

Castle Meadow

CASTLE CAMPS, CAMBRIDGE



arbora
H O M E S

Arbora Homes are proud to present a collection of
beautiful 2, 3 and 4 bedroom homes in the sought-after
village of Castle Camps, near Cambridge.

Castle Meadow

Welcome

Welcome to Castle Meadow, where the picturesque village of Castle Camps meets the inspiring landscape of the surrounding region, the ideal setting for this exceptional collection of ten high-quality family homes.

A stone's throw from the borders of three counties – Essex, Suffolk and Cambridgeshire – Arbora Homes' latest development is an exciting opportunity for residents to access the very best that this part of the world has to offer – from charming country pubs, eateries and historic market towns, to beautiful rural views, world renowned education and superb travel connections.

Constructed to exacting standards with close attention paid to every feature and detail, these homes are perfect for active households looking for a peaceful country retreat, whilst still keeping in touch with the region's towns and cities, whether for work or leisure.

An exceptional place to call home

*A stunning collection
of new homes*



Plots 1, 2, 3 and 4.

Exterior computer generated image is from an imaginary viewpoint looking at Plots 1, 2, 3 and 4 from left to right. Imagery is for illustrative purposes and may not be an exact representation of the development.

Outstanding

Those seeking an outstanding new family home in a peaceful rural community will find everything they need at our latest collection in Castle Camps.

Planned and built to the very highest contemporary standards and enjoying panoramic views across prime Cambridgeshire farmland, these quality homes deliver a modern lifestyle within a magical countryside setting.

Inside, the homes enjoy impressive reception areas, a beautifully-appointed kitchen and a sophisticated specification – along with spacious bedrooms, modern bathrooms and stylishly finished luxury en-suites. With the inclusion of fibre broadband and separate offices or flexible areas they are perfect for the working from home environment



Premier Guarantee for New Homes – premierguarantee.co.uk

Each home within Castle Meadows will be covered by a Premier Guarantee for New Homes which includes features such as a 10-year structural warranty cover.



The Siteplan

Castle Meadow is a premium collection of properties that residents will be proud to call home for many years to come. Built as sustainably as possible and beautifully-positioned within a highly sought-after area – just fifteen miles from Cambridge's sensational centre – this is a collection from where you can enjoy a semi-rural location and good quality amenities, alongside excellent leisure opportunities – all coming together to ensure an enviable lifestyle

Please note ; Plots 7, 8, 9 and 10 are not for Private Sale. Please ask for further details.

Whilst the computer generated development layout shown has been prepared for the assistance of the prospective purchaser, the information is preliminary and for guidance purposes only. All planting and landscaping shown within computer generated imagery is indicative only and may vary as construction takes effect. Please speak to the sales agents for further information. Ground levels and other variations are not shown. Suggested north position, hard and soft landscaping and similar details are indicative only and may vary from what is shown – purchasers should satisfy themselves such information is correct and can ask our sales agents to view the detailed architects site drawings for full and accurate details.



North

Plot One



This welcoming four bedroom detached home, with off-street parking, perfectly balances both privacy and family living. The large dual-aspect living room with feature fireplace will be the perfect place to relax all year round, while double doors lead through to the exceptional kitchen/dining area, where you'll find ample space for seating in front of full-length bi-fold doors looking out on the countryside views. The kitchen's spacious preparation area incorporates the latest in quality branded appliances and a stylish breakfast island, while a handy utility room offers space for household necessities and convenient outdoor access. With Fibre broadband available, the separate study will make the perfect office for working from home. Upstairs comprises three good-sized double bedrooms, a sleek family bathroom and a master bedroom complemented by a walk-in wardrobe and a luxury en-suite shower room.

Ground floor

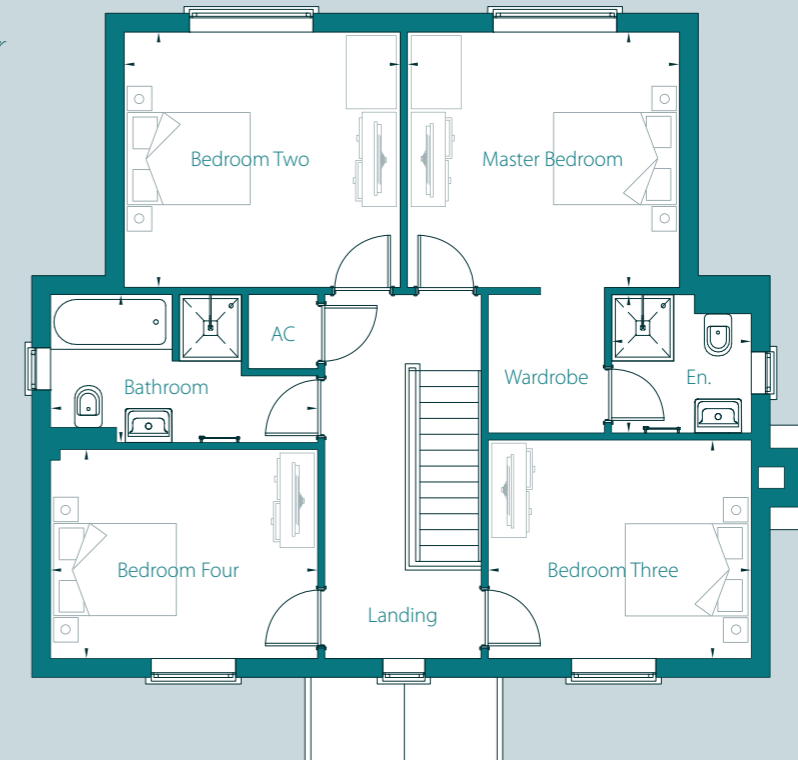
Kitchen / Dining	8.00m x 3.63m	23'3" x 11'11"
Living Room	5.18m x 3.79m	17'0" x 12'6"
Study / Office	3.17m x 3.13m	10'5" x 10'3"
Utility Room	2.87m x 1.90m	9'5" x 6'3"
Cloakroom	1.90m x 0.90m	6'3" x 2'11"

