

# ALCONBURY WEALD

BY

CAMPBELL BUCHANAN GEORGE

• FINE HOMES •

# Alconbury Weald

Campbell Buchanan George are proud to be bringing our homes to Alconbury Weald, situated just outside the market town of Huntingdon. This exciting developing community has been designed to encourage a healthy lifestyle within walkable neighbourhoods and an inspiring environment for living, leisure, working and education.

**Here we are offering a mix of 2, 3, 4 and 5 bedroom highly desirable homes.**

**All Campbell Buchanan George homes are carefully designed and built to our four core values;**

## **Quality**

In the location, design and execution of our homes and in the service that we provide to our customers.

## **Integrity**

In the way we conduct ourselves in our day-to-day business and in the dealings with our customers, neighbours and the communities that we work with and within.

## **Passion**

For our developments, for good design and for our reputation.

## **Responsibility**

For the built environment and to the communities we both create and build within and for the wider environment by providing ethically sourced, low energy sustainable homes.



# Building pride into your home

At Campbell Buchanan George, we recognise that your home is an expression of you, your family, your lifestyle and your personal taste. Your home should create comfort and a sense of well-being, provide space for leisure, entertainment and work, and deliver the ultimate environment in which you can relax and enjoy life.

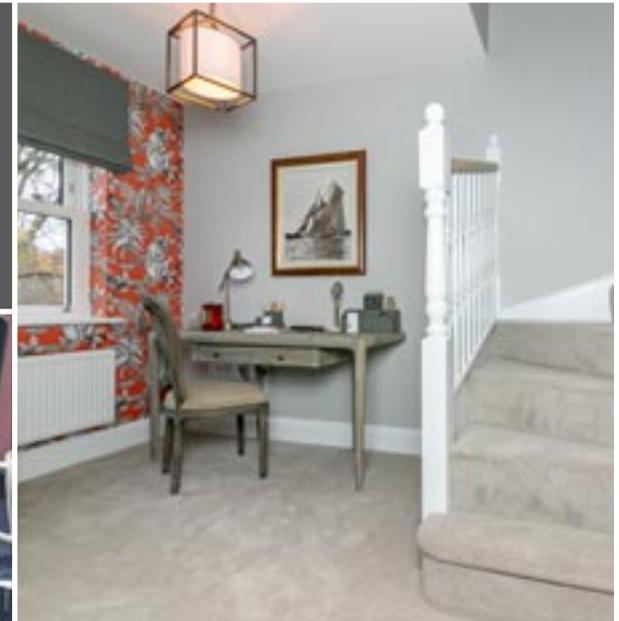
For over 25 years we have been taking pride in creating this for individuals, couples and families. We achieve this by keeping a constant and keen eye on quality, from the selection of the location, design, build, craftsmanship and finish in every home, to the superior service for which we are renowned. We are also proud to confirm our commitment to local communities, the environment and above all, to our customers.

Campbell Buchanan George focuses on unique, bespoke developments in a variety of locations ranging from city centres, to the fringes of villages and completely rural settings. The quality of the location is paramount in our decision to acquire land and once it is secured, we apply sensitivity in design to create homes that both benefit and respect their surroundings.

Design must always embrace the needs and desires of our customers and their changing lifestyles. Our 'blank page' approach to each development allows us to continually adapt and improve our homes to reflect the current needs of our customers whilst ensuring our developments mature, rather than date, by creating a true sense of place. This approach is complemented by ensuring we employ the most modern and innovative construction methods and systems, and is further ensured by the superior quality of the fixtures and fittings we use and the quality of the wider built environment.



Stunning  
specification  
as standard



# Alconbury Weald

A major new development to the north of Huntingdon, Alconbury Weald provides everything you and your family need, including provision for two new primary schools and a new secondary school dedicated to this community.

Alconbury Weald has been designed from scratch to provide a unique lifestyle, with a safe, walkable, landscaped development, complete with over 600 acres of open space, woodland and parks linked by footpaths and cycleways.

The development will have its own town centre, and three separate village centres, including community facilities, sports pitches, a health centre and a range of cafes and play areas where you can get together with your friends and neighbours. A new shop will provide day-to-day convenience and there are a number of large supermarkets nearby.

There is also space set aside for a train station, with direct connections to Peterborough and London King's Cross.

All in all, Alconbury Weald is wonderful place for working, living, learning and leisure.

# Local Amenities



(from CBG Alconbury Weald)

The Unit Fitness	•	3 mins
Sonning Close Play Area	•	4 mins
Bohemia Coffee and Tapas Bar	•	4 mins
Alconbury Weald Cricket Club	•	5 mins
The Rock Park Playground	•	9 mins
Ermine Street Church Academy	•	9 mins
The Sand Park	•	10 mins
Skate Park	•	11 mins



Space for  
living your  
best life



## Further Afield

The beautiful market town of Huntingdon, just 6 miles away, owes its existence to the crossing of the River Ouse and the Ermine Street Roman Road. Boasting a famous son, Oliver Cromwell, who was born here in 1599, Huntingdon is full of history.

An abundant range of services and amenities include a local hospital and three separate health centres along with a winning combination of sporting and recreational facilities.

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.

The University City of Cambridge is just 25 miles away and London Stansted Airport only a further half an hour away. Train journey times of under an hour into King's Cross Station, London make Alconbury Weald even more attractive.

## Travel



Huntingdon Railway Station	•	4 miles
Peterborough	•	20 miles
Cambridge	•	23 miles
Northampton	•	40 miles
London Stansted Airport	•	47 miles
London Luton Airport	•	50 miles
London Marble Arch	•	67 miles
London Heathrow Airport	•	79 miles
London Gatwick Airport	•	115 miles



(from Huntingdon Railway Station)

Peterborough	•	17 mins
Hitchin	•	29 mins
Welwyn Garden City	•	49 mins
London King's Cross	•	53 mins
Finsbury Park	•	55 mins



Simply a wonderful location



# The Development

- The Armstrong - 2 bedroom semi detached home, plot 58
- The Armstrong Terrace - 2 bedroom mid terrace home, plot 55
- The Bruce - 3 bedroom semi detached home, plot 59
- The Bruce Corner - 3 bedroom end of terrace home, plots 54, 56
- The Stewart - 3 bedroom semi detached home, plots 18, 19
- The Livingston - 3 bedroom semi detached home, plots 16, 17, 20, 21
- The Lamont - 3 bedroom detached home, plot 57
- The Kerr - 3 bedroom detached home, plots 12, 25, 50, 51, 52
- The Kerr Corner - 3 bedroom detached home, plots 11, 26, 49
- The Forbes - 4 bedroom detached home, plots 39, 48
- The Dunbar - 4 bedroom detached home, plots 7, 8, 9, 10
- The Carnegie - 4 bedroom detached home, plots 27, 28, 29, 30
- The Douglas - 4 bedroom semi detached home, plots 40, 41, 43, 44, 46, 47
- The Douglas Corner - 4 bedroom home, plot 45
- The Wallace - 5 bedroom detached home, plots 3, 4, 32, 33
- The Wallace Corner - 5 bedroom detached home, plots 2, 5
- The Elliot - 5 bedroom detached home, plot 37
- The Elliot Corner - 5 bedroom detached home, plots 36, 38, 53
- The Ogilvy - 5 bedroom detached home, plots 1, 6
- The Haig - 5 bedroom detached home, plots 31, 35, 61
- The Drummond - 5 bedroom detached home, plots 34, 42, 60



