

THE
GREEN

HADDENHAM

A COLLECTION OF 24 HIGH SPECIFICATION, FAMILY HOMES IN HADDENHAM, CAMBRIDGESHIRE

THE GREEN

HADDENHAM



HADDENHAM IS A PICTURESQUE VILLAGE JUST 12 MILES FROM CAMBRIDGE CITY CENTRE. WITH A RICH HISTORY AND A NUMBER OF LISTED BUILDINGS DATING BACK TO THE 15TH CENTURY, THERE IS ALSO EVIDENCE OF A SETTLEMENT IN AND AROUND THE VILLAGE FROM THE SAXON AND ROMAN ERAS.

Today Haddenham is still a sought after place to live with good local amenities including shops, a doctor's surgery, churches, pubs, a library, a well regarded primary school and several village pre-schools. Sports and leisure activities are widely available for all ages, including football teams for girls and boys, a village cricket team and a bowls club. Annual community events such as the Haddenham Beer Festival and Steam Rally are popular too, both drawing visitors from near and far.







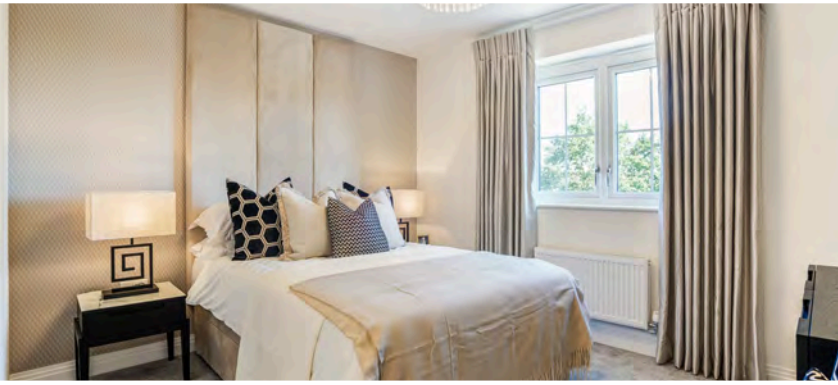
WELL CONNECTED

The historic University City of Cambridge is close by and offers all the facilities you would expect of the world famous City. A wide selection of cafes, restaurants, independent and market leading shops centred around its marketplace and dreamy spires makes it a rewarding day trip for locals and tourists alike.

Haddenham's main road transport links are the M11 south to London, the A14 east-west road and it is within a 40 minute drive of Cambridge City centre. The mainline railway stations at Cambridge and Ely both offer fast services for commuters into London of around 80 minutes.

Images show (from left) punting through Cambridge, Warren Hill Newmarket, Ely railway station and Ely Cathedral.





Images show interiors from previous developments.

SPECIFICATION

KITCHEN

Contemporary fitted kitchens
Integrated appliances to include fridge/freezer, dishwasher, oven, hob and extractor hood, washer/dryer
Newker rectified porcelain floor tiles

BATHROOM

Roca sanitaryware to all bathrooms and en-suites
Chrome heated towel rails to bathrooms and en-suites
Newker rectified porcelain floor tiles to bathrooms and en-suites

HEATING AND PLUMBING

Air source heat pumps
Underfloor heating to ground floor
Radiators to first floor and above (where applicable)













GENERAL

UPVC double glazing
Polished Chrome finish door furniture
BuildZone 10 Year Structural Warranty

THE GREEN

HADDENHAM



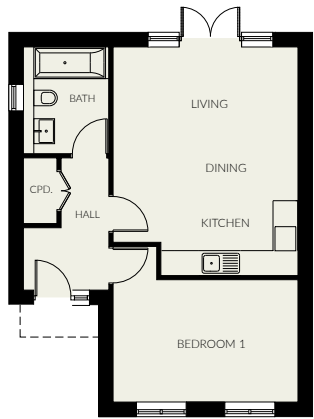
- | | |
|---|---|
|  ASPEN
1 |  BEECH
12 & 13 |
|  ELDER
2 & 4 |  ELM
16 & 17 |
|  SYCAMORE
3 |  CHESTNUT
20 |
|  OAK
5 |  ROWAN
21 |
|  WILLOW 6, 8,
11, 14 & 19 |  LIME
22 & 23 |
|  ASH 7, 9, 10
,15 & 18 |  HOLLY
24 |

The building perspectives, plans and illustrations used in this literature are intended to be a general guide to the appearance of the development. The right is expressly reserved to improve or change specification and details as deemed necessary. Not to scale.