First floor

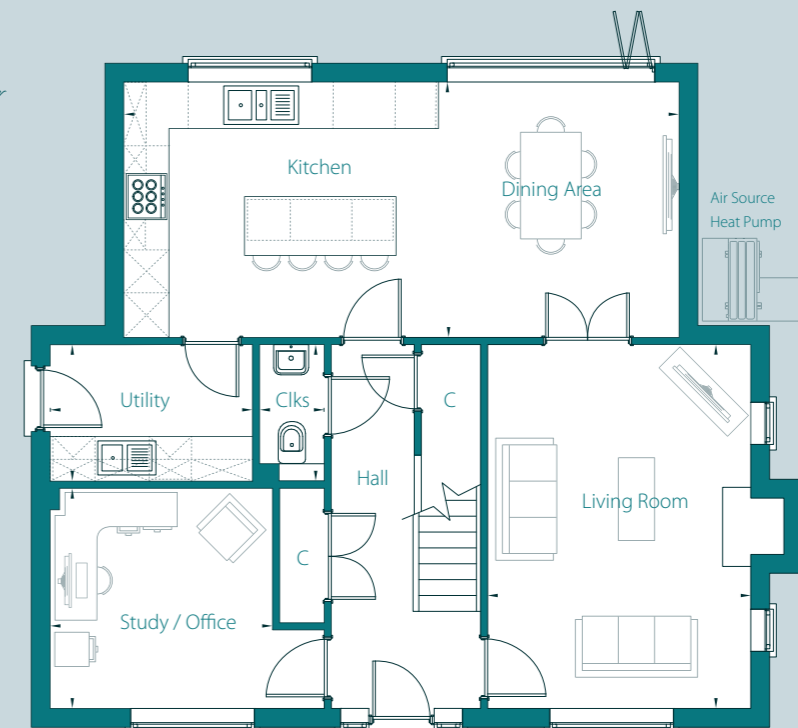
Master Bedroom	3.90m x 3.63m	12'10" x 11'11"
En-Suite	2.04m x 1.91m	6'8" x 6'3"
Bedroom Two	3.90m x 3.63m	12'10" x 11'11"
Bedroom Three	3.81m x 3.12m	12'6" x 10'3"
Bedroom Four	3.80m x 2.97m	12'6" x 9'9"
Bathroom	3.80m x 2.06m	12'6" x 6'9"

Approximate Gross Internal Area : 166 Sqm (1787 Sqft)

First floor



Ground floor



► Indicates where approximate measurements are taken from. **AC** Airing Cupboard **C** Cupboard **Clks** Cloakroom **En** En-Suite

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Castle Meadow

Plot Two



Entering this attractive four bedroom family home, your eyes are drawn towards the rear of the property, where you'll find the beautifully-appointed open plan kitchen/dining area. Featuring the latest in modern fittings and integrated appliances, this will be an ideal space for gathering friends and family, with full length bi-fold glazed doors opening out onto the garden. A handy utility room separates domestic necessities from hospitality and includes convenient outdoor access leading directly to the off-street parking. Double doors from the dining area lead through to the well-proportioned living room, where both natural light and a feature fireplace will make this a welcoming space all year round. With Fibre broadband available, the separate study will make the perfect office for working from home. The property's four double bedrooms all offer versatile spaces, with the master bedroom including a walk-in wardrobe and en-suite shower room.

