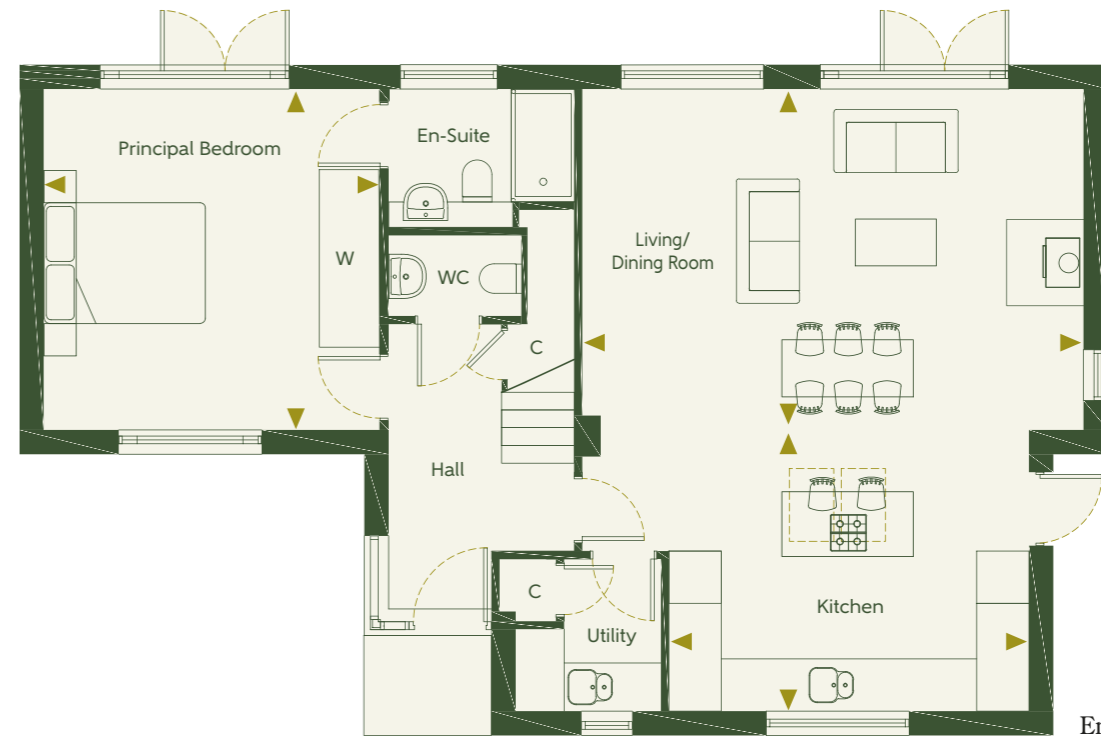
KITCHEN	4.38M X 3.41M	14'4" X 11'2"
LIVING/DINING ROOM	6.13M X 4.15M	20'1" X 13'7"
PRINCIPAL BEDROOM	4.09M X 4.13M	13'5" X 13'7"
BEDROOM 2	4.10M X 3.50M	13'5" X 11'6"
BEDROOM 3	3.30M X 3.50M	10'10" X 11'6"

OVERALL SIZE: 115M² | 1237FT²

Note: Free standing log burner available as an optional extra



FIRST FLOOR



GROUND FLOOR

Loft Hatch
Sky Light
Note: Floorplans are not to scale



Energy Efficiency rating
Very energy efficient - lower running costs

(81-91) B 84

Environmental Impact (CO₂) Rating
Very environmentally friendly - lower CO₂ emissions

(81-91) B 86

All EPC's are predicted not actual

The Thornton



Computer generated image.
Not to scale, illustration purposes only

THREE BED BUNGALOW | PLOTS 83, 84(h) & 96(h)

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.