HOLLY

PLOT 24



GROUND FLOOR in metres & feet and inches

Living/Kitchen	5.40 x 4.45	17' 9" x 14' 7"
Bedroom 1	4.46 x 3.01	14' 8" x 9' 11"



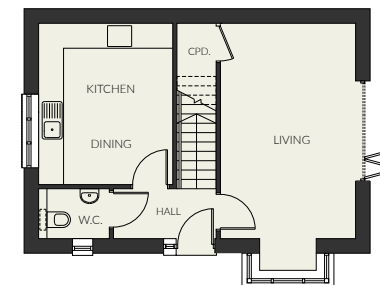
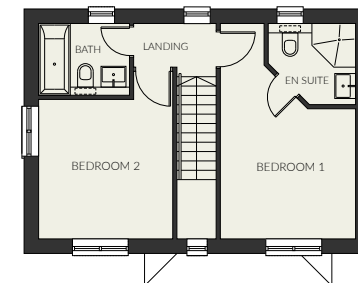
HOLLY



ASPEN

● ASPEN

PLOT 1



FIRST FLOOR in metres & feet and inches

Bedroom 1	3.40 x 3.18	11' 2" x 10' 5"
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Bedroom 2	3.23 x 3.01	10' 7" x 9' 5"
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GROUND FLOOR in metres & feet and inches

Living Room	5.24 +bay x	17' 2" x 10' 7"
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Kitchen/Dining	3.24 3.93 x 3.18	12' 0" x 10' 5"
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ELDER

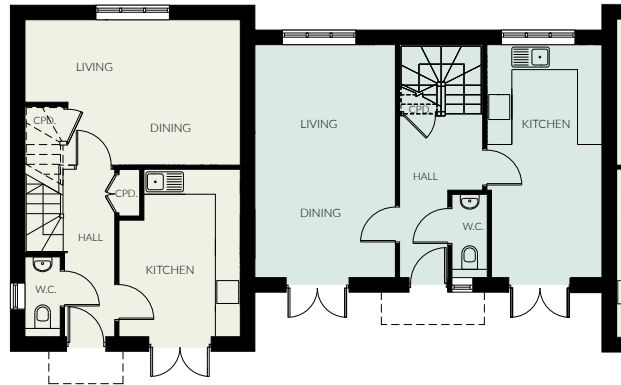
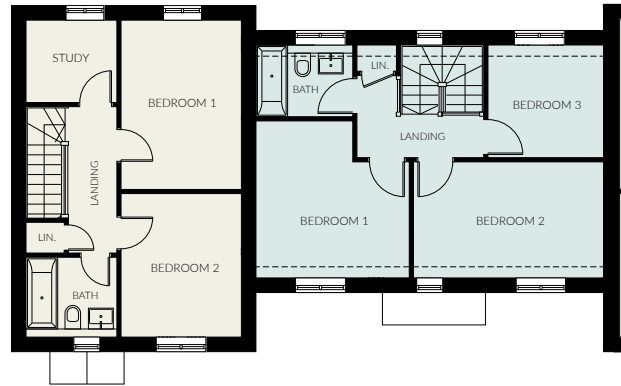
PLOT 2

FIRST FLOOR in metres & feet and inches

Bedroom 1	4.03 x 2.83	13' 3" x 9' 3"
Bedroom 2	3.48 x 2.83	11' 5" x 9' 3"
Study	2.30 x 2.19	7' 7" x 7' 2"

GROUND FLOOR in metres & feet and inches

Living/Dining	5.13 x 3.48	16' 10" x 11' 5"
Kitchen	4.00 x 2.86	13' 1" x 9' 5"