Ground floor

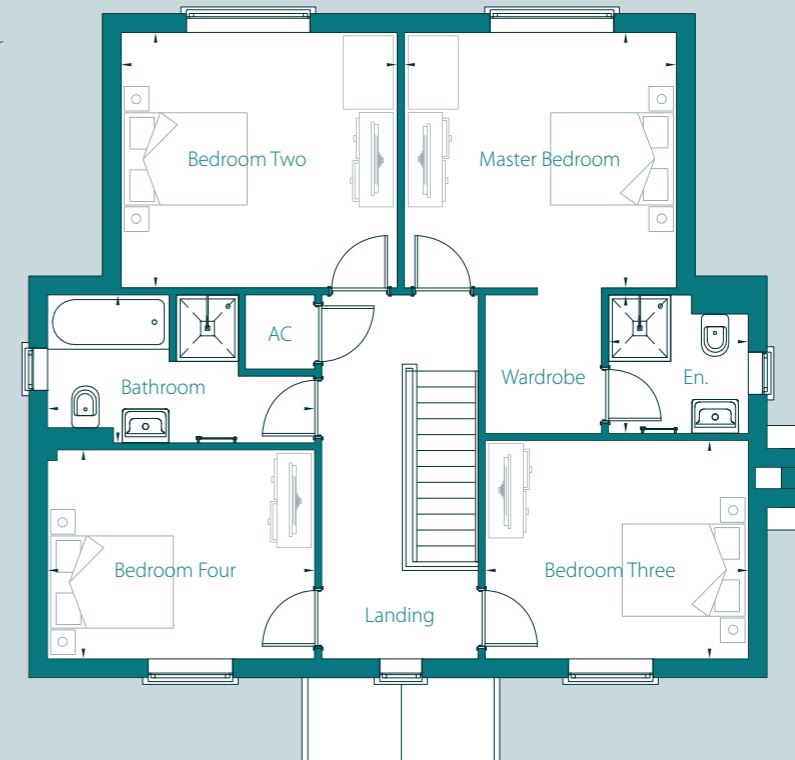
Kitchen / Dining	8.00m x 3.63m	23'3" x 11'11"
Living Room	5.18m x 3.79m	17'0" x 12'6"
Study / Office	3.17m x 3.13m	10'5" x 10'3"
Utility Room	2.87m x 1.90m	9'5" x 6'3"
Cloakroom	1.90m x 0.90m	6'3" x 2'11"

First floor

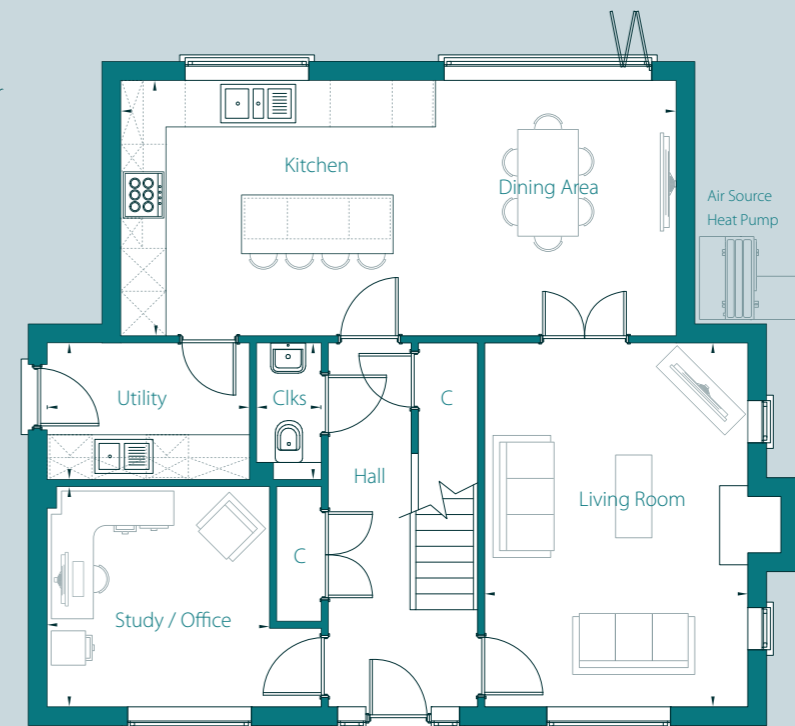
Master Bedroom	3.90m x 3.63m	12'10" x 11'11"
En-Suite	2.04m x 1.91m	6'8" x 6'3"
Bedroom Two	3.90m x 3.63m	12'10" x 11'11"
Bedroom Three	3.81m x 3.12m	12'6" x 10'3"
Bedroom Four	3.80m x 2.97m	12'6" x 9'9"
Bathroom	3.80m x 2.06m	12'6" x 6'9"

Approximate Gross Internal Area : 166 Sqm (1787 Sqft)

First floor



Ground floor



► Indicates where approximate measurements are taken from. AC Airing Cupboard C Cupboard Clks Cloakroom En En-Suite

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Plots Three & Four



These delightful three bedroom family homes have been designed to achieve the best use of space throughout. The broad hallway provides plenty of space for storage, while the well-proportioned living room is well-lit by a modern bay window. A feature fireplace will make this a welcoming space all year round. The kitchen/dining area is the true heart of the home, with a stylish work island, premium surfaces, quality branded integrated appliances and a wide section of bi-fold glazed doors opening out onto the garden. A practical utility room separates household necessities from living areas and provides convenient outdoor access. Upstairs, the master bedroom boasts a built-in wardrobe, en-suite shower room and beautiful countryside views, with the accommodation completed by a further two double bedrooms, a sleek family bathroom, and the option to utilise bedroom three as a home office.