# Site Plan

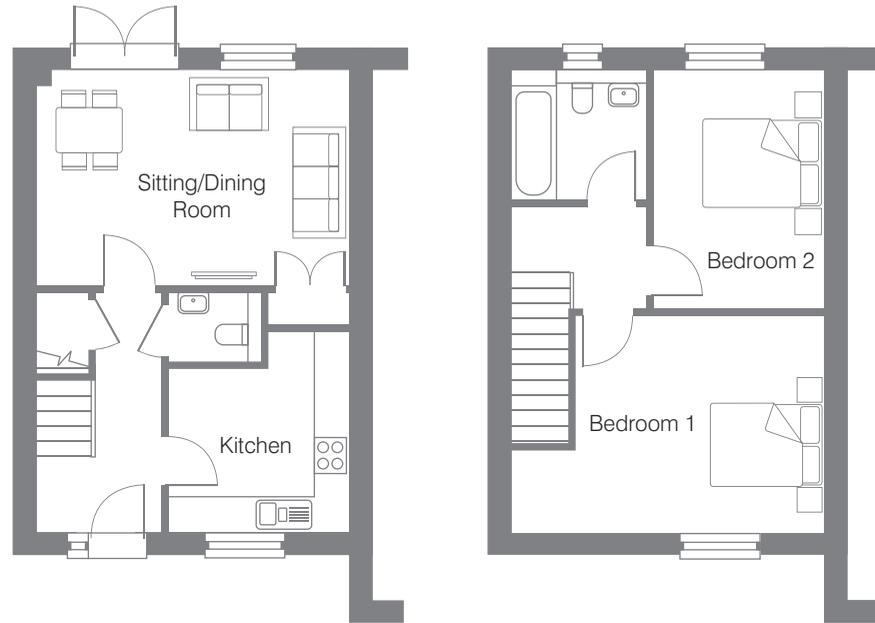




The Armstrong

The Bruce

# The Armstrong Plot 58



## Ground Floor

Kitchen	2.96m x 2.63m	9'9" x 8'8"
Sitting/Dining Room	5.16m x 3.51m	16'11" x 11'6"

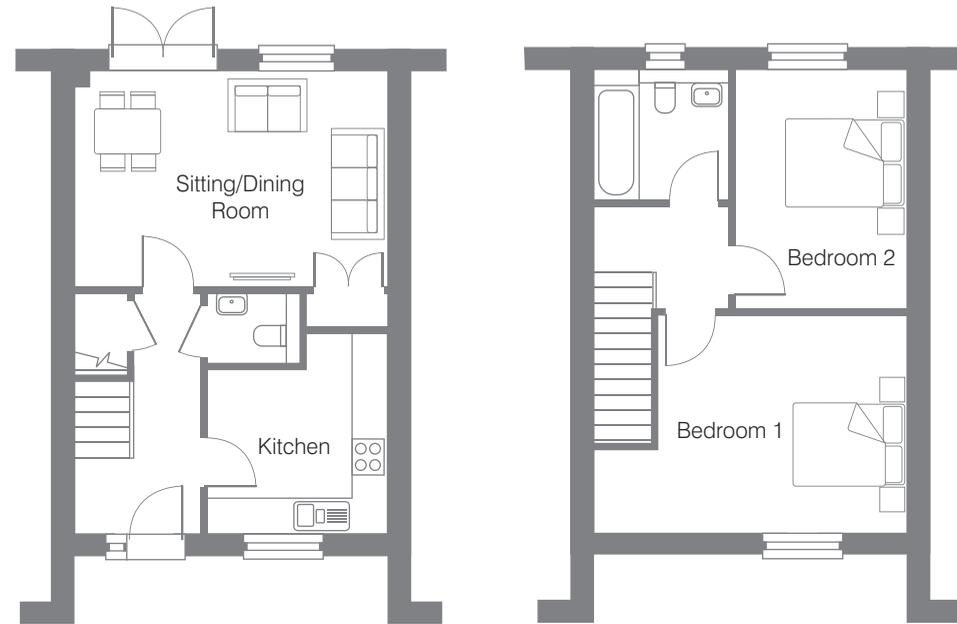
## First Floor

Bedroom 1	4.04m x 3.55m	13'3" x 11'8"
Bedroom 2	2.79m x 3.90m	9'2" x 12'10"

Please Note - The dimensions are taken from construction drawings and may vary slightly during the course of construction. We will use our best endeavours to check the dimensions once the property is complete. Also, the bathroom and kitchen layouts are indicative for the brochure. Please ask the sales consultant for detailed drawings.



# The Armstrong Terrace Plot 55



## Ground Floor

Kitchen	3.04m x 2.63m	10'0" x 8'8"
Sitting/Dining Room	5.24m x 3.51m	17'2" x 11'6"

## First Floor

Bedroom 1	4.12m x 3.55m	13'6" x 11'8"
Bedroom 2	2.79m x 3.90m	9'2" x 12'10"

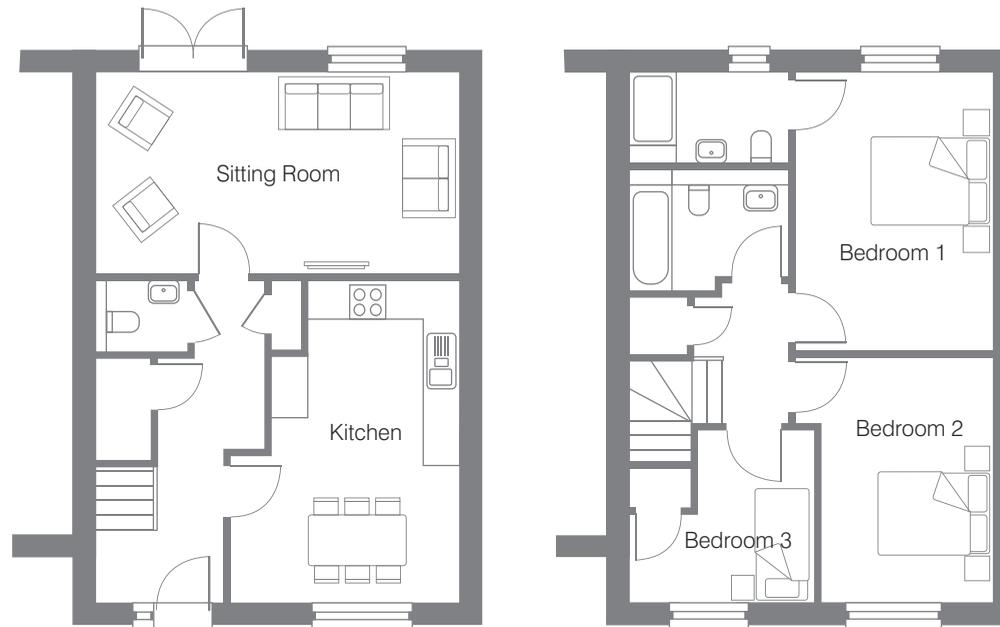
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The Armstrong

The Bruce

# The Bruce Plot 59



## Ground Floor

Kitchen	3.74m max x 5.24m	12'3" max x 17'2"
Sitting Room	5.99m x 3.29m	19'8" x 10'10"

