



LOCATION

PORTHOLME PLACE
HUNTINGDON

PORTHOLME PLACE HUNTINGDON PE29 3EQ
(SAT NAV PE29 3AY)



PORTHOLME PLACE
HUNTINGDON

AN EXCLUSIVE DEVELOPMENT OF 11 DETACHED ENERGY EFFICIENT FAMILY HOMES
WITHIN A CONSERVATION AREA, OVERLOOKING ALCONBURY BROOK AND PORTHOLME MEADOW



PORTHOLME PLACE
HUNTINGDON

Portholme Place is an exclusive development of 11 detached energy efficient family homes within a conservation area, overlooking Alconbury Brook and Portholme Meadow. A perfect combination of town centre living with open countryside on your doorstep!

HUNTINGDON, CAMBRIDGESHIRE



The town's ancient market square is surrounded by buildings of note, including its 1745 Town Hall, the Medieval All Saints Church and the Cromwell Museum complete with original timber-framed upper storey.

HUNTINGDON CAMBRIDGESHIRE

Huntingdon is a bustling historic market town near Cambridge, with excellent road and rail links to London. The town straddles the ancient Roman Road of Ermine Street (part of the Great North Road), where it crosses the River Great Ouse. Boasting a famous son, Oliver Cromwell, who was born here in 1599, Huntingdon is full of history, and a Saxon town is known to have existed here as early as 650 AD.

Huntingdon High Street is pedestrianised making it easy to stroll between the historic attractions of the old town and the wide array of restaurants and shops, including the regular weekly market and the Chequers Shopping Centre.

The vibrant University City of Cambridge is around 20 miles away while Peterborough is 25 miles to the north. Major road routes via the A1(M) and M11 are both within easy reach, while Huntingdon mainline railway station – a 10 minute walk from Portholme Place – provides direct services into London St Pancras Station in around an hour. Further afield both London Stansted and Luton Airports are circa 45 miles away.

Educationally there are first class pre-school groups, nursery and primary schools, two secondary schools and the Huntingdon Regional College for further and adult education.





PORTHOLME MEADOW AN ILLUSTRIOUS HISTORY

From the mid 1600's, it was the scene of the Huntingdon horse racing festival and one of the nation's most fashionable events of the year, even rivaling the Derby. Used for a couple of hundred years its circuit was two miles in circumference and was well served by grandstands, footbridges and other facilities. It last appeared in the racing calendar a year or two before 1900.

Portholme gained a new importance in the early 1900s with the world gripped by aviation fever following the Wright Brothers US flight in 1903. Portholme became a mecca for early flight on this side of the channel, its flat terrain being perfect for take off and landing. In 1910 James Radley made the first ever flight from Portholme and the local population turned out in numbers. Flying became a spectator sport and with Portholme's remaining facilities they were put to full use.

During the First World War Portholme was used by the Royal Flying Corps as a training station and even as late as the 1930s it was a venue for flying circuses. As aircraft got bigger they developed into a commercial activity rather than a spectator sport.

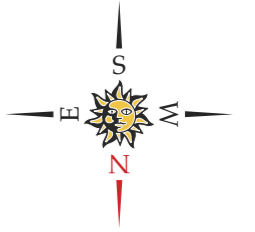
Radley and another pioneer aviator, formed Portholme Aerodrome Limited in 1911 to design and build aircraft at St Johns Street, Huntingdon. The onset of the Great War didn't help the company and it closed it's doors after only a few years.



Formerly also known as Cromwell's Acres, Portholme is the largest remaining meadow in England - very large and uncommonly flat, criss crossed with walks, wildflowers and views of countryside and the River Great Ouse.