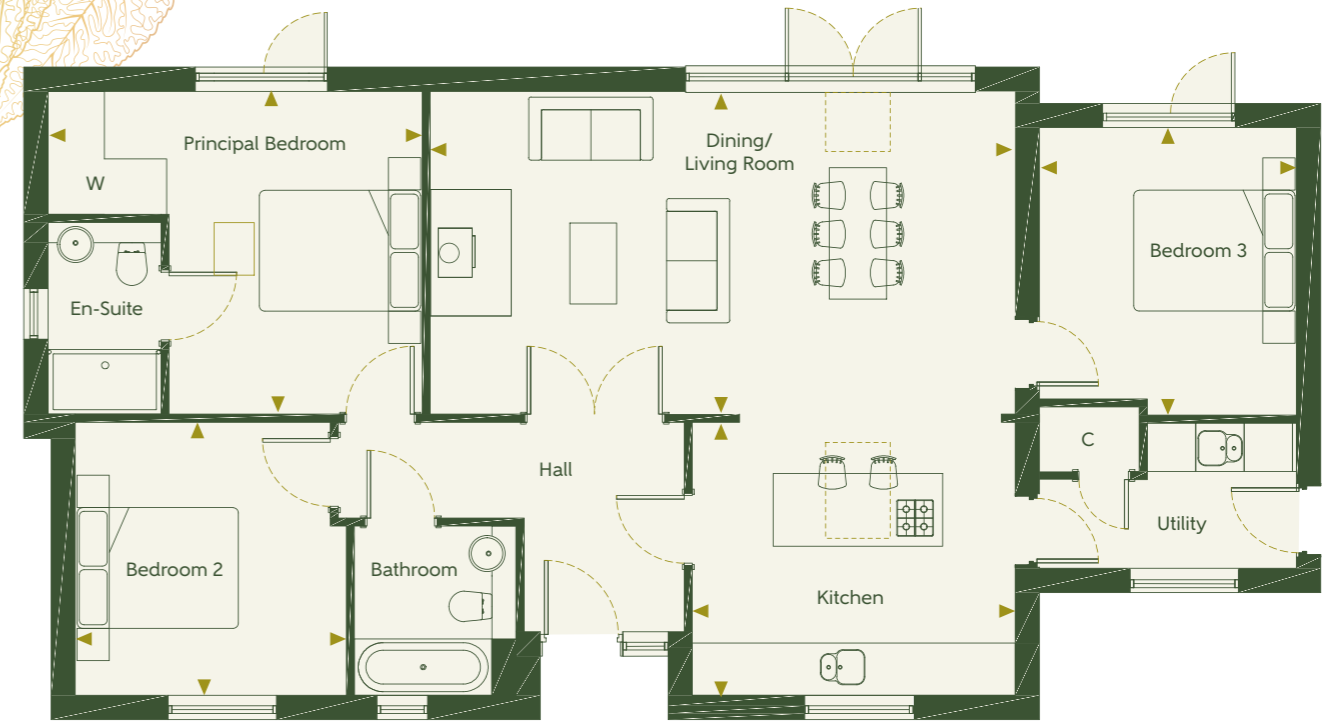
This luxury property has three generous bedrooms, two of which have floor-to-ceiling windows that flood the space with light. The principal bedroom also has a vaulted ceiling and is complete with its own en-suite. This high specification bungalow also includes under-floor heating.

KITCHEN	3.91M X 3.30M	12'10" X 10'10"
DINING/LIVING ROOM	7.16M X 3.90M	23'6" X 12'10"
PRINCIPAL BEDROOM	4.55M X 3.90M	14'11" X 12'10"
BEDROOM 2	3.27M X 3.30M	10'9" X 10'10"
BEDROOM 3	3.09M X 3.48M	10'2" X 11'5"

OVERALL SIZE: 107M² | 1151FT²

Note: Free standing log burner available as an optional extra
The loft hatch is only available for access and not storage

Loft Hatch
Sky Light
Note: Floorplans are not to scale



GROUND FLOOR

The Harlock



Energy Efficiency rating
Very energy efficient - lower running costs

(81-91) B 85

Environmental Impact (CO₂) Rating
Very environmentally friendly - lower CO₂ emissions

(81-91) B 86

All EPC's are predicted not actual



Computer generated image.
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TWO BED BUNGALOW | PLOT 100

The Rutland is a charming bungalow. The welcoming entrance hall leads to a cosy sitting room and a generously sized open-plan, vaulted, kitchen and dining area. This light and airy space features large windows and french doors that give direct access to the garden.