## First Floor

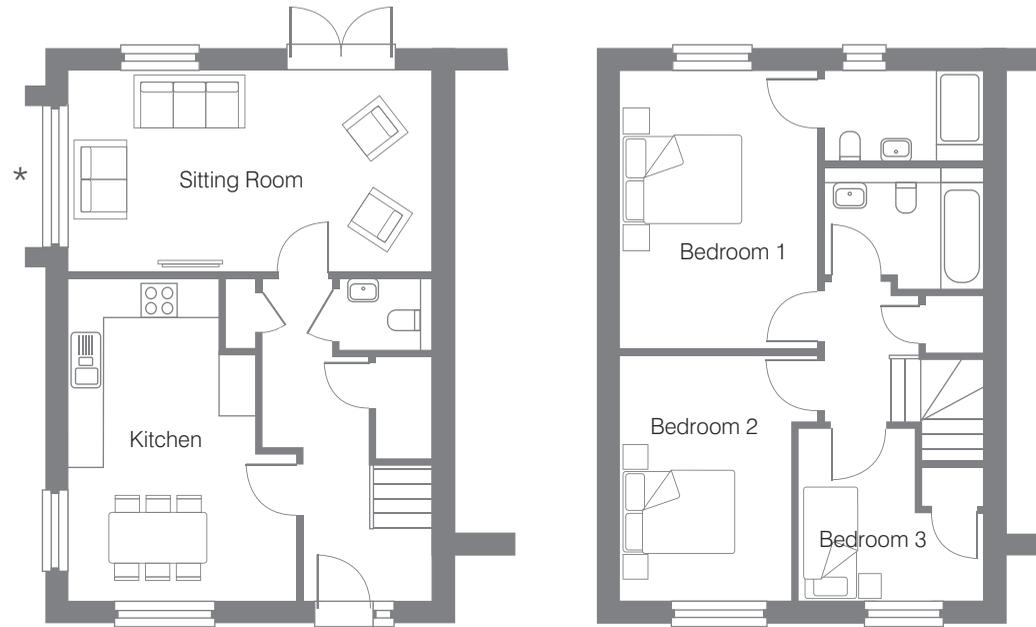
Bedroom 1	3.22m x 4.52m	10'7" x 14'10"
Bedroom 2	2.83m x 4.04m	9'3" x 13'3"
Bedroom 3	3.02m max x 2.80m max	9'11" max x 9'2" max

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# The Bruce Corner

Plots 54 & 56



## Ground Floor

Kitchen	3.74m max x 5.24m	12'3" max x 17'2"
Sitting Room	5.99m x 3.29m	19'8" x 10'10"

## First Floor

Bedroom 1	3.22m x 4.54m	10'7" x 14'11"
Bedroom 2	2.83m x 4.04m	9'3" x 13'3"
Bedroom 3	3.02m max x 2.80m max	9'11" max x 9'2" max

\*Only Plot 54 has a feature window to Sitting Room.

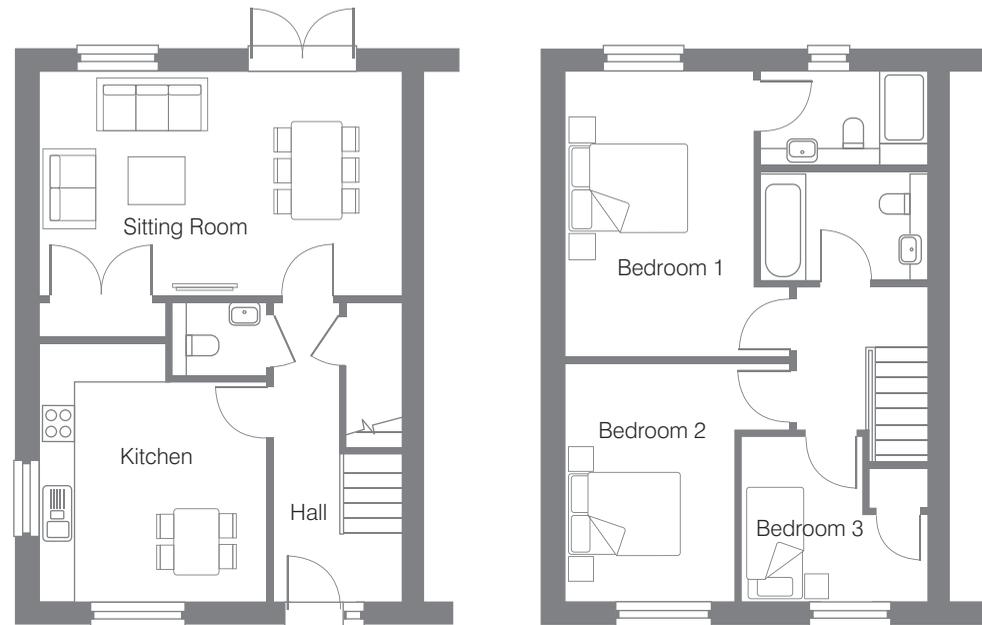
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The Stewart

The Stewart

# The Stewart Plots 18 & 19



## Ground Floor

Kitchen	3.72m x 3.63	12'2" x 11'11"
Sitting Room	5.97m x 3.65m	19'7" x 12'

## First Floor

Bedroom 1	3.13m x 4.62m	10'3" x 15'2"
Bedroom 2	2.81m x 3.94m	9'3" x 13'
Bedroom 3	3.04m x 2.67m narrowing to 1.34m	10'0" x 8'10" narrowing 4'5"

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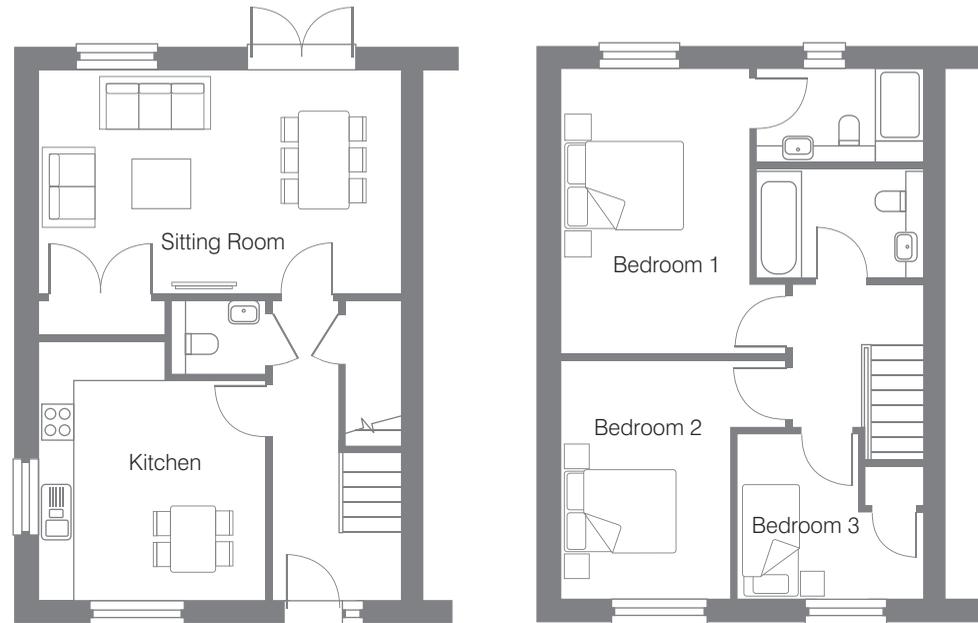


The Livingston

The Livingston

# The Livingston

Plots 16, 17, 20 & 21



## Ground Floor

Kitchen	3.72m x 3.63m	12'2" x 11'11"
Sitting Room	5.97m x 3.65m	19'7" x 12'

## First Floor

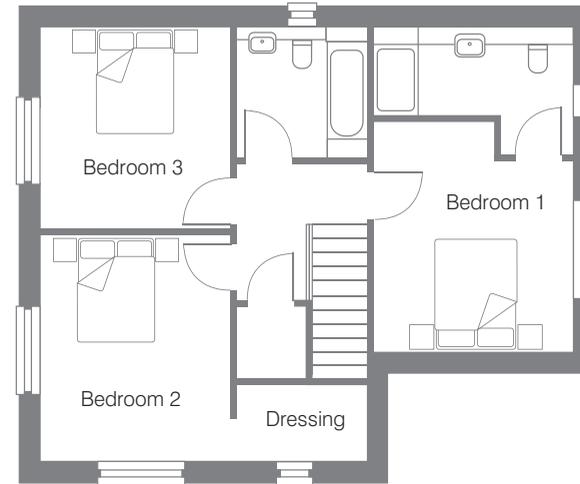
Bedroom 1	3.13m x 4.62m	10'3" x 15'2"
Bedroom 2	2.81m x 3.94m	9'3" x 13'
Bedroom 3	3.04m x 2.67m narrowing to 1.34m	10'0" x 8'10" narrowing 4'5"