PORTHOLME PLACE
HUNTINGDON



*Water front plots all enjoy
south facing gardens*



Development Site Plan

HOUSE TYPE & PLOTS

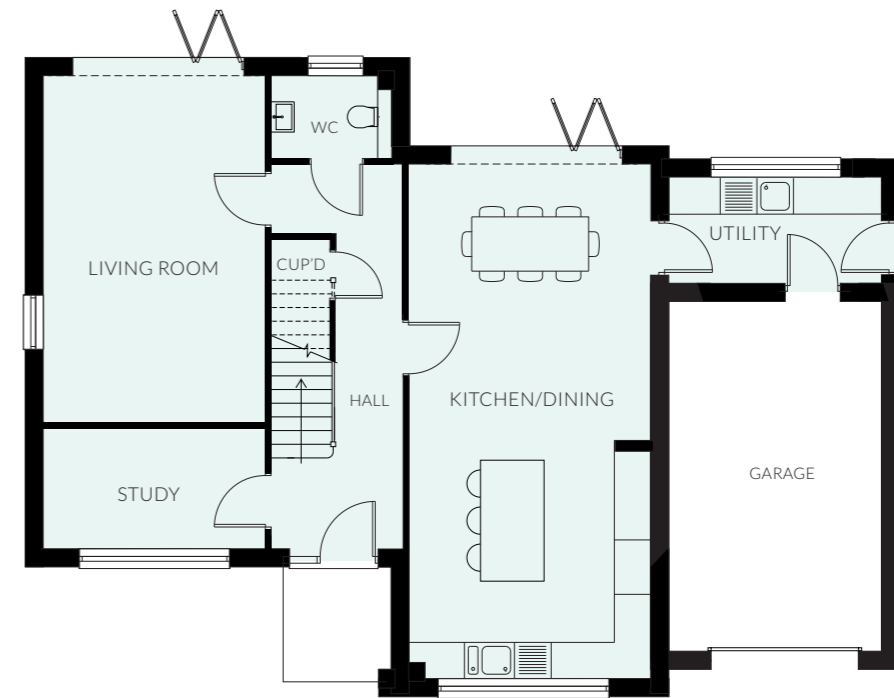
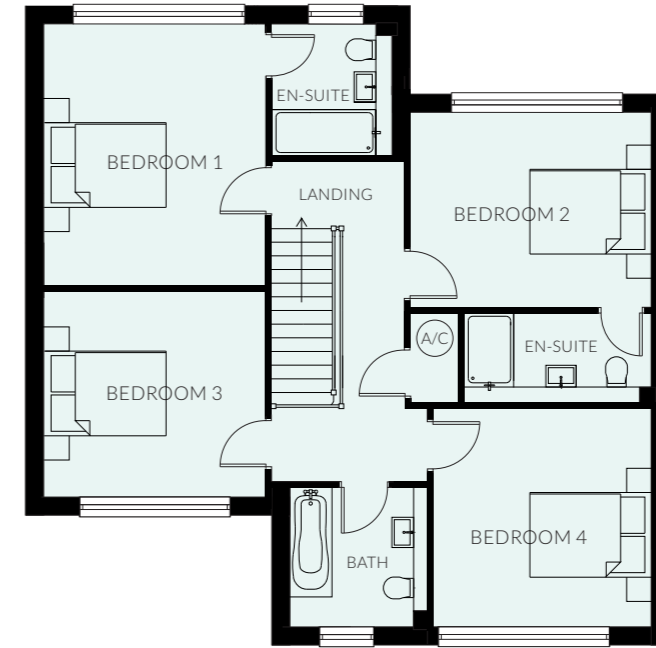
| | |
|----------------|-----------|
| THE KINGFISHER | 1, 2 & 4 |
| THE SWAN | 3 & 5 |
| THE MANDARIN | 6 |
| THE CORMORANT | 7 |
| THE MALLARD | 8, 9 & 10 |
| THE HERON | 11 |

The building perspectives, plans and illustrations used in this brochure are intended to be a general guide to the appearance of the development. The measurements are not intended for use in ordering carpets and furniture. The right is expressly reserved to improve or change specification and details as deemed necessary. Whilst all statements contained in this brochure are believed to be correct, they are not to be regarded as statements or representation of fact and neither the agents nor their clients guarantee their accuracy. The statements are not intended to form any part of an offer or a contract.

PLOTS 1, 2 & 4

PORTHOLME PLACE THE KINGFISHER

THE KINGFISHER IS A FOUR BEDROOM, THREE BATHROOM DETACHED HOME WITH GARAGE.
THE GROUND FLOOR FEATURES A LARGE KITCHEN/DINER, WITH DOORS TO REAR GARDEN. A LIVING ROOM, STUDY, UTILITY ROOM AND CLOAKROOM COMPLETE THE LIVING SPACE. THE FIRST FLOOR BENEFITS FROM FOUR DOUBLE BEDROOMS, TWO AND A FAMILY BATHROOM.



GROUND FLOOR

| | | |
|----------------|-------------|------------------|
| Living Room | 5720 x 3653 | 18' 9" x 12' 0" |
| Kitchen/Dining | 8493 x 3980 | 27' 10" x 13' 1" |
| Study | 3653 x 1998 | 12' 0" x 6' 7" |
| Utility Room | 3500 x 1743 | 11' 6" x 5' 9" |