SYCAMORE

PLOT 3

FIRST FLOOR in metres & feet and inches

Bedroom 1	3.77 x 3.55	12' 4" x 11' 8"
Bedroom 2	4.59 x 2.77	15' 1" x 9' 1"
Bedroom 3	2.80 x 2.71	9' 2" x 8' 11"

GROUND FLOOR in metres & feet and inches

Living Room	5.58 x 3.42	18' 4" x 11' 3"
Kitchen	5.58 x 2.77	18' 4" x 9' 1"



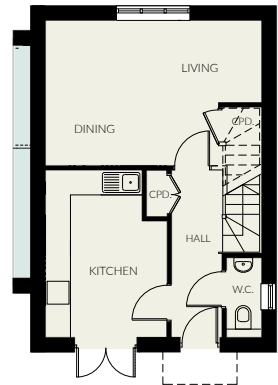
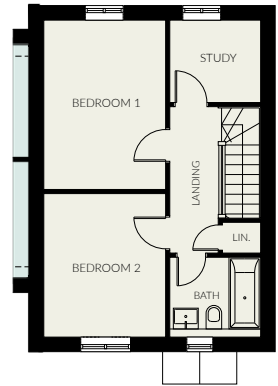


SYCAMORE

ELDER

● ELDER

PLOT 4



FIRST FLOOR in metres & feet and inches

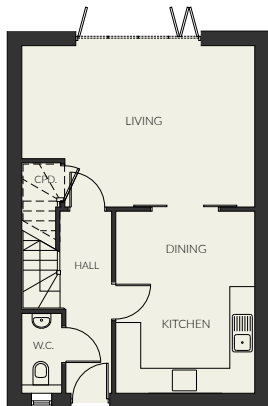
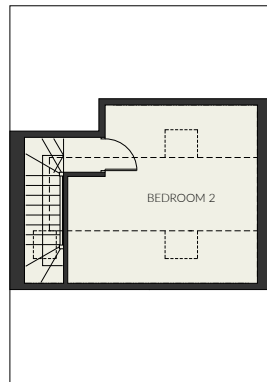
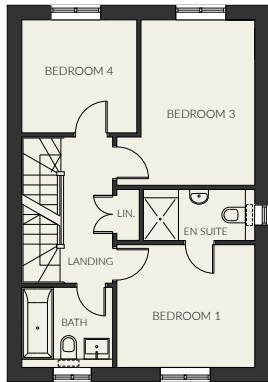
Bedroom 1	4.03 x 2.83	13' 3" x 9' 3"
Bedroom 2	3.48 x 2.83	11' 5" x 9' 3"
Study	2.30 x 2.19	7' 7" x 7' 2"

GROUND FLOOR in metres & feet and inches

Living/Dining	5.13 x 3.48	16' 10" x 11' 5"
Kitchen	4.00 x 2.86	13' 1" x 9' 5"

OAK

PLOT 5



SECOND FLOOR *in metres & feet and inches*

Bedroom 2	4.46 x 4.31	14' 8" x 14' 2"
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FIRST FLOOR *in metres & feet and inches*

Bedroom 1	3.30 x 3.02	10' 10" x 9' 11"
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Bedroom 3	3.96 x 2.80	13' 0" x 9' 2"
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Bedroom 4	2.78 x 2.68	9' 1" x 8' 5"
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GROUND FLOOR *in metres & feet and inches*

Living Room	5.58 x 3.93	18' 4" x 12' 11"
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Kitchen/Dining	4.33 x 3.30	14' 2" x 10' 10"
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OAK