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The Lamont

# The Lamont Plot 57



## Ground Floor

Kitchen/Dining	3.52m x 7.68m	11'7" x 25'2"
Sitting Room	3.89m x 5.77m	12'9" x 18'11"

## First Floor

Bedroom 1	3.49m x 3.42m	11'5" x 11'3"
Bedroom 2	3.33m x 3.96m	10'11" x 13'
Dressing Area	2.32m x 1.40m	7'3" x 4'7"
Bedroom 3	3.33m x 3.54m	10'11" x 11'7"

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The Kerr

# The Kerr

Plots 12, 25, 50, 51 & 52



## Ground Floor

Kitchen/Dining	6.22m x 3.63m	20'5" x 11'11"
Family Area	3.05m x 3.43m	10'0" x 11'3"
Sitting Room	3.96m x 4.96m	13'0" x 16'3"

## First Floor

Bedroom 1	4.73m x 2.98m	15'6" x 9'9"
Bedroom 2	3.19m x 3.26m	10'6" x 10'8"
Bedroom 3	2.91m x 2.84m	9'7" x 9'4"
Study	3.19m x 1.67m	10'6" x 5'6"

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# The Kerr Corner

Pots 11, 26 & 49



## Ground Floor

Kitchen/Dining	6.22m x 3.63m	20'5" x 11'11"
Family Area	3.05m x 3.43m	10'0" x 11'3"
Sitting Room	3.96m x 4.96m	13'0" x 16'3"

## First Floor

Bedroom 1	4.73m x 2.98m	15'6" x 9'9"
Bedroom 2	3.19m x 3.26m	10'6" x 10'8"
Bedroom 3	2.91m x 2.84m	9'7" x 9'4"
Study	3.19m x 1.67m	10'6" x 5'6"

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The Forbes

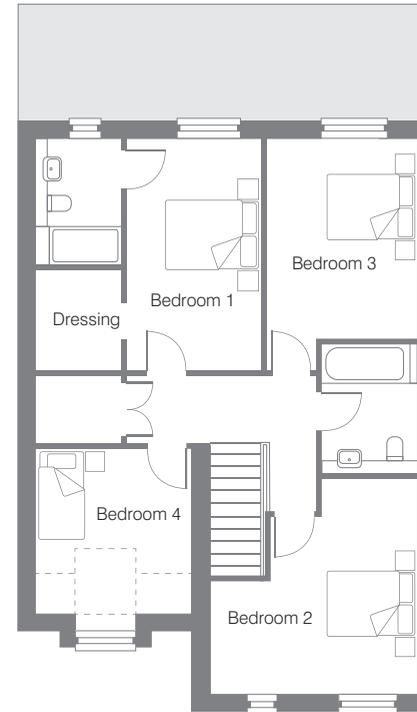
# The Forbes

Plots 39 & 48



## Ground Floor

Kitchen/Dining	3.60m x 4.92m	11'10" x 16'2"
Sitting Room	4.30m x 5.57m	14'1" x 18'3"
Study	1.95m x 3.60m	6'5" x 11'10"



## First Floor

Bedroom 1	2.74m x 4.87m	9'0" x 16'
Dressing Area	1.89m x 2.10m	6'2" x 6'9"
Bedroom 2	4.30m x 3.70m	14'1" x 12'2"
Bedroom 3	3.14m x 4.20m	10'4" x 13'9"
Bedroom 4	3.2m x 3.46m	10'6" x 11'3"

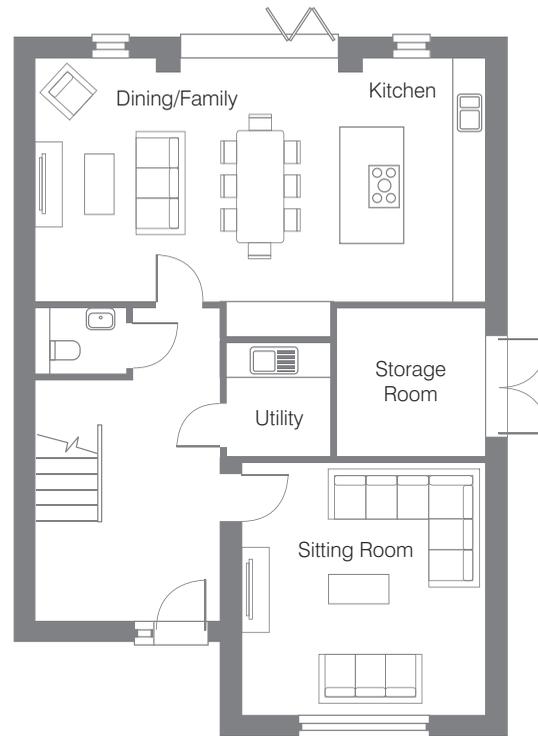
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The Dunbar

# The Dunbar

Plots 7, 8, 9 & 10



## Ground Floor

Kitchen/Dining/Family	7.90m x 4.30m	25'11" x 14'1"
Sitting Room	4.30m x 4.44m	14'1" x 14'7"
Storage Room	2.58m x 2.58m	8'6" x 8'6"



## First Floor

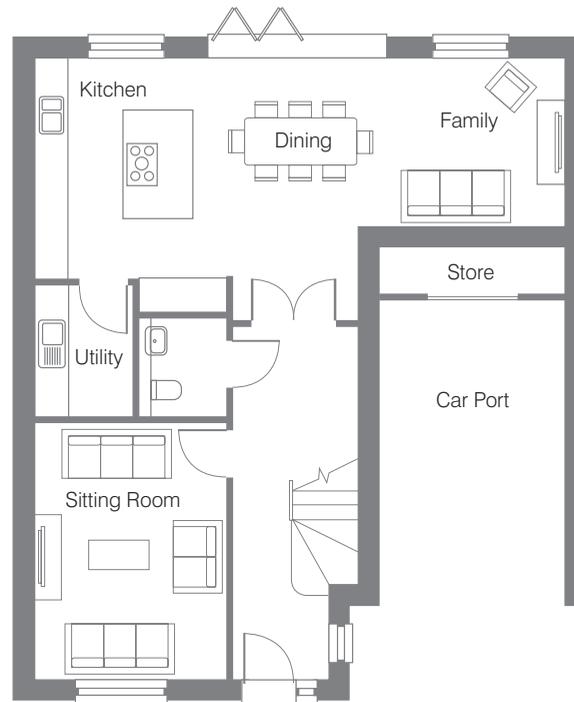
Bedroom 1	4.30m x 3.50m	14'1" x 11'5"
Bedroom 2	2.95m x 4.60m	9'8" x 15'1"
Bedroom 3	2.66m x 4.31m	8'9" x 14'2"
Bedroom 4	3.20m x 1.99m	10'6" x 6'6"

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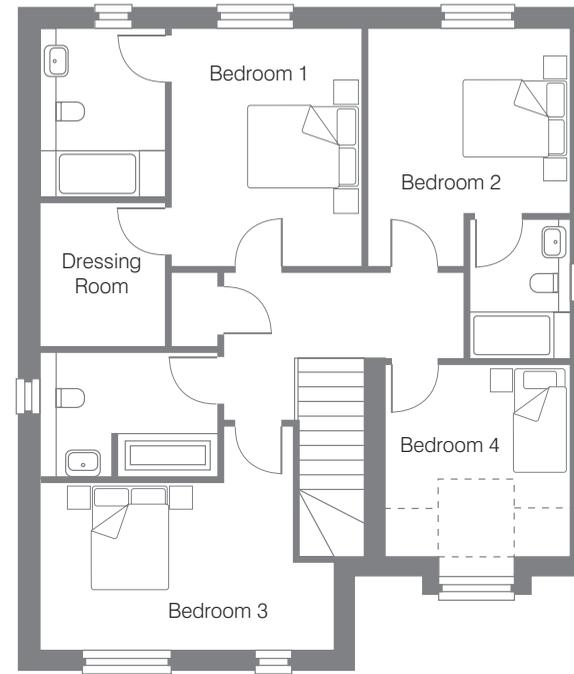
# The Carnegie