FIRST FLOOR

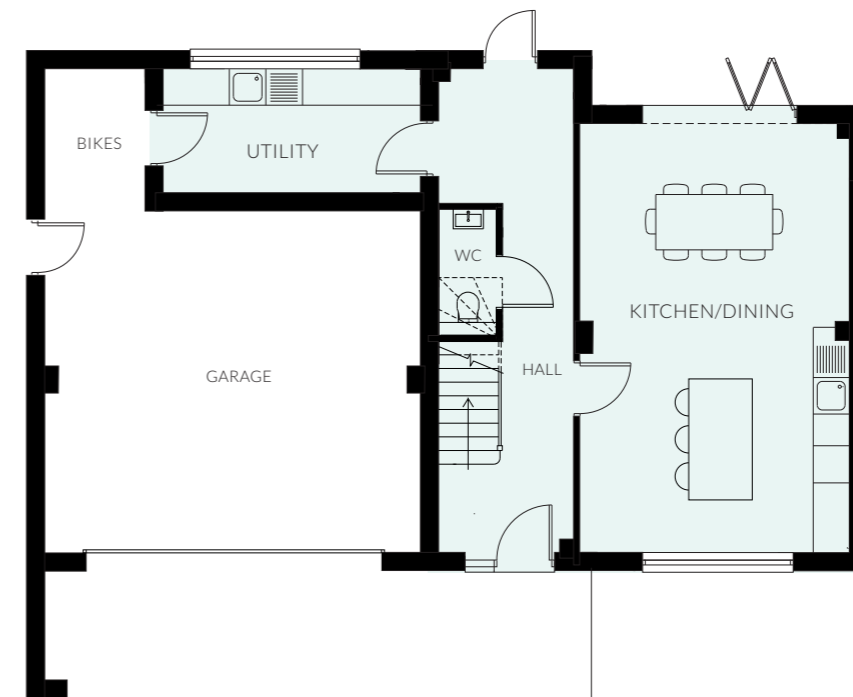
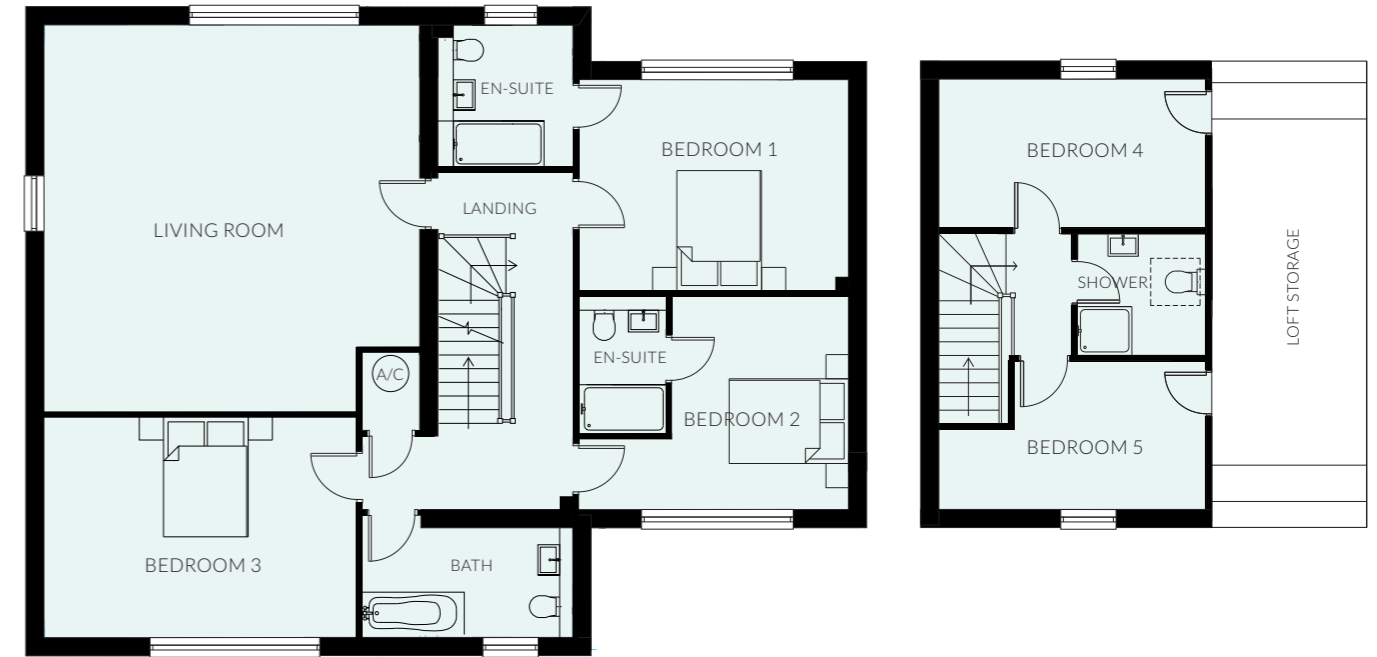
| | | |
|-----------|-------------|-------------------|
| Bedroom 1 | 4329 x 3653 | 14' 2" x 12' 0" |
| Bedroom 2 | 3991 x 3215 | 13' 1" x 10' 7" |
| Bedroom 3 | 3653 x 3400 | 12' 0" x 11' 2" |
| Bedroom 4 | 3616 x 3600 | 11' 11" x 11' 10" |

NOTE: CGI & floor plan shown are plot 1

PLOTS 3 & 5

PORTHOLME PLACE THE SWAN

THE SWAN IS A FIVE BEDROOM, FOUR BATHROOM DETACHED HOME ARRANGED OVER THREE FLOORS WITH DOUBLE GARAGE. THE GROUND FLOOR FEATURES A LARGE KITCHEN/DINER, WITH DOORS TO REAR GARDEN. A UTILITY ROOM AND CLOAKROOM COMPLETE THE LIVING SPACE. THE FIRST FLOOR BENEFITS FROM A LIVING ROOM, THREE DOUBLE BEDROOMS, TWO EN-SUITES AND A FAMILY BATHROOM. THE UPPER FLOOR HOUSES TWO FURTHER BEDROOMS AND A SHOWER ROOM. THERE IS ALSO FLOOR ACCESS TO LOFT SPACE.