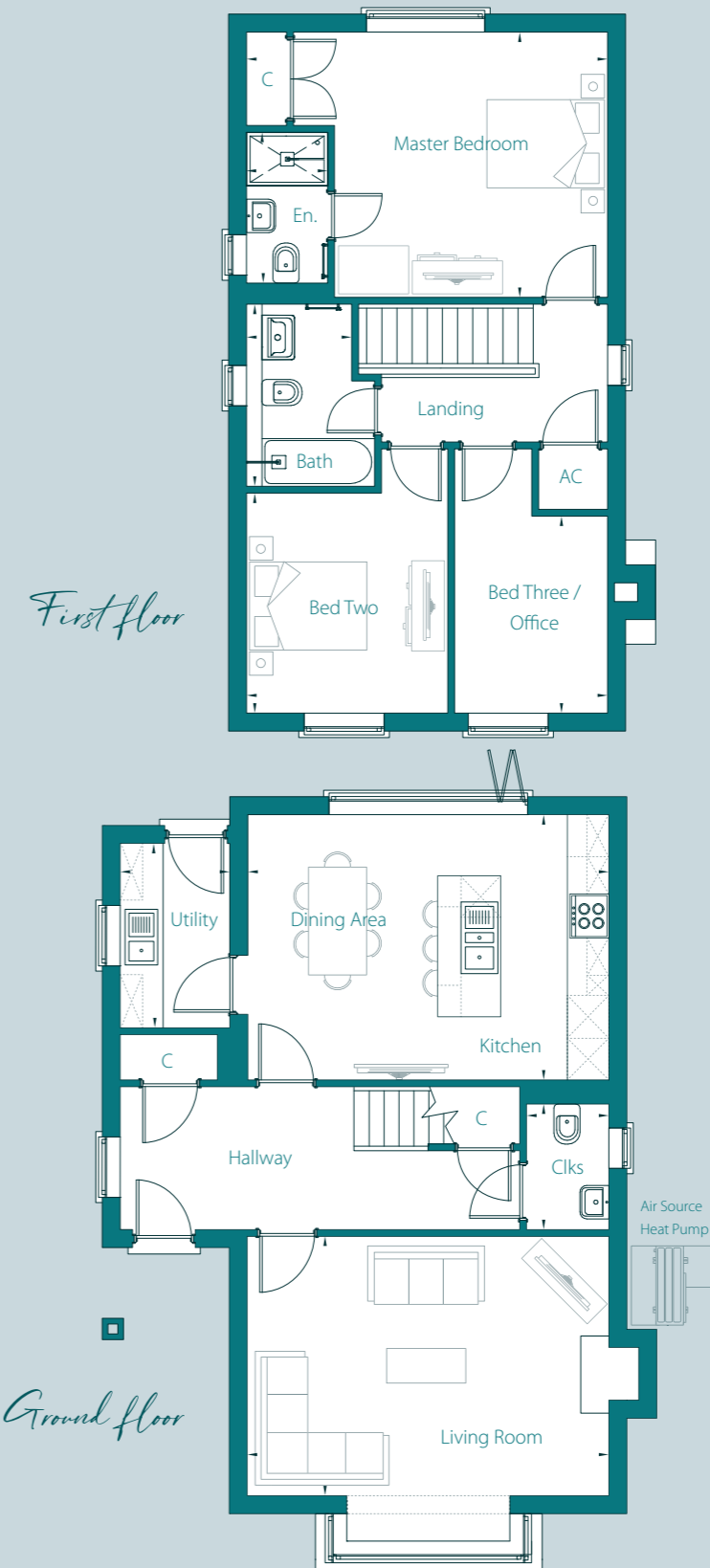
Ground floor

Kitchen / Dining	5.41m x 3.92m	17'9" x 12'11"
Living Room	5.36m x 3.89m	17'7" x 12'9"
Utility Room	2.73m x 1.56m	8'11" x 5'2"
Cloakroom	2.08m x 1.20m	6'10" x 3'11"

First floor

Master Bedroom	4.07m x 3.97m	13'4" x 13'0"
En-Suite	2.47m x 1.19m	8'1" x 3'11"
Bedroom Two	3.28m x 3.01m	10'9" x 9'11"
Bed Three / Office	2.92m x 2.25m	9'7" x 7'5"
Bathroom	2.70m x 1.54m	8'10" x 5'1"

Approximate Gross Internal Area : 124 Sqm (1336 Sqft)



► Indicates where approximate measurements are taken from. **AC** Airing Cupboard **C** Cupboard **Clks** Cloakroom **En** En-Suite

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Plots Five & Six



These charming two bedroom homes will be perfect for new families or downsizers alike. Downstairs, you'll find everything you need for comfortable living on one floor, with the open plan kitchen-dining-living area carefully designed for an instinctive use of space as residents walk into the stylish kitchen, featuring premium surfaces and a range of quality integrated appliances, before moving through to the well-proportioned rear relaxation space. Full-width bi-fold glazed doors provide plenty of natural light and an indoor-outdoor experience in warmer months. You will also find a convenient downstairs cloakroom. Upstairs, the family bathroom is fitted with sleek modern sanitaryware while both bedrooms feature built-in storage, with the main master bedroom enjoying views across the stunning Cambridgeshire countryside. There is also the option to utilise the second bedroom as a good-size home office.