Plots 27, 28, 29 & 30



## Ground Floor

Kitchen/Dining/Family	9.37m x 3.84m	30'9" x 12'7"
Sitting Room	3.35m x 4.50m	11'0" x 14'9"



## First Floor

Bedroom 1	3.39m x 4.20m	11'1" x 13'9"
Dressing Room	2.20m x 2.54m	7'3" x 8'4"
Bedroom 2	3.53m x 3.27m	11'7" x 10'9"
Bedroom 3	4.50m x 2.95m	14'9" x 9'8"
Bedroom 4	3.20m x 3.35m	10'6" x 11'0"

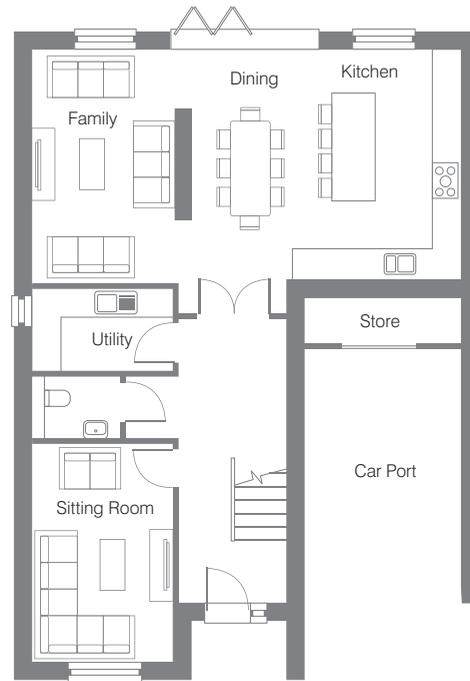
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The Douglas

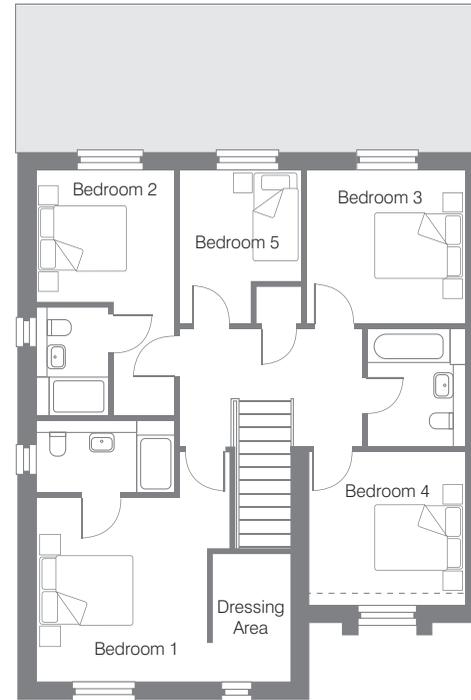
# The Douglas

Plots 40, 41, 42, 44, 46 & 47



## Ground Floor

Kitchen/Dining/Family	8.90m x 4.87m	29'2" x 16'0"
Sitting Room	2.95m x 4.57m	9'8" x 15'0"



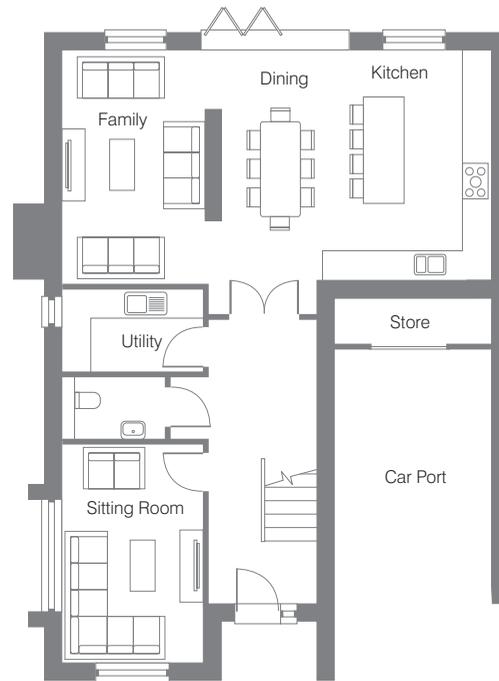
## First Floor

Bedroom 1	3.61m x 3.84m	11'10" x 12'7"
Dressing Area	1.60m x 2.68m	5'3" x 8'10"
Bedroom 2	2.93m x 2.75m	9'7" x 9'0"
Bedroom 3	3.18m x 3.24m	10'5" x 10'8"
Bedroom 4	3.18m x 3.26m	10'5" x 10'8"
Bedroom 5	2.53m x 3.24m	8'4" x 10'8"

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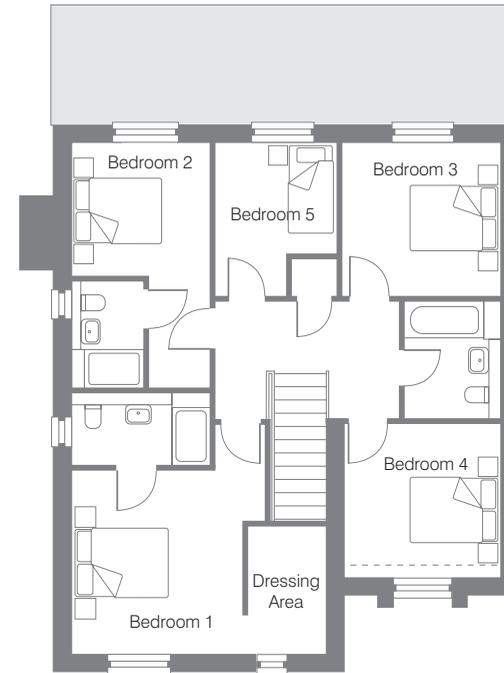


# The Douglas Corner Plot 45



## Ground Floor

Kitchen/Dining/Family	8.91m x 4.87m	29'3" x 16'0"
Sitting Room	2.95m x 4.57m	9'8" x 15'0"



## First Floor

Bedroom 1	3.61m x 3.84m	11'10" x 12'7"
Dressing Area	1.60m x 2.68m	5'3" x 8'10"
Bedroom 2	2.93m x 2.75m	9'7" x 9'0"
Bedroom 3	3.21m x 3.24m	10'6" x 10'8"
Bedroom 4	3.20m x 3.26m	10'6" x 10'8"
Bedroom 5	2.53m x 3.24m	8'4" x 10'8"

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The Wallace



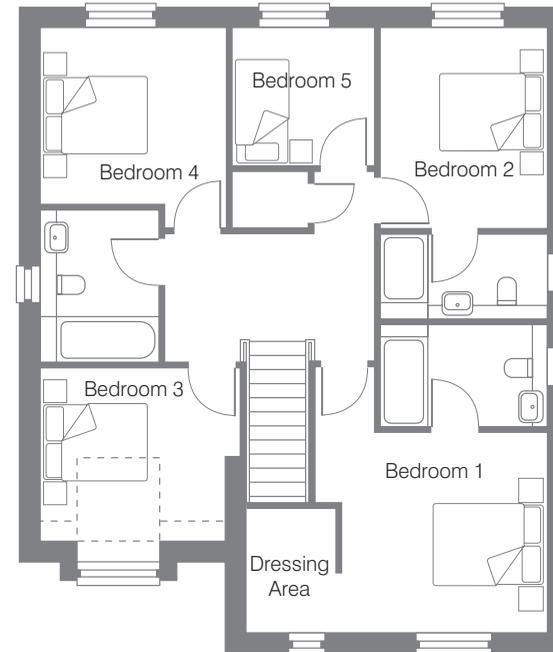
# The Wallace

Plots 3, 4, 32 & 33



## Ground Floor

Kitchen/Dining/Family	8.92m x 4.20m	29'3" x 13'9"
Sitting Room	4.02m x 4.97m	13'2" x 16'4"
Study	2.33m x 2.75m	7'8" x 9'0"