WIL

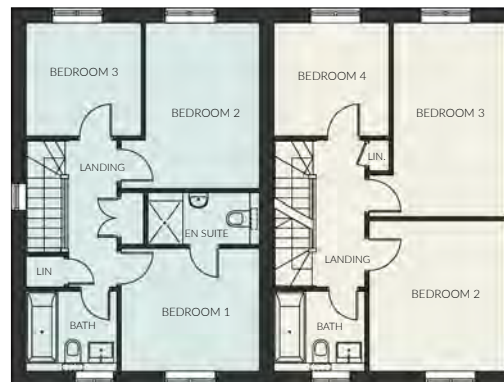


LOW

ASH

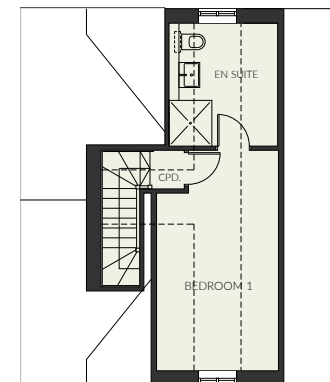
● WILLOW

PLOTS 6, 8 & 14
(11 & 19 opposites)



● ASH

PLOTS 7, 9 & 15
(10 & 18 opposites)



SECOND FLOOR in metres & feet and inches

Bedroom 1	5.21 x 3.39	17' 1" x 11' 1"
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FIRST FLOOR in metres & feet and inches

Bedroom 2	3.53 x 3.33	11' 7" x 10' 10"
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Bedroom 3	4.77 x 2.83	15' 8" x 9' 3"
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Bedroom 4	2.78 x 2.67	9' 1" x 8' 9"
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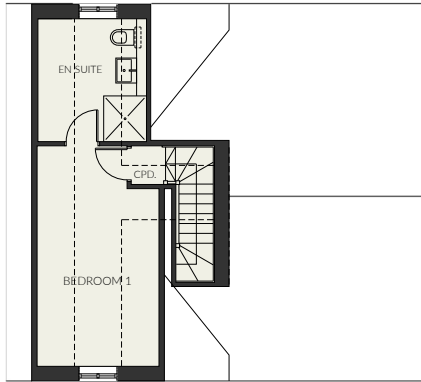
GROUND FLOOR in metres & feet and inches

Living Room	5.60 x 3.93	18' 4" x 12' 11"
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Kitchen/Dining	4.34 x 3.31	14' 3" x 10' 10"
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ASH

PLOTS 10 & 18
(7, 9 & 15 opposites)



SECOND FLOOR in metres & feet and inches

Bedroom 1	5.21 x 3.39	17' 1" x 11' 1"
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FIRST FLOOR in metres & feet and inches

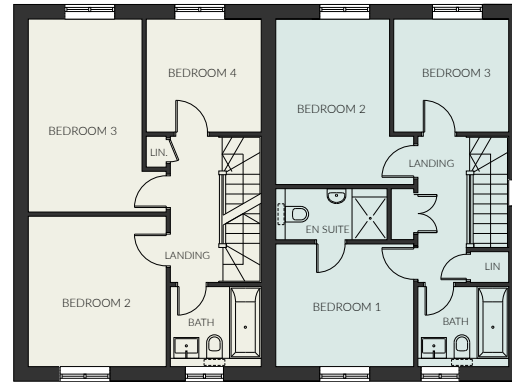
Bedroom 2	3.53 x 3.33	11' 7" x 10' 10"
Bedroom 3	4.77 x 2.83	15' 8" x 9' 3"
Bedroom 4	2.78 x 2.67	9' 1" x 8' 9"

GROUND FLOOR in metres & feet and inches

Living Room	5.60 x 3.93	18' 4" x 12' 11"
Kitchen/Dining	4.34 x 3.31	14' 3" x 10' 10"

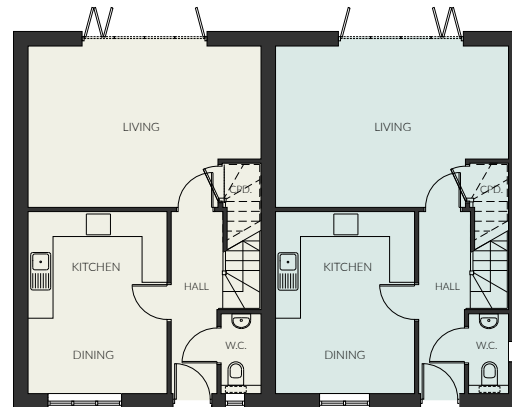
WILLOW

PLOTS 11 & 19
(6, 8 & 14 opposites)