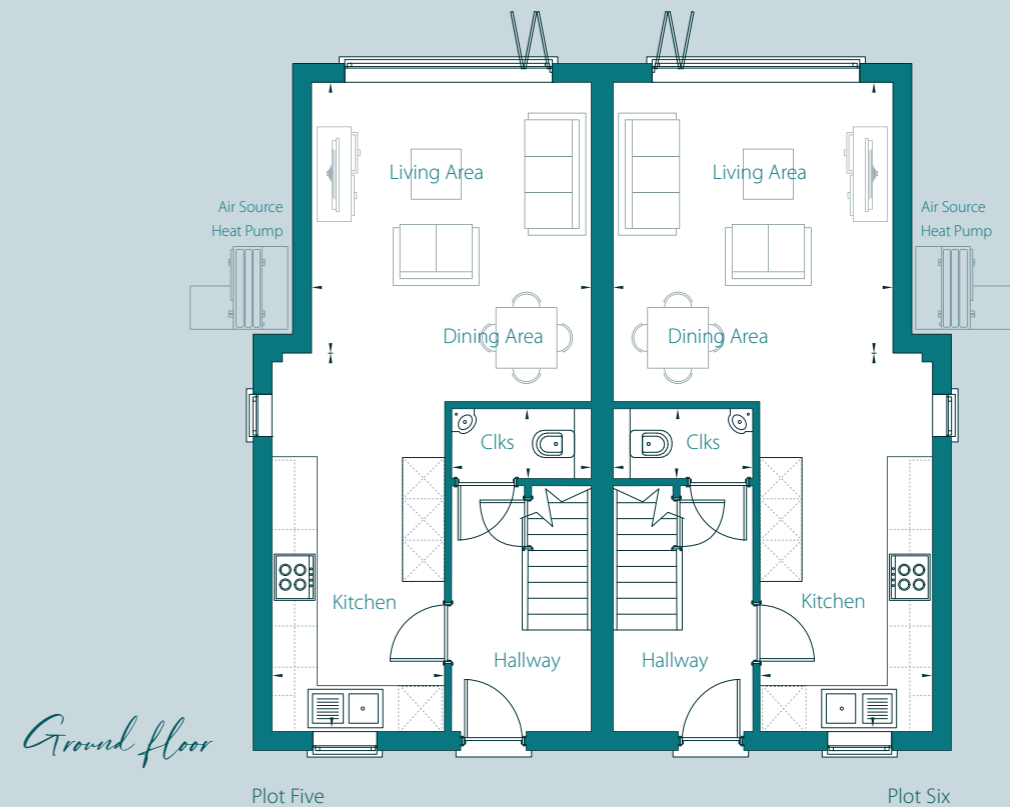
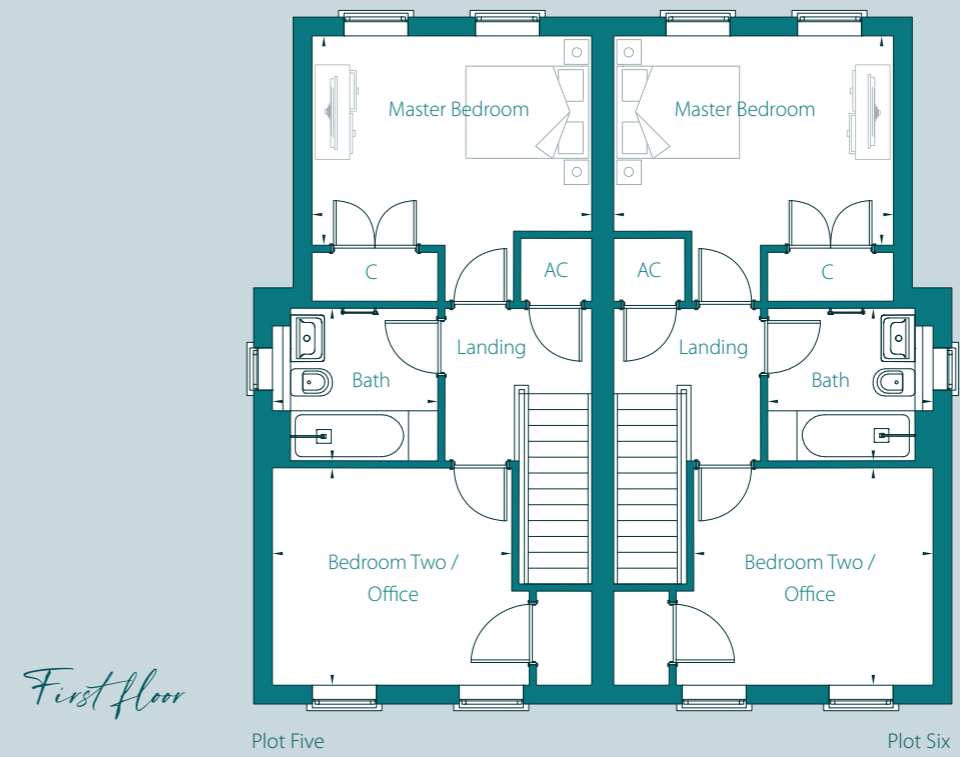
Ground floor