SECOND FLOOR

| | | |
|-----------|-------------------------|----------------------------|
| Bedroom 4 | 4393 x 2450 | 14' 5" x 8' 0" |
| Bedroom 5 | 4393 (max) x 2450 (max) | 14' 5" (max) x 8' 0" (max) |

GROUND FLOOR

| | | |
|----------------|-------------|-----------------|
| Kitchen/Dining | 7100 x 4453 | 23' 4" x 14' 7" |
| Utility Room | 4260 x 2050 | 14' 0" x 6' 9" |

FIRST FLOOR

| | | |
|-------------|-------------------------|------------------------------|
| Living Room | 6372 (max) x 6204 (max) | 20' 11" (max) x 20' 4" (max) |
| Bedroom 1 | 4453 x 3500 | 14' 7" x 11' 6" |
| Bedroom 2 | 4453 (max) x 3511 (max) | 14' 7" (max) x 11' 6" (max) |
| Bedroom 3 | 5114 x 3640 | 16' 9" x 11' 11" |

NOTE: CGI & floor plan shown are plot 3

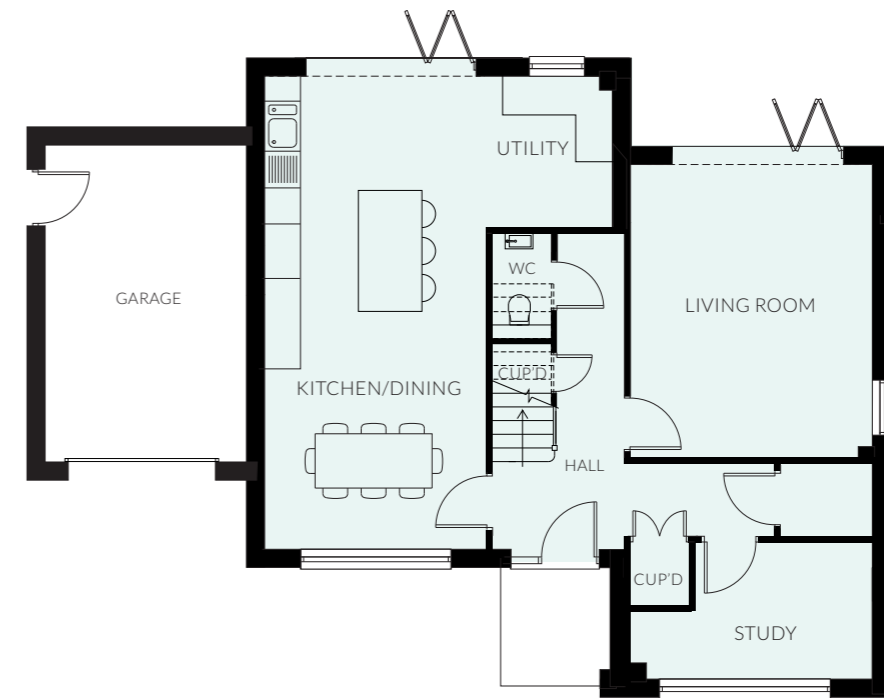
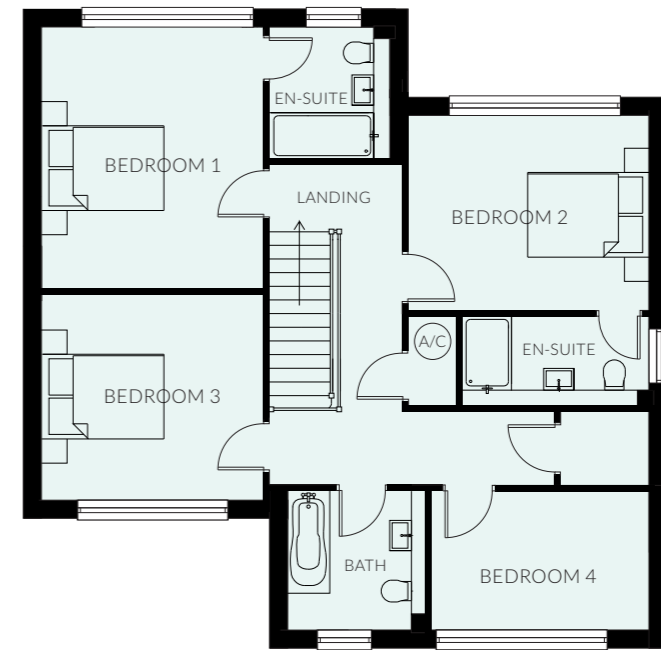


PLOT 6

PORTHOLME PLACE

THE MANDARIN

THE MANDARIN IS A FOUR BEDROOM, THREE BATHROOM DETACHED HOME WITH GARAGE.
 THE GROUND FLOOR FEATURES A LARGE KITCHEN/DINER, WITH DOORS TO REAR GARDEN AND UTILITY AREA, A LIVING ROOM,
 STUDY AND CLOAKROOM COMPLETE THE LIVING SPACE. THE FIRST FLOOR BENEFITS FROM FOUR BEDROOMS, TWO ENSUITES
 AND A FAMILY BATHROOM.