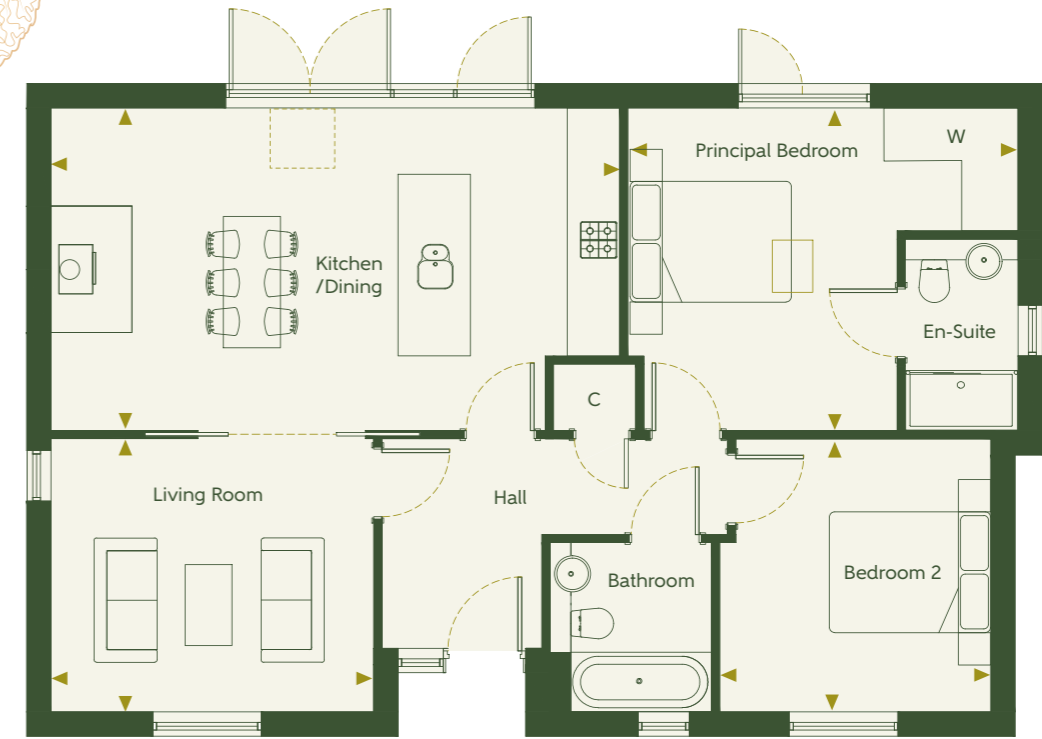
The bungalow has a good-sized principal vaulted bedroom with a built-in wardrobe, stunning en-suite, and access to the garden. The second well-proportioned double bedroom is conveniently located next to the family bathroom. The Rutland offers an inviting space to call home.

KITCHEN/DINING ROOM	6.96M X 3.90M	22'10" X 12'10"
LIVING ROOM	3.91M X 3.30M	12'10" X 10'10"
PRINCIPAL BEDROOM	4.75M X 3.90M	15'7" X 12'10"
BEDROOM 2	3.27M X 3.30M	10'9" X 10'10"

OVERALL SIZE: 87M² | 936FT²

Note: Free standing log burner available as an optional extra
The loft hatch is only available for access and not storage

Loft Hatch
Sky Light
Note: Floorplans are not to scale



GROUND FLOOR

The Rutland



Energy Efficiency rating
Very energy efficient - lower running costs

(81-91) B 84

Environmental Impact (CO₂) Rating
Very environmentally friendly - lower CO₂ emissions

(81-91) B 86

All EPC's are predicted not actual



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TWO BED SEMI-DETACHED | PLOTS 89 & 90(h)

The Alton is a highly desirable home that features an open and spacious living area that has been cleverly designed to seamlessly blend the living, dining, and kitchen spaces.

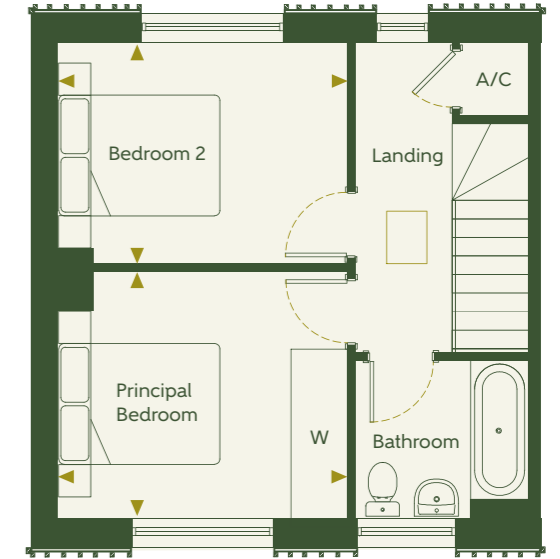
The french doors off the kitchen provide an abundance of light and lead straight out into the secure garden. Upstairs you will find two double bedrooms with access to a family bathroom.