## First Floor

Bedroom 1	3.62m x 3.41m	11'11" x 11'2"
Dressing Area	1.58m x 2.15m	5'2" x 7'1"
Bedroom 2	2.93m x 3.52m	9'7" x 11'7"
Bedroom 3	3.20m x 3.08m	10'6" x 10'2"
Bedroom 4	3.26m x 3.14m	10'8" x 10'3"
Bedroom 5	2.48m x 2.39m	8'2" x 7'10"

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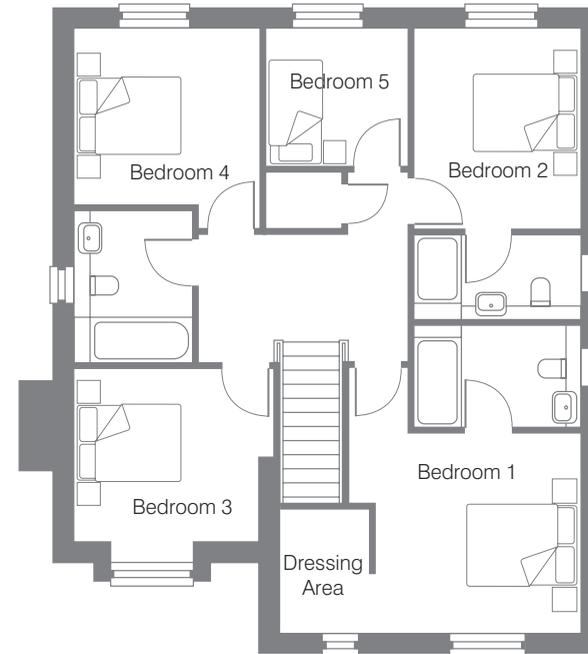
The Wallace Corner

# The Wallace Corner Plots 2 & 5



## Ground Floor

Kitchen/Dining/Family	8.92m x 4.20m	29'3" x 13'9"
Sitting Room	4.02m x 4.97m	13'2" x 16'4"
Study	2.33m x 2.75m	7'8" x 9'0"



## First Floor

Bedroom 1	3.64m x 3.41m	11'11" x 11'2"
Dressing Area	1.52m x 2.11m	5'0" x 6'11"
Bedroom 2	2.93m x 3.52m	9'7" x 11'7"
Bedroom 3	3.20m x 3.18m	10'6" x 10'5"
Bedroom 4	3.26m x 3.04m	10'8" x 10'0"
Bedroom 5	2.48m x 2.39m	8'2" x 7'10"

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The Elliot

# The Elliot Plot 37



## Ground Floor

Kitchen/Dining/Family	9.25m x 3.60m	30'4" x 11'8"
Sitting Room	3.40m x 5.47m	11'2" x 17'11"
Dining/Family Room	3.34m x 3.72m	10'11" x 12'2"

## First Floor

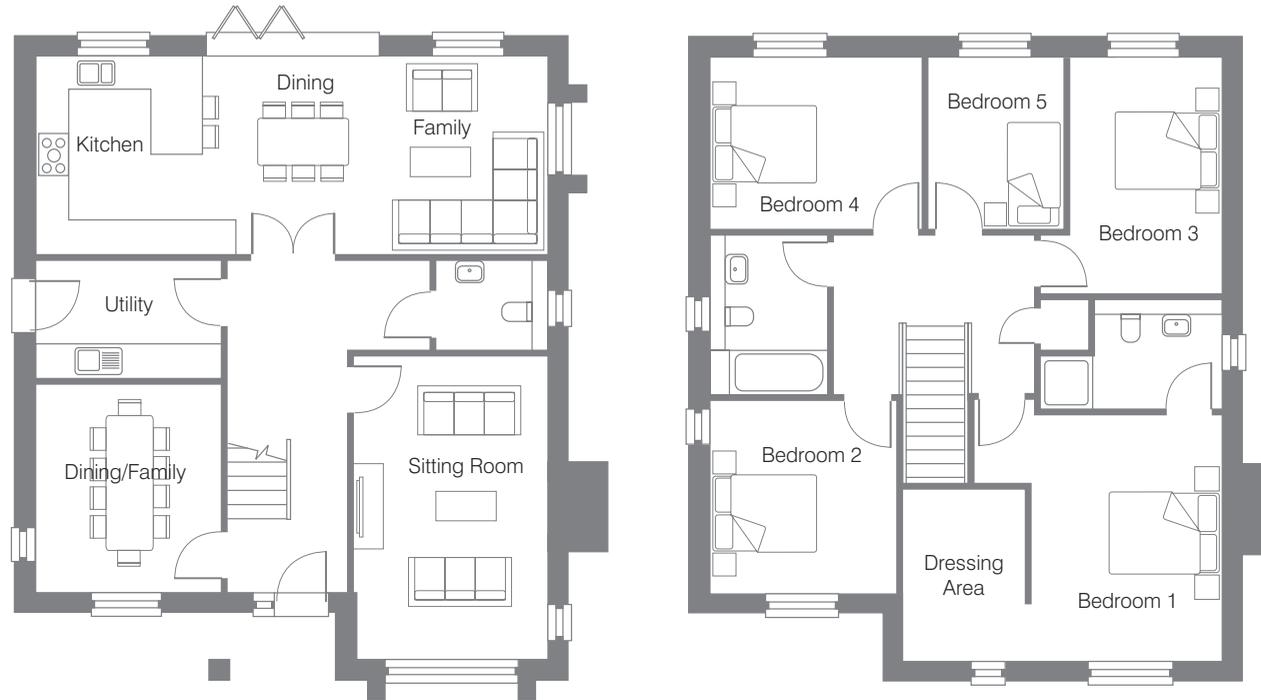
Bedroom 1	3.45m x 4.43m	11'4" x 14'6"
Dressing Area	2.20m x 3.06m	7'3" x 10'0"
Bedroom 2	3.37m x 3.48m	11'1" x 11'5"
Bedroom 3	2.74m x 4.29m	9'0" x 14'1"
Bedroom 4	3.84m x 3.10m	12'7" x 10'2"
Bedroom 5	2.42m x 3.10m	7'11" x 10'2"

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# The Elliot Corner

Plots 36, 38 & 53



## Ground Floor

Kitchen/Dining/Family	9.25m x 3.60m	30'4" x 11'8"
Sitting Room	3.40m x 5.47m	11'2" x 17'11"
Dining/Family Room	3.34m x 3.72m	10'11" x 12'2"