GROUND FLOOR

| | | |
|----------------|-------------------------|----------------------------|
| Living Room | 4792 x 3980 | 15' 9" x 13' 1" |
| Kitchen/Dining | 7818 x 3653 | 25' 8" x 12' 0" |
| Study | 3980 (max) x 2271 (max) | 13' 1" (max) x 7' 5" (max) |
| Utility Room | 2529 x 2450 | 8' 4" x 8' 0" |

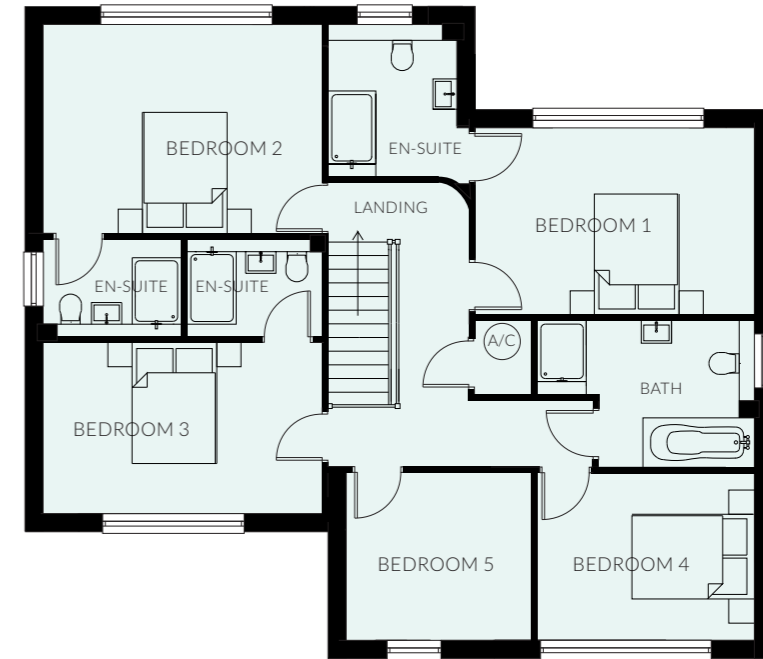
FIRST FLOOR

| | | |
|-----------|-------------|-----------------|
| Bedroom 1 | 4329 x 3653 | 14' 2" x 12' 0" |
| Bedroom 2 | 3991 x 3215 | 13' 1" x 10' 7" |
| Bedroom 3 | 3653 x 3400 | 12' 0" x 11' 2" |
| Bedroom 4 | 3616 x 2272 | 11' 10" x 7' 5" |

PLOT 7

PORTHOLME PLACE THE CORMORANT

THE CORMORANT IS A FIVE BEDROOM, FOUR BATHROOM DETACHED HOME, WITH DETACHED DOUBLE GARAGE. THE GROUND FLOOR FEATURES A LARGE KITCHEN/DINER, WITH DOORS TO REAR GARDEN, A LIVING ROOM, STUDY, UTILITY ROOM AND CLOAKROOM COMPLETE THE LIVING SPACE. THE FIRST FLOOR BENEFITS FROM FIVE BEDROOMS, THREE ENSUITES AND A FAMILY BATHROOM.



GROUND FLOOR

| | | |
|----------------|-------------|------------------|
| Living Room | 5135 x 4568 | 16' 10" x 15' 0" |
| Kitchen/Dining | 8493 x 4630 | 27' 10" x 15' 2" |
| Study | 4568 x 2806 | 15' 0" x 9' 2" |
| Utility Room | 2100 x 1588 | 6' 11" x 5' 3" |

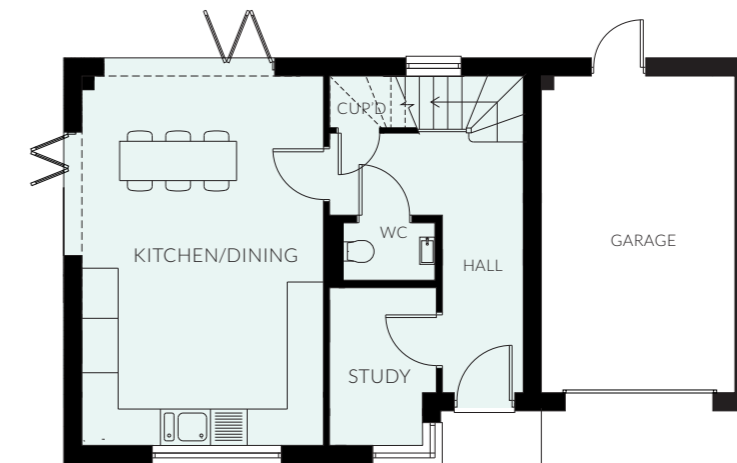
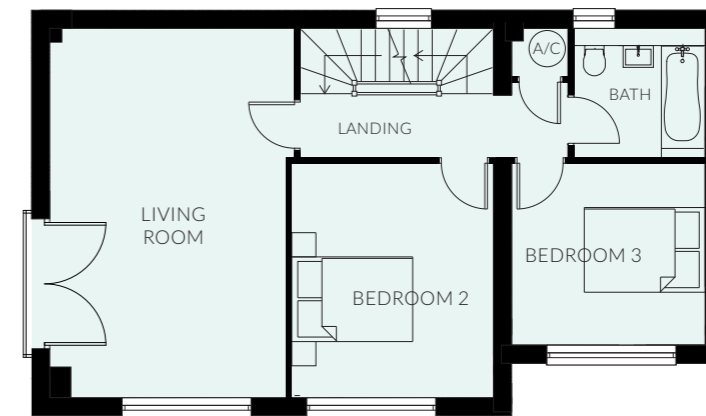
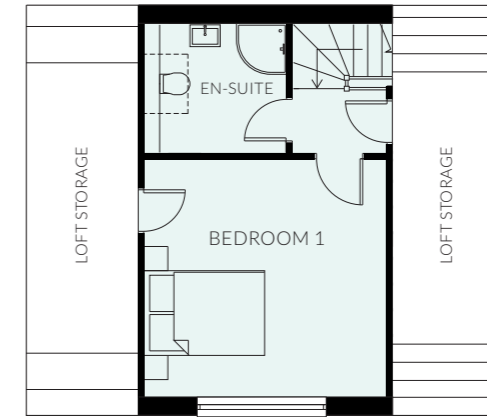
FIRST FLOOR