FIRST FLOOR in metres & feet and inches

Bedroom 1	3.33 x 3.02	10' 11" x 9' 11"
Bedroom 2	3.96 x 2.84	13' 0" x 9' 4"
Bedroom 3	2.80 x 2.66	9' 2" x 8' 9"



GROUND FLOOR in metres & feet and inches

Living Room	5.60 x 3.93	18' 4" x 12' 11"
Kitchen/Dining	4.34 x 3.32	14' 3" x 10' 11"





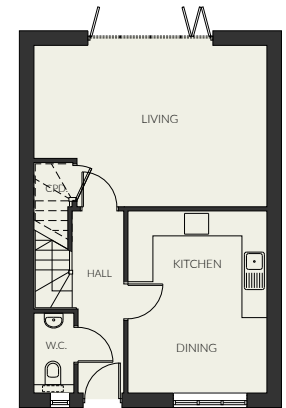
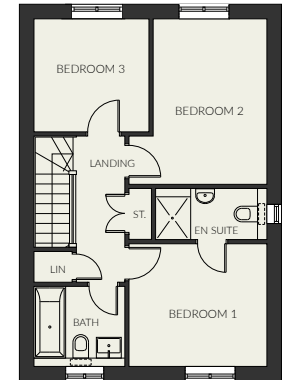
ASH

WILLOW

CHESTNUT

● CHESTNUT

PLOT 20



FIRST FLOOR in metres & feet and inches

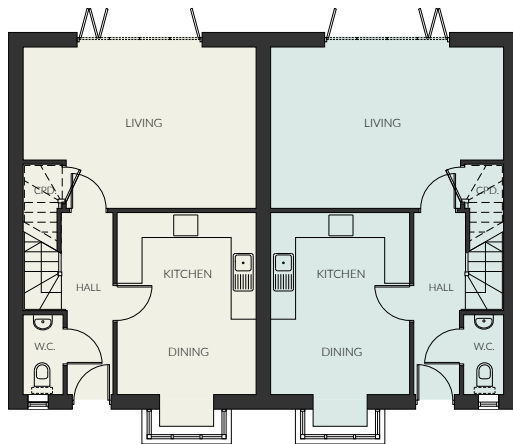
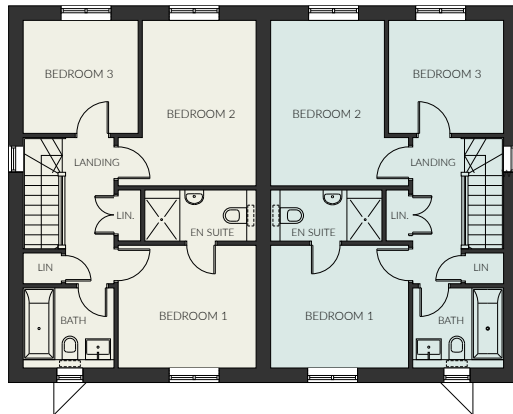
Bedroom 1	3.30 x 3.02	10' 10" x 9' 11"
Bedroom 2	3.96 x 2.82	13' 0" x 9' 3"
Bedroom 3	2.78 x 2.66	9' 1" x 8' 9"

GROUND FLOOR in metres & feet and inches

Living Room	5.58 x 3.93	18' 4" x 12' 11"
Kitchen/Dining	4.34 x 3.30	14' 3" x 10' 10"