Kitchen	5.41m x 2.44m	17'9" x 8'0"
Living / Dining	3.99m x 3.86m	13'1" x 12'8"
Cloakroom	2.06m x 0.98m	6'9" x 3'3"

First floor

Master Bedroom	3.99m x 2.98m	13'1" x 9'10"
Bed Two / Office	3.41m x 3.10m	11'1" x 10'2"
Bathroom	2.34m x 2.14m	7'8" x 7'0"

Approximate Gross Internal Area : 80 Sqm (868 Sqft)



► Indicates where approximate measurements are taken from. AC Airing Cupboard C Cupboard Clks Cloakroom En En-Suite

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Don't Compromise



Offering versatile spaces tailor-made for the needs of today's contemporary lifestyles.

Computer generated image (of Plots 1 & 2) is for illustrative purposes and may not be an exact representation. Main furniture, flooring and interior soft-furnishings and not included.

Flexibility

Nowadays, for those whose jobs can be done remotely, having enough space for a home office environment within their property is up there with the most desired of features for buyers.

We feel the requirement for this sought-after space will only increase in time. With that in mind, we work closely with our designers from the outset to ensure, wherever possible, we create homes which offer multi-functional, stylish and versatile living spaces that are perfect for the needs of modern home-based workers.

We want our contemporary homes to offer creative and peaceful sanctuaries, independent enough to block out household distractions, but close enough to remain part of family life – creating viable solutions for your home-working needs whether it's full or part-time.

"The houses at Castle Meadow intuitively blend the needs of home-workers and family life – with bright, well-illuminated spaces large enough to accommodate sizeable writing desks and storage areas without impacting on the rest of the family home."

Specification

"Each property created by Arbora Homes is appointed to excellent standards both inside and out, incorporating quality fixtures and fittings from thoughtfully-selected sources. Every possible care is taken to combine the highest calibre of design, planning and craftsmanship to produce truly remarkable spaces in which to live, relax, rest and entertain."

Kitchens

- Contemporary shaker style units
- Solid surface worktops and matching up-stand
- Contemporary under-mount kitchen sink and taps
- NEFF Appliances
- Integrated fridge / freezer
- Integrated dishwasher

Utility rooms

- Contemporary shaker style units
- Solid surface worktops and matching upstand
- Over-mount stainless sink

Bathrooms and en-suites

- Modern Roca "The Gap" sanitaryware
- Hansgrohe Chrome Logis taps and fittings
- Hansgrohe shower for en-suites
- Clear glass shower screen with chrome fittings
- Heated chrome towel rail
- Full tiled walls and fully tiled floor to bathroom and en-suites

Electrical fittings

- LED recessed downlighters and pendant fittings
- USB socket in kitchen and all bedrooms
- Electrical shaver points to all bathrooms
- Up and down external lighting

Heating

- Air Source Heat Pump with underfloor heating on the ground floor
- Wood Burning Fire (Specific Plots Only)

Home entertainment / Home Office

- Wiring for digital TV to living room, kitchen and master bedroom
- Extra Data points included for home office working and Fibre broadband is available

Security and peace of mind

- Mains powered smoke alarms
- Carbon monoxide alarms to living rooms and airing cupboards
- Multipoint locking front door
- Premier Guarantee 10 year warranty cover

Finishing touches

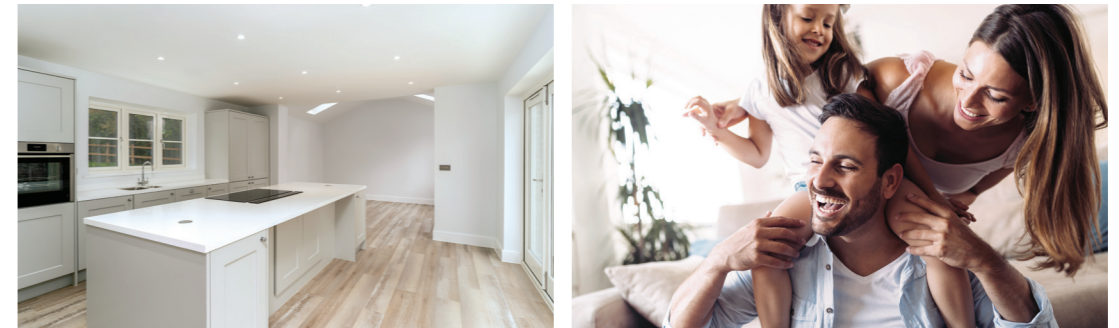
- External water tap
- Double glazed flush casement windows with satin chrome ironmongery
- Block paving to driveway
- Saxon Buff paving to path and rear patio
- Timber close boarded fencing

Optional extras

- Washing Machine, Tumble Dryer
- Turfed Garden
- Wireless security alarm
- Solar panel installation
- Solar thermal installation
- Electric car charging unit

The specifications listed on this page are correct at the time of brochure production and they are subject to availability. Please ask for complete plot specifications.