| | | |
|-----------|-------------|-----------------|
| Bedroom 1 | 4630 x 3083 | 15' 2" x 10' 1" |
| Bedroom 2 | 4568 x 3424 | 15' 0" x 11' 3" |
| Bedroom 3 | 4568 x 2800 | 15' 0" x 9' 2" |
| Bedroom 4 | 3579 x 2802 | 11' 9" x 9' 2" |
| Bedroom 5 | 3013 x 2802 | 9' 11" x 9' 2" |

PLOT 8

PORTHOLME PLACE THE MALLARD

THE MALLARD IS A THREE BEDROOM, TWO BATHROOM DETACHED HOME ARRANGED OVER THREE FLOORS, WITH GARAGE. THE GROUND FLOOR FEATURES A LARGE KITCHEN/DINER, WITH DOORS TO REAR GARDEN. A STUDY AND CLOAKROOM. THE FIRST FLOOR BENEFITS FROM A LIVING ROOM, TWO DOUBLE BEDROOMS AND A FAMILY BATHROOM. TO COMPLETE THE LIVING ACCOMMODATION THE UPPER FLOOR HOUSES A FURTHER BEDROOM, ENSUITE AND FLOOR ACCESS TO TWO AREAS OF LOFT SPACE.



SECOND FLOOR

| | | |
|-----------|-------------|-----------------|
| Bedroom 1 | 4022 x 3866 | 13' 2" x 12' 8" |
|-----------|-------------|-----------------|

GROUND FLOOR

| | | |
|----------------|-------------|-----------------|
| Kitchen/Dining | 6105 x 3994 | 20' 0" x 13' 1" |
| Study | 2605 x 1766 | 8' 7" x 5' 10" |

FIRST FLOOR

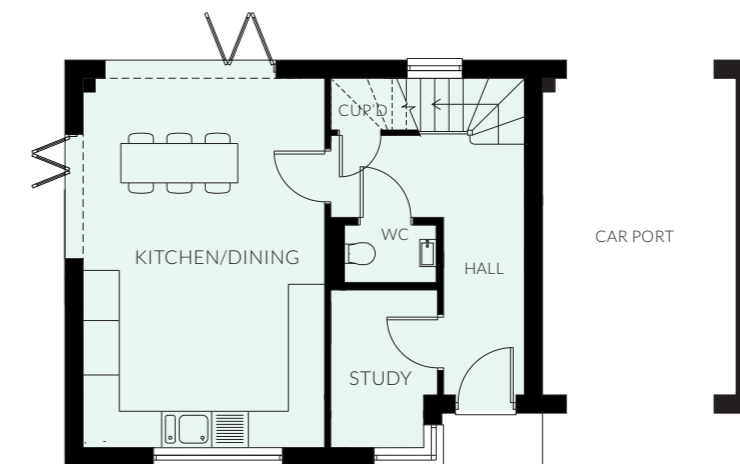
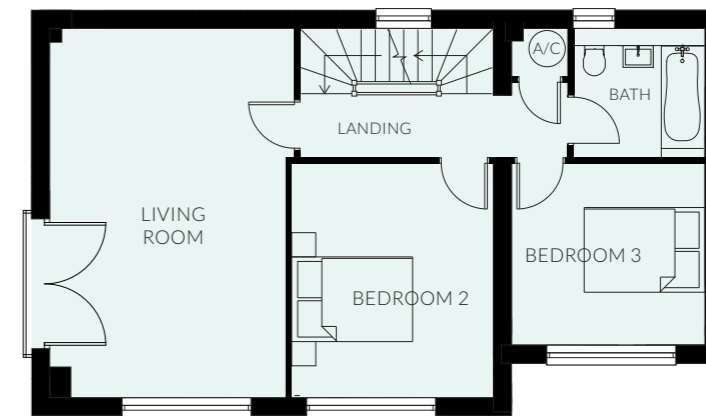
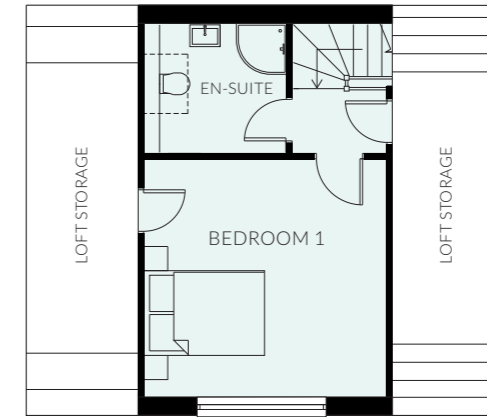
| | | |
|-------------|-------------------|-----------------------------|
| Living Room | 6105 x 4006 (max) | 20' 0" (max) x 13' 2" (max) |
| Bedroom 2 | 3866 x 3350 | 12' 9" x 11' 0" |
| Bedroom 3 | 3200 x 2996 | 10' 6" x 9' 10" |