● BEECH

PLOTS 12 & 13

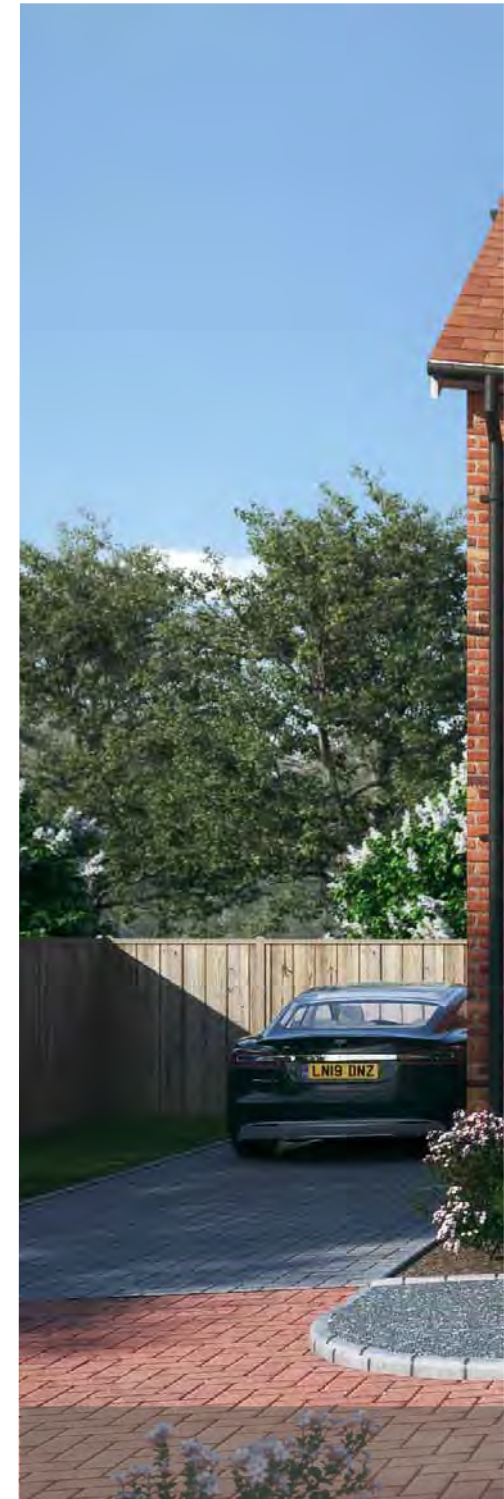


FIRST FLOOR *in metres & feet and inches*

Bedroom 1	3.33 x 3.02	10' 11" x 9' 11"
Bedroom 2	3.96 x 2.84	13' 0" x 9' 4"
Bedroom 3	2.80 x 2.66	9' 2" x 8' 9"

GROUND FLOOR *in metres & feet and inches*

Living Room	5.60 x 3.93	18' 4" x 12' 11"
Kitchen/Dining	4.34 +bay x 3.32	14' 3" x 10' 11"



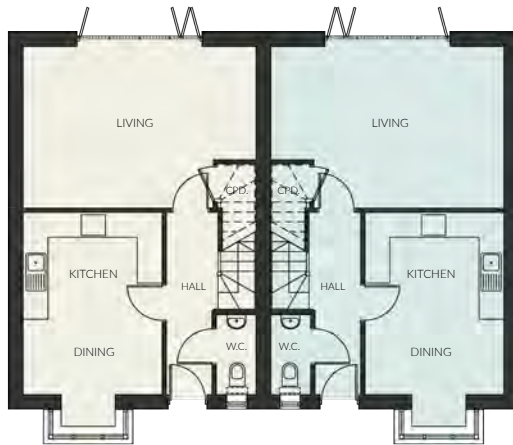
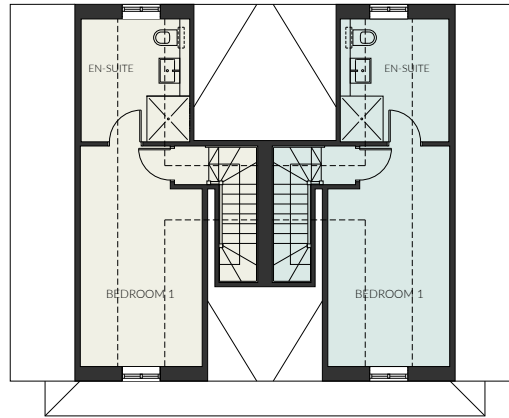
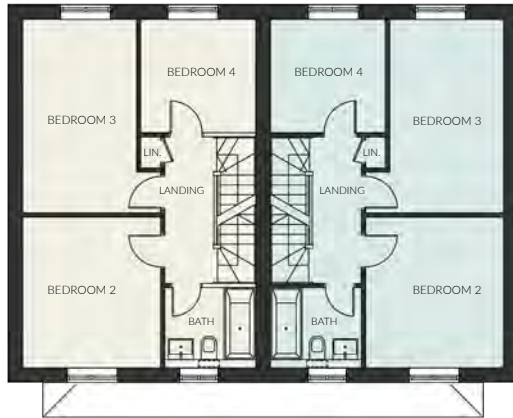