KITCHEN	3.50M X 2.75M	11'6" X 9'0"
DINING/LIVING ROOM	3.51M X 5.83M	11'6" X 19'2"
PRINCIPAL BEDROOM	3.51M X 2.96M	11'6" X 9'9"
BEDROOM 2	3.51M X 2.66M	11'6" X 8'9"

OVERALL SIZE: 78M² | 839FT²



GROUND FLOOR



FIRST FLOOR

Loft Hatch

Note: Floorplans are not to scale

The Alton



Energy Efficiency rating
Very energy efficient - lower running costs

(81-91) B 85

Environmental Impact (CO₂) Rating
Very environmentally friendly - lower CO₂ emissions

(81-91) B 87

All EPC's are predicted not actual

Specification

KITCHEN

- Individually designed kitchens featuring contemporary handleless doors in a choice of colours*
- All cabinet doors and drawers include a soft-close mechanism
- Laminate worktops and up-stands with splashback in a choice of colours* (Silestone upgrade options available subject to build status)
- Stainless steel 1.5 bowl sink with contemporary chrome tap (option to upgrade to Quooker boiling tap)
- LED lighting to wall units
- Indesit integrated dishwasher (slimline to Alton) and fridge freezer
- Siemens double oven, induction hob, and extractor hood (Elica downdraft extractor to Harlock and Thornton)
- Indesit integrated washer/dryer to Rutland

HEATING

- Air source heat pump and an excellent standard of insulation
- Rendered chimney breast, oak beam, and buff brick hearth to selected house types (log burner available as an optional extra)
- Free standing log burners to Rutland, Thorton and Harlock available as an optional extra
- Under-floor heating throughout the ground floor, and to all bathrooms and en-suites
- Contemporary flat panel radiators to the first floor
- All properties predicted 'B' energy rating

UTILITY ROOM (WHERE APPLICABLE)

- Individually designed kitchens featuring contemporary handleless doors in a choice of colours*
- All cabinet doors and drawers include a soft-close mechanism
- Laminate worktops to match kitchen (Silestone upgrade options available subject to build status)
- Plumbing and power for freestanding washing machine
- Space and power for freestanding tumble-dryer (Harlock and Alton)
- Stainless-steel inset single bowl sink with chrome polished tap (under-mounted sink included within Silestone upgrade cost)

BATHROOM & EN-SUITES

- Contemporary white sanitaryware with chrome tap fittings, semi-pedestal sinks, and back-to-wall WC's with concealed cisterns
- Shower enclosures with concealed thermostatic valve and fixed head
- Glass screen with shower fitting over bath (where a separate shower is not in the room)
- Anthracite heated towel rails
- Wall and floor tiling in a choice of colours*
- Electric under-floor heating
- Shaver socket
- Mirror above all hand basins
- Toilet roll holders



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INTERNAL FINISHES

- Stairs with white painted spindles, oak handrail and newel posts
- Satin chrome window and door ironmongery
- Bespoke fitted wardrobes in the master bedroom
- Karndean flooring to hallway, WC, kitchen/dining area, and utility available in a choice of colours*
- White contemporary internal doors
- White emulsion to all walls and ceilings, and satinwood to all woodwork

ELECTRICAL FITTINGS

- Downlights to kitchen/diner/hallway and bathrooms
- Pendant lighting to all other areas and above kitchen island (where applicable)
- Lighting and power to all garages
- White low profile switches and sockets (brushed stainless steel in the kitchen)
- Automatic USB lights to built-in wardrobes
- External power socket to rear

HOME ENTERTAINMENT

- Digital TV aerial installed
- Wiring for Sky TV
- BT telephone sockets
- CAT6 data points

FINISHING TOUCHES

- Double glazed UPVC windows, Velux to roof windows
- EV car charging point to all properties with adjoining parking space
- Paved patio and turfed rear garden, turf, and planting to the front
- External lighting
- External tap
- 2 year Laragh Homes aftersales service

SECURITY & PEACE OF MIND

- Mains-powered smoke, heat, and carbon monoxide detector (CO₂ if log burner installed)
- 5 lever locking front door
- 10-year warranty cover
- Shed provided to all properties
- Up and over garage doors (where applicable)

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.