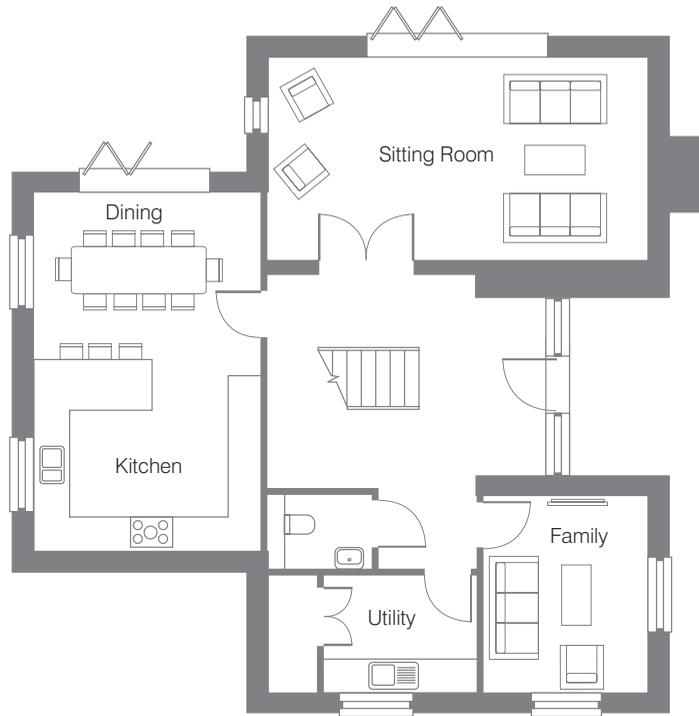
## First Floor

Bedroom 1	3.45m x 4.43m	11'4" x 14'6"
Dressing Area	2.20m x 3.06m	7'3" x 10'0"
Bedroom 2	3.37m x 3.48m	11'1" x 11'5"
Bedroom 3	2.74m x 4.29m	9'0" x 14'1"
Bedroom 4	3.84m x 3.10m	12'7" x 10'2"
Bedroom 5	2.42m x 3.10m	7'11" x 10'2"

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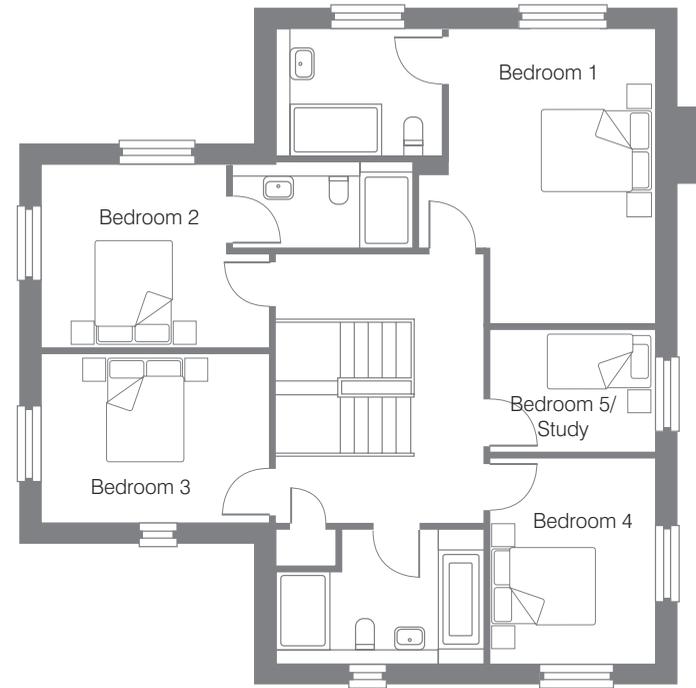


# The Ogilvy Plots 1 & 6



## Ground Floor

Kitchen/Dining	4.01m x 6.44m	13'2" x 21'2"
Sitting Room	6.67m x 3.85m	21'11" x 12'8"
Family Room	2.87m x 3.52m	9'5" x 11'7"



## First Floor

Bedroom 1	3.66m x 4.58m	120" x 15'0"
Bedroom 2	4.04m max x 3.31m	13'3" max x 10'10"
Bedroom 3	4.04m x 3.00m	13'3" x 9'10"
Bedroom 4	2.94m x 3.65m	9'8" x 12'0"
Bedroom 5/Study	2.94m x 2.20m	9'8" x 7'3"

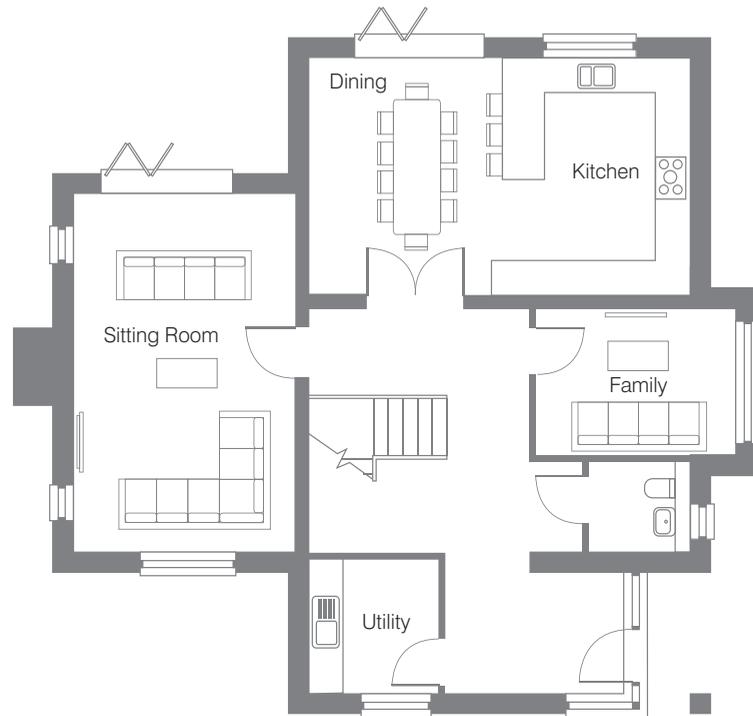
Please Note - The dimensions are taken from construction drawings and may vary slightly during the course of construction. We will use our best endeavours to check the dimensions once the property is complete. Also, the bathroom and kitchen layouts are indicative for the brochure. Please ask the sales consultant for detailed drawings.



The Haig

# The Haig

Plots 31, 35 &amp; 61



## Ground Floor

Kitchen/Dining	6.67m x 4.24m	21'11" x 13'11"
Sitting Room	3.90m x 6.33m	12'10" x 20'9"
Family Room	3.45m x 2.50m	11'4" x 8'2"



## First Floor

Bedroom 1	4.04m x 4.43m	13'3" x 14'6"
Bedroom 2	3.98m x 2.60m	13'1" x 8'6"
Bedroom 3	2.73m x 4.04m	8'11" x 13'3"
Bedroom 4	2.56m x 3.11m	8'5" x 10'2"
Bedroom 5/Study	3.52m x 2.53m	11'7" x 8'4"

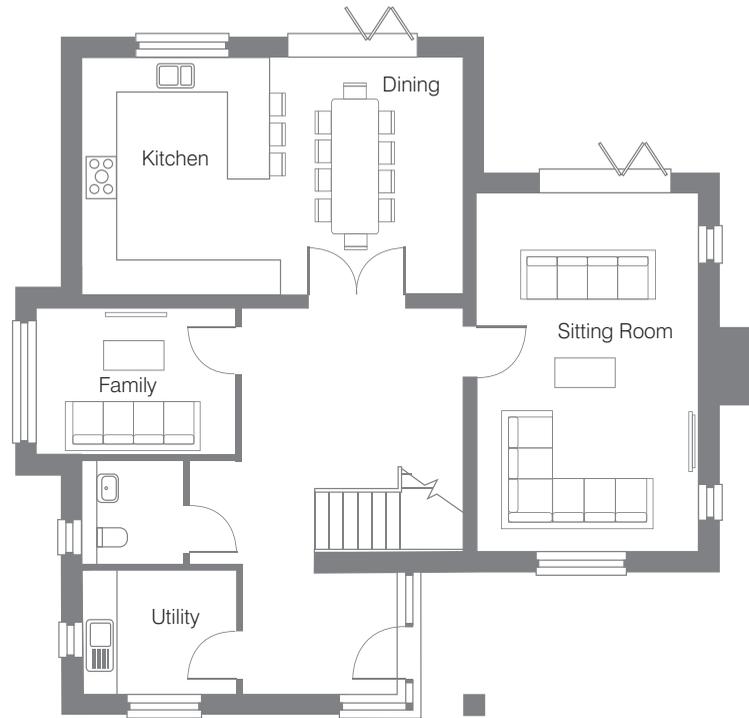
Please Note - The dimensions are taken from construction drawings and may vary slightly during the course of construction. We will use our best endeavours to check the dimensions once the property is complete. Also, the bathroom and kitchen layouts are indicative for the brochure. Please ask the sales consultant for detailed drawings.