BEECH

BEECH

ELM

PLOTS 16 & 17



SECOND FLOOR in metres & feet and inches

Bedroom 1	5.22 x 3.39	17' 1" x 11' 1"
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FIRST FLOOR in metres & feet and inches

Bedroom 2	3.53 x 3.34	11' 7" x 10' 11"
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Bedroom 3	4.77 x 2.82	15' 8" x 9' 3"
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Bedroom 4	2.79 x 2.68	9' 2" x 8' 5"
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GROUND FLOOR in metres & feet and inches

Living Room	5.60 x 3.93	18' 4" x 12' 11"
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Kitchen/Dining	4.34 + bay x 3.30	14' 3" x 10' 10"
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ELM

ELM



PLOT 23



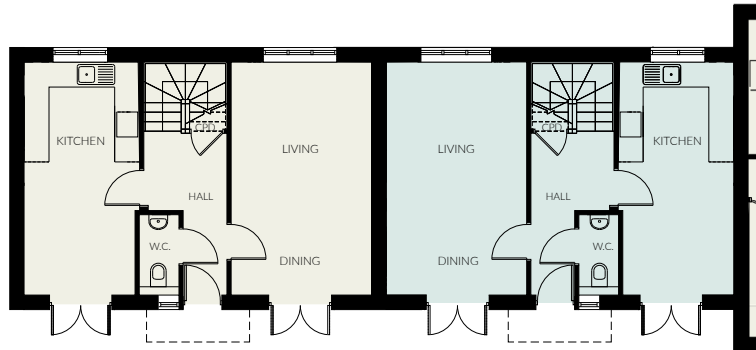
PLOT 22

FIRST FLOOR in metres & feet and inches

Bedroom 1	3.71 x 3.53	12' 2" x 11' 7"
Bedroom 2	4.58 x 2.77	15' 0" x 9' 1"
Bedroom 3	2.77 x 2.71	9' 1" x 8' 11"

GROUND FLOOR in metres & feet and inches

Living / Dining	5.58 x 3.39	18' 4" x 11' 5"
Kitchen	5.58 x 2.74	18' 4" x 9' 0"



FIRST FLOOR in metres & feet and inches

Bedroom 1	3.71 x 3.53	12' 2" x 11' 7"
Bedroom 2	4.58 x 2.77	15' 0" x 9' 1"
Bedroom 3	2.77 x 2.71	9' 1" x 8' 11"

GROUND FLOOR in metres & feet and inches

Living / Dining	5.58 x 3.39	18' 4" x 11' 5"
Kitchen	5.58 x 2.74	18' 4" x 9' 0"





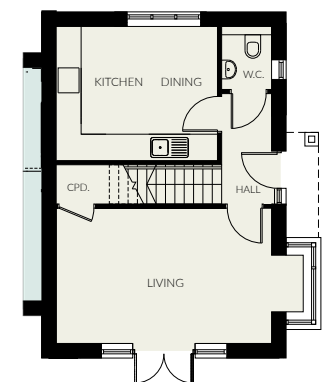
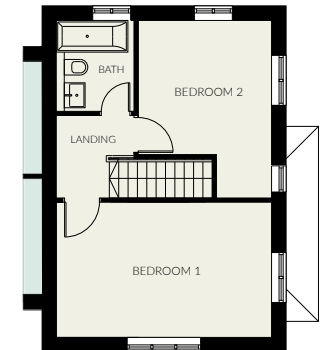
LIME