PLOTS 9 & 10

PORTHOLME PLACE THE MALLARD

THE MALLARD IS A THREE BEDROOM, TWO BATHROOM DETACHED HOME ARRANGED OVER THREE FLOORS. THE GROUND FLOOR FEATURES A LARGE KITCHEN/DINER, WITH DOORS TO REAR GARDEN. A STUDY AND CLOAKROOM. THE FIRST FLOOR BENEFITS FROM A LIVING ROOM, TWO DOUBLE BEDROOMS AND A FAMILY BATHROOM. TO COMPLETE THE LIVING ACCOMMODATION THE UPPER FLOOR HOUSES A FURTHER BEDROOM, ENSUITE AND FLOOR ACCESS TO TWO AREAS OF LOFT SPACE.



SECOND FLOOR

| | | |
|-----------|-------------|-----------------|
| Bedroom 1 | 4022 x 3866 | 13' 2" x 12' 8" |
|-----------|-------------|-----------------|

GROUND FLOOR

| | | |
|----------------|-------------|-----------------|
| Kitchen/Dining | 6105 x 3994 | 20' 0" x 13' 1" |
| Study | 2605 x 1766 | 8' 7" x 5' 10" |

FIRST FLOOR

| | | |
|-------------|-------------------|-----------------------------|
| Living Room | 6105 x 4006 (max) | 20' 0" (max) x 13' 2" (max) |
| Bedroom 2 | 3866 x 3350 | 12' 9" x 11' 0" |
| Bedroom 3 | 3200 x 2996 | 10' 6" x 9' 10" |

NOTE: CGI & floor plan shown are plot 9, plot 10 is handed

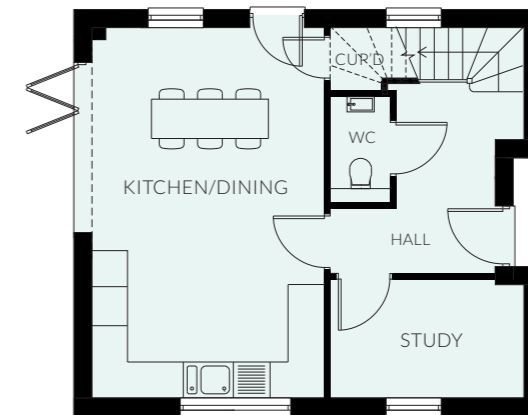
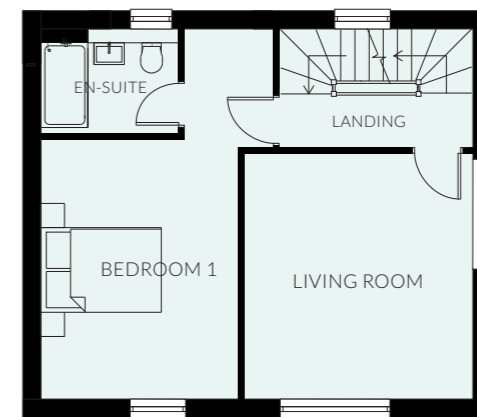
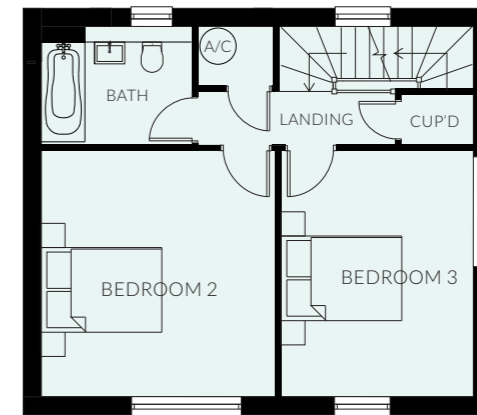


PLOT 11

PORTHOLME PLACE

THE HERON

THE HERON IS A THREE BEDROOM, TWO BATHROOM DETACHED HOME ARRANGED OVER THREE FLOORS. THE GROUND FLOOR FEATURES A KITCHEN/DINER, WITH DOORS TO REAR GARDEN, A STUDY AND CLOAKROOM. THE FIRST FLOOR BENEFITS FROM A LIVING ROOM AND DOUBLE BEDROOM WITH AN EN-SUITE. TO COMPLETE THE LIVING ACCOMMODATION THE UPPER FLOOR HOUSES A FURTHER TWO BEDROOMS AND FAMILY BATHROOM



SECOND FLOOR

| | | |
|-----------|-------------|-----------------|
| Bedroom 2 | 4068 x 3870 | 13' 4" x 12' 8" |
| Bedroom 3 | 4068 x 3195 | 13' 4" x 10' 6" |

GROUND FLOOR

| | | |
|----------------|-------------|-----------------|
| Kitchen/Dining | 6140 x 3852 | 20' 2" x 12' 8" |
| Study | 3200 x 1952 | 10' 6" x 6' 5" |