We build homes Designed to be enjoyed



"Arbora Homes is a highly regarded residential house-builder based in the East of England. We are committed to delivering superior properties, built to a high specification, backed up by first-rate customer service. We always aim to provide well designed, good quality homes that our purchasers adore living in, and Castle Meadows will be the very finest example of this."



1 & 2 Tollgate Business Park, Tollgate West, Colchester, Essex CO3 8AB

For further information please call us on **01206 203084**

or visit us online at [Arborahomes.co.uk](https://www.arborahomes.co.uk)

Internal images are from previous projects.

"Arbora Homes is working towards delivering net zero carbon homes. It is very important to us that we lead the industry standard when it comes to renewable and sustainable approaches."

Sustainable



Sustainable

Arbora Homes Ltd forms part of a group of companies under Push Investment Group. Formed in 2016 following successful development and construction of field scale solar assets by Push Energy, over the past four years the Push Investment Group has grown its portfolio of companies and now successfully trades in multiple sectors. The business has always had renewable energy and sustainability at its heart and continues to exert this influence over all aspects of the groups business interactions.

"We invest both intellectual and financial capital through our portfolio of business units to nurture and develop these assets, using innovative technologies and practices that challenge convention, to create social and economic value for our stakeholders."

With roots firmly established from the renewable energy sector, Arbora Homes has a responsibility to provide homeowners with a carefully-considered new property that is future-proofed as much as possible. With this in mind, we pre-fit our homes with the required components to allow for future Photovoltaic Solar and Solar Thermal Ability. We also understand that electric vehicles will soon become a necessity for modern day-to-day living, so we pre-install the necessary cabling for a car charging battery to be fitted with ease.

We are working hard within the group to understand the capability of installing batteries into homes as we strongly believe that the storage of renewable energy, to be used when required, is key to our future.

Enjoy the location



Occupying an enviable position within the region's network of charming villages and historic market towns, Castle Camps embodies everything residents might seek from quiet village life whilst granting access to a remarkable variety of options for eating, shopping, exercise, culture and relaxation within easy driving distance of home.

Life at Castle Camps is focused along its picturesque High Street, just five minutes walk from home, where Victorian cottages rub shoulders with Tudor architecture and genteel modern additions to the community. Here, you'll find the village's much-loved local pub, The Oak – situated adjacent to the green and dating back to the 17th century – serving a great selection of well-kept ales, delicious freshly-cooked meals and culinary specials all year round. With the village well-served by a network of footpaths and rolling lanes, it'll be the ideal stop after an unhurried walk or cycle through beautiful scenery and fresh country air.

Castle Camps is also host to a highly-regarded CofE primary school centred around the original 1870s building, as well as a modern village hall and recreation ground with facilities for tennis, hockey and football. The friendly local community is highly active, with information about numerous events, clubs and amenities posted on the village website www.castlecamps.org.uk. For household shopping and groceries, you'll find branches of all the major supermarkets just ten minutes' drive away in nearby Haverhill.

Quality food is on hand locally at The Oak, but you'll also find an inviting selection of places to enjoy excellent meals and evenings out within a five-miles radius of home. Nearby Haverhill offers a variety of bars and eateries catering to every taste, from traditional takeaways to highly recommended Italian, Thai, British and Indian restaurants, and even an American diner.

Meanwhile, the Old Red Lion in Horseheath is well known for its gourmet fine dining menus. The Fox & Hounds in Steeple Bumpstead also provides an excellent gastro-pub experience in quaint traditional surroundings and the Plough Bar & Grill in Radwinter is very highly rated for its quality steaks.

While Haverhill will be your convenient first stop for household necessities and high street shops, Saffron Walden, just seven miles to the west, is also home to a rich array of independent stores, specialist outlets and charming eateries, as well as all the typical mainstream names. It would be easy to spend a day browsing the shops, boutiques, bars and restaurants amidst Saffron Walden's characterful ancient streets and beautifully-preserved architecture, or maybe visiting the renowned Audley End House and Gardens, a mile to the west of town, to wander amongst its beautifully-designed historic parkland, play areas and waterside paths.

With Castle Camps being roughly equidistant to the larger regional hubs in the region, you'll find more cosmopolitan options for shopping, dining and entertainment within easy driving distance. Cambridge, famed for its magical university buildings dating from the 16th and 17th centuries, hosts a great number of well-known department stores, fine restaurants and exclusive boutiques within its historic lanes, bustling streets and cobbled market square. In Bury St Edmunds, you'll find an eclectic mix of ancient and modern, from its impressive Cathedral and Abbey remains to regency shopping streets and contemporary Arc Shopping Centre, while Bishops Stortford is home to a wide range of unique shops and quality eateries in and around its Jackson Square Shopping Centre and venerable castle gardens.