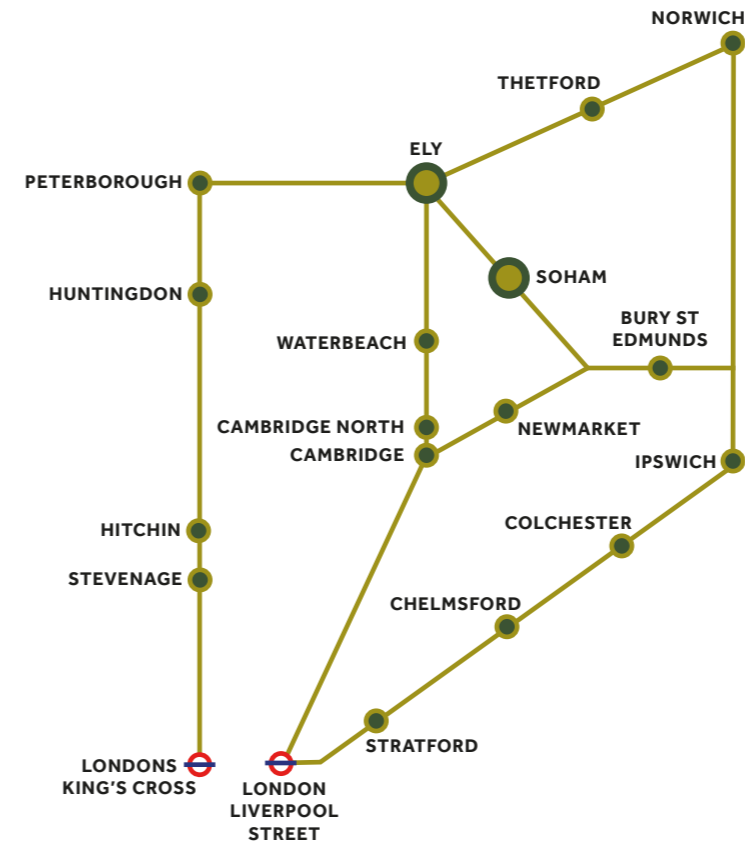
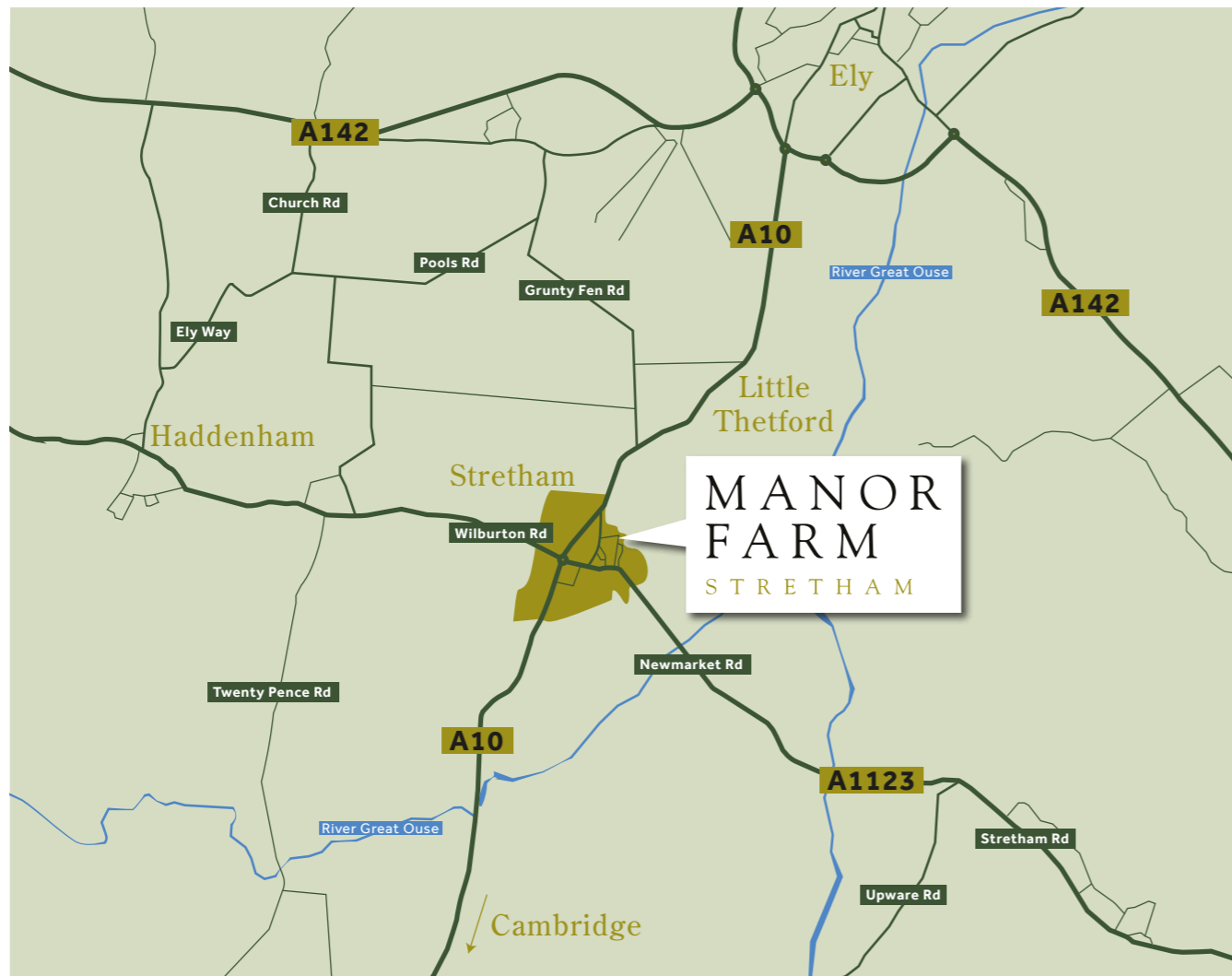
** Under-mounted sink included within Silestone upgrade cost.