FIRST FLOOR

| | | |
|---------------|-------------|-----------------------------|
| Living Room | 4079 x 3788 | 13' 5" (max) x 12' 5" (max) |
| Bedroom 1 | 4301 x 3276 | 14' 1" x 10' 9" |
| Dressing Area | 1839 x 1488 | 6' 0" x 4' 11" |



PORTHOLME PLACE

SPECIFICATION

KITCHEN & UTILITY

- Fitted kitchen with soft close hinges and choice of door fronts*
- Choice of Silestone worktops with matching upstand*
- Stainless steel 1.5 bowl sink and drainer with mixer tap
- Double oven
- Induction hob and extractor fan
- Wine cooler (*plot dependent*)
- Plumbing for washing machine
- Fully integrated dishwasher
- Built in OR American style fridge freezer (*plot dependent*)
- Glass splash back above hob

BATHROOMS, EN-SUITES & CLOAKROOMS

- Designer Sanitary ware from Villeroy & Boch
- Chrome taps and fittings
- Choice of Porcelanosa wall tiling from selected range, full height to baths/showers, half height to the bathroom/ensuite and cloakroom walls*
- Heated towel rails

- Shower cubicles with low profile shower tray to en-suite
- Soft close seats to all Wc's
- Choice of Porcelanosa/ Karndean flooring

FINISHING TOUCHES

- Emulsion finish to walls and ceilings
- Satinwood paint to woodwork
- Modern design single panel doors with contemporary ironmongery
- Optional additional carpet and/or Karndean flooring (*at extra cost*)*

CENTRAL HEATING/ HOT WATER/PV SYSTEMS

- Fully programmable gas central heating providing hot water
- Underfloor heating to ground floors
- White thermostatic radiators upper floors
- Mains pressure hot water system providing plumbing free roof space
- Cavity wall insulation
- Loft insulation in accordance with Building Regulations
- PV panels generating electricity for the home

ELECTRICAL FEATURES

- Power points in line with NHBC requirements. Chrome to ground floors, white to upper floors
- Down lighters to kitchen, dining areas and bathrooms
- TV socket and data points to lounge, dining, and bedrooms
- USB Sockets to the kitchen, study, and bedrooms
- Full Fibre Broadband to the property with a fibre Optical Network Termination unit housed in the hallway cupboard
- Internal wiring and external socket wired for SKY Q (*satellite installation by customer*)

SECURITY & SAFETY

- Mains operated smoke, heat and carbon monoxide detectors supplied in accordance with Building Regulations
- Socket provided for future installation of a wireless alarm system (*alarm installation by customer*)

EXTERNAL FEATURES

- Natural paved patio areas
- Composite entrance doors with multi point locking system
- Composite Timber and Aluminium frame energy efficient windows
- Aluminium Bifold doors with energy efficient glazing and multi point locking system
- Iron Grey Hardie Plank Cladding
- UPVC fascias and soffits
- Dawn to dusk lights to front and rear of property
- Electric operated garage doors - power and lighting to garages, wiring for electric vehicle charging point (*final installation by customer*)

GARDENS, PATHS & DRIVES

- Front garden turfed or landscaped
- Rear garden turfed
- Driveways finished in block paving
- Garden tap and outside power point

**Options, upgrades and colour choices are available subject to stage of construction, please note our specifications are correct at time of print and subject to possible change. Images shown are from previous High Street Homes developments.*



PORTHOLME PLACE
HUNTINGDON

WARRANTY FOR PEACE OF MIND

- Independent inspection during construction by ICW who will issue their 10-year certificate upon completion
- Building Control Certified
- Full customer operation manuals provided
- 'A' rated - energy performance certified





PORTHOLME PLACE
HUNTINGDON



HOUSE TYPE & PLOTS

| | |
|----------------|-----------|
| THE KINGFISHER | 1, 2 & 4 |
| THE SWAN | 3 & 5 |
| THE MANDARIN | 6 |
| THE CORMORANT | 7 |
| THE MALLARD | 8, 9 & 10 |
| THE HERON | 11 |

*Water front plots all enjoy
south facing gardens*



Building properties our clients are proud to call home.

A LITTLE ABOUT US

A residential development company specialising in family homes throughout Beds, Herts, Bucks, Northants and Cambridgeshire.

The owners of High Street Homes have lived and worked in the area for many years and have each gained over 40 years experience in the industry. They remain highly motivated in delivering quality family housing in exceptional locations.

We are always actively looking for land and new sites that fit our portfolio, please feel free to contact us.

OUR CUSTOMER CARE CHARTER

We have a dedicated team who are committed to ensure we always deliver and communicate throughout the buying process. From reservation, to the day you move into one of our homes we pride ourselves on the very best service.

All of our homes are covered by a comprehensive 10 year ICW Warranty for that extra peace of mind. As registered home builders with ICW Warranty we also follow the Consumer Code, which ensures you as a new homeowner are treated fairly and are fully informed about your purchase before and after signing your contract.

CASTLE HILL HOUSE 20 HIGH STREET HUNTINGDON CAMBRIDGESHIRE PE29 3TE

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PORTHOLME PLACE SALES:

Ghislaine Daubeney 07815 286738 at High Street Homes
or our Sales Agents Bovingtons 01353 725723