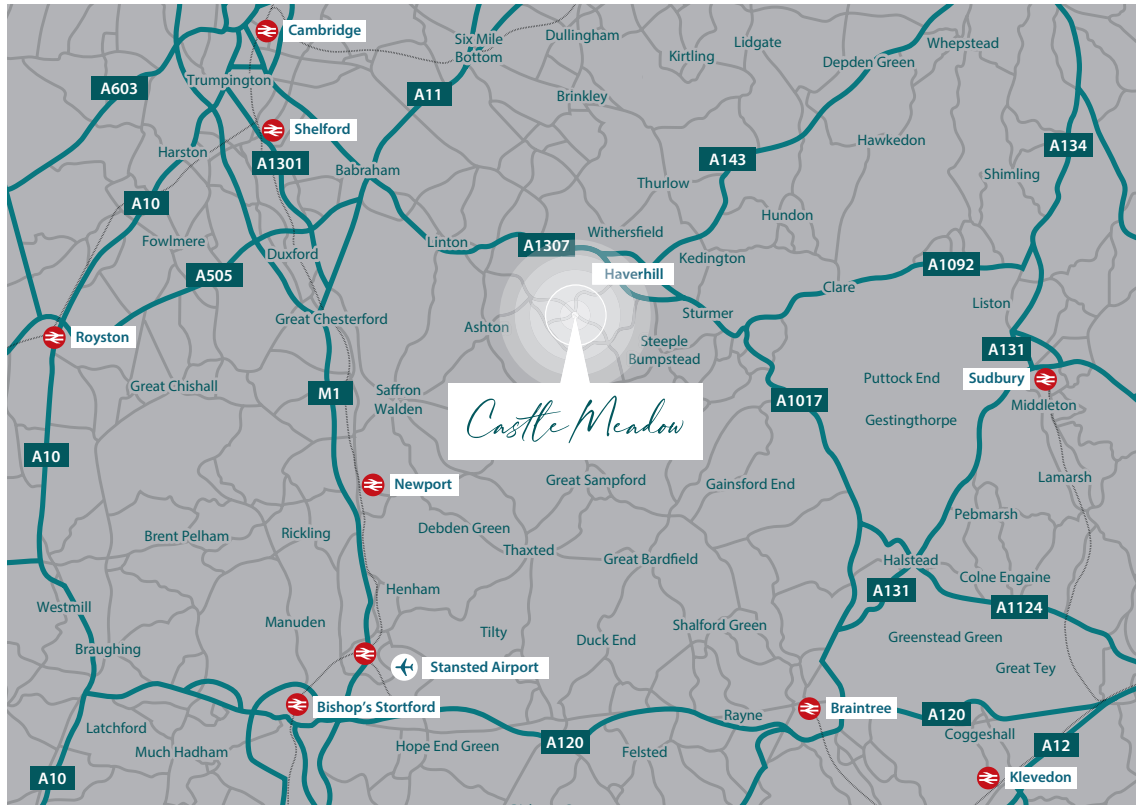
Sports and fitness fans will also have plenty to look forward to in the area – in addition to the local facilities at the recreation ground, Haverhill hosts football and cricket clubs as well as a wide variety of gyms, from independent clubs to the well-known health franchises. Golf enthusiasts will be pleased to note beautiful links with well-kept greens in the picturesque surroundings of Haverhill, Clare Park Lake and Saffron Walden, all within easy driving distance of Castle Camps.

Enclosed within the very best of the quintessential English countryside, yet with access to everything you could want for a modern, balanced lifestyle, Castle Camps is truly an outstanding village to call home.

Castle Meadow

Finding the Development

BARTLOW ROAD, CASTLE CAMPS, CAMBRIDGE, **CB21 4SY**



Whatever your families everyday needs, the roads and rail links around Castle Meadow offer convenient connections to all the key destinations in the surrounding area, where a wide range of amenities offer opportunities for all.

Nearby amenities.

Castle Camps (C of E) Primary School	0.2 Miles
Castle Camps Village Hall	0.3 Miles
The Oak (Pub, Restaurant and take-away)	0.5 Miles
Haverhill High Street (Town Centre)	4.0 Miles
Haverhill Golf Club	5.5 Miles

Surrounding area.

Saffron Walden (Town Centre)	7 Miles
Newport (Train Station)	11.5 Miles
M11 (Junction 10 / Duxford)	12 Miles
Cambridge (City Centre)	15 Miles
Stansted Airport	18 Miles

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No description or information given about the homes or their value, whether written or verbal or whether or not in these particulars may be relied upon as a statement of representation or fact. The selling agents do not have any authority to make any statement or representation of fact and any information given is entirely without the responsibility of the agents or the vendor company. All photographs, plans and computer generated images within this brochure are indicative and for illustration purposes only, they therefore may not represent the actual development or area – they are not intended to be taken as an exact representation. Any areas, measurements or distances are approximate only.

Any buyer must satisfy him/herself by inspection or otherwise as to the correctness of any information.