LIME

ROWAN

● ROWAN

PLOT 21



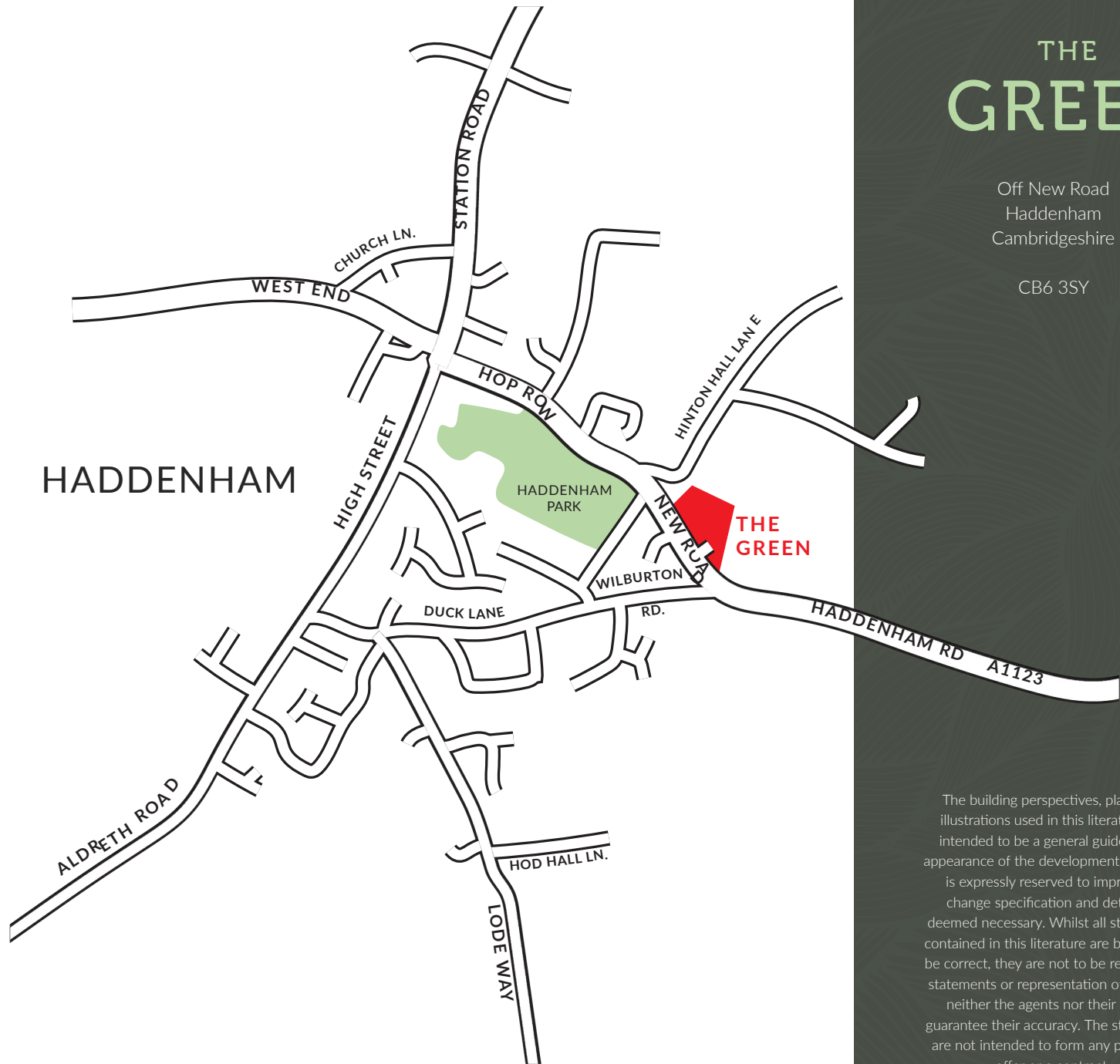
FIRST FLOOR in metres & feet and inches

Bedroom 1	5.13 x 3.21	16' 10" x 10' 6"
Bedroom 2	3.06 x 3.26	10' 0" x 10' 8"

GR OUND FLOOR in metres & feet and inches

Living	5.13 +bay X	16' 10" x 10' 5"
Kitchen/Dining	3.18 3.81 x 3.23	12' 6" x 10' 7"





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Haddenham
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