Connectivity



FROM COUNTRY TO THE CITY

Despite its rural location, Manor Farm is incredibly accessible. The A10 runs on the adjacent side of the village allowing direct access to Ely (just five miles away), or Cambridge (approximately 12 miles away), making them both easily commutable for work and leisure. Other towns such as Newmarket, Bury St Edmunds, Thetford, and Huntingdon, are all less than 30 miles away. Following the M11, you can be in London within two hours and, if you're heading abroad, Stansted Airport is 42 miles away.



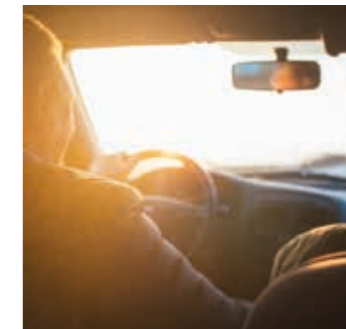
If you are planning to travel by train, the nearest stations are in Soham, to the east, Ely to the north, and Waterbeach to the south. From Soham, you can quickly access Ipswich and Bury St Edmunds. From Waterbeach station, there is a direct link to Cambridge, typically arriving within 10 minutes, or to London Liverpool Street in less than 1 hour 30 minutes. Ely offers routes to Peterborough, Thetford, Norwich, and Cambridge, as well as their connections further afield.

BY TRAIN TO:

CAMBRIDGE	9 MINS (FROM WATERBEACH)
THETFORD	20 MINS (FROM ELY)
PETERBOROUGH	32 MINS (FROM ELY)
NORWICH	51 MINS (FROM ELY)
IPSWICH	48 MINS (FROM SOHAM)
BURY ST EDMUNDS	20 MINS (FROM SOHAM)
LONDON LIVERPOOL ST	1 HR 25 MINS (FROM WATERBEACH)

BY ROAD TO:

ELY	5.2 MILES
CAMBRIDGE	12.9 MILES
NEWMARKET	13.6 MILES
HUNTINGDON	19.1 MILES
BURY ST EDMUNDS	26.3 MILES
THETFORD	28 MILES
STANSTED AIRPORT	42.1 MILES
CENTRAL LONDON	76.4 MILES



If you prefer to catch the bus, Stagecoach East and Dews Coaches operate stops on Short Road, Cambridge Road, Walnut Tree Close, and Chapel Street. To travel to Ely or Cambridge, catch any of the 2, 9, or X9 services which will typically run hourly. These also cover other local villages and towns including Waterbeach, Littleport, and Milton.

BY BUS TO (FROM STRETHAM):

ELY	4.4 MILES
WATERBEACH	7.3 MILES
MILTON	9.8 MILES
LITTLEPORT	11.3 MILES
CAMBRIDGE	13.3 MILES

Travel times are approximate and are courtesy of googlemaps.co.uk, nationalrail.co.uk and rome2rio.com

Laragh Homes



OUR GOAL IS TO DELIVER QUALITY AND STYLISH HOMES THAT COMPLEMENT THEIR LOCATIONS.

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.



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Our 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 high-quality properties that are built to last.

MANOR FARM

STRETHAM

PHASE FOUR



Manor Farm, Stretham, CB6 3GH



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