The Drummond

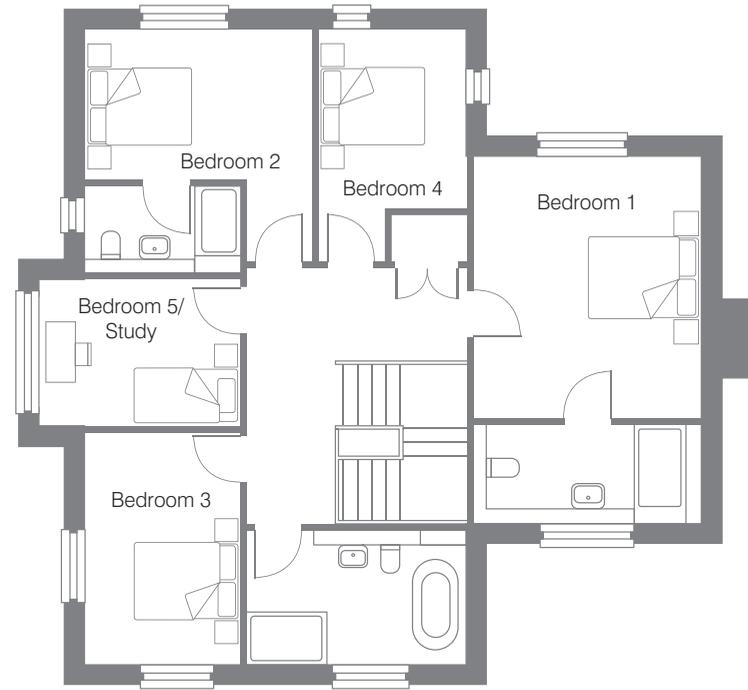
# The Drummond

Plots 34, 42 & 60



## Ground Floor

Kitchen/Dining	6.67m x 4.12m	21'11" x 13'6"
Sitting Room	3.90m x 6.33m	12'10" x 20'9"
Family Room	3.46m x 2.50m	11'4" x 8'2"



## First Floor

Bedroom 1	4.04m x 4.48m	13'3" x 14'8"
Bedroom 2	3.98m x 2.60m	13'1" x 8'6"
Bedroom 3	2.73m x 4.04m	8'11" x 13'3"
Bedroom 4	2.56m x 3.11m	8'5" x 10'2"
Bedroom 5/Study	3.52m x 2.53m	11'7" x 8'2"

Please Note - The dimensions are taken from construction drawings and may vary slightly during the course of construction. We will use our best endeavours to check the dimensions once the property is complete. Also, the bathroom and kitchen layouts are indicative for the brochure. Please ask the sales consultant for detailed drawings.

# Specification

Fixtures and fittings are carefully tailored to harmonise with the overall architectural style and space with high specifications throughout.

Only the best products are used, supplied by leading brand names we can both trust.

Each home has its own unique features offering you the opportunity to truly make it your own.

The Armstrong, The Bruce, The Bruce Corner, The Stewart, The Livingston, The Lamont, The Kerr, The Kerr Corner.

## KITCHEN

Manor kitchens Urban Linea handle free kitchen cabinets, with soft close hinges to all units and drawers. Extra deep wall units and laminate worktops with a matching full height splashback under the wall units and 100mm upstands under windows. Contemporary square edged Blanco 1.5 bowl sink and drainer and Blanco chrome tap. Hafele LED strip lighting to underside of wall cabinets.

## APPLIANCES

Bosch Series 4 single oven.  
Bosch Series 4 microwave.  
Bosch 60cm induction hob.  
Bosch integrated fridge/freezer.  
Bosch integrated 60cm dishwasher.  
Bosch integrated washer/dryer.  
Elica integrated 60cm extractor.

## BATHROOM

Duravit single ended white bathtub, with Aquadart Venturi clear glass bath screen and polished chrome fittings. Vado Evolve shower slide rail with multi-function handset.  
Duravit wash basin with Duravit wall mounted single drawer vanity unit in gloss white and Vado Life slimline basin mixer tap.  
Duravit close coupled rimless WC and cistern with soft close seat.

## ENSUITE

Low profile shower tray with Aquadart Venturi slider door and Vado Velo exposed round thermostatic adjustable shower column and handset in a chrome finish.  
Duravit wash basin with Duravit wall mounted vanity unit in gloss white and Vado Life slimline basin mixer tap.  
Duravit close coupled rimless WC and cistern with soft close seat.

## WC

Duravit wall mounted hand rinse basin set in a wall mounted gloss white vanity unit and Vado Life slimline basin mixer tap.  
Duravit close coupled rimless WC and cistern with soft close seat.

## DÉCOR

All walls and ceilings painted in Crown matt white.  
Woodwork in Crown satin white.

## WARDROBES

Space Pro shaker range sliding mirrored wardrobes, with coordinating shelf and hanging rail to principal bedroom.

## HEATING

Google Nest Learning Thermostat with zone programmer, hard wired with portable function for the upper floor.  
Stelrad Compact radiators.  
Dual fuel thermostatic Stelrad Homes series slimline tall chrome towel rails to all bathroom and ensuites.  
Ideal gas boiler.

## ELECTRICAL SPECIFICATION

Deta slimline Décor satin nickel sockets with black insert and USB ports to kitchen.  
White Deta slimline switched sockets with USB port to all other rooms.  
Deta slimline white light switches.  
Slimline shaver socket to bathroom and ensuite.  
Slimline Media plate with data modules to principal rooms.  
White LED downlights with white bezel to entrance hall, kitchen, utility, bathrooms and ensuites.  
Low energy white pendant lights to all other rooms.  
Understairs and garage lighting where applicable.  
Black contemporary wall mounted front door light.  
Black contemporary wall mounted lighting to rear and side external doors.  
Loft light.  
Digital TV aerial to loft and wiring for Sky dish.

## BATHROOM AND ENSUITE WALL FINISHES

A choice of Porcelanosa wall tiles and feature wall finishes.

## JOINERY

Staircase with painted square spindles, oak newel posts and an oval oak handrail.  
Square edge profile skirting boards with matching architrave.  
Deanta Seville style oak interior doors with Alvar designer lever satin nickel door handles.

## FLOORING

Luxury vinyl flooring in either a stone or wood effect to entrance halls, downstairs WC's and kitchen/dining rooms. Living rooms, stairs, landings and bedrooms will have 'Elegance' carpet with Cloud 9 underlay.  
Bathrooms and ensuites will have luxury vinyl flooring.

## EXTERNAL FINISH

Composite front door, bifold and French doors in anthracite grey.  
UPVC matt anthracite grey windows.  
Brabantia anthracite grey wall mounted letter box.

## OUTSIDE

Landscaped front and rear gardens laid to lawn with a 3m x 2m quality slabbed patio. The rear garden is enclosed by close boarded timber fencing and a garden gate.  
Stainless steel garden tap and double power point with lighting beside external doors.  
Properties without a garage will be provided with a timber lockable cycle/storage shed.

All choices are subject to the stage of construction. The specification is a guide and some items may vary from time to time.





# Specification

## The Forbes, The Dunbar, The Carnegie, The Douglas, The Douglas Corner

### KITCHEN

Manor kitchens Urban Linea handle free kitchen cabinets, with soft close hinges to all units and drawers. Extra deep wall units and Quartz (Silestone) worktops with matching full height splashback under the wall units and upstands under windows. Laminate worktops with upstand to utility room where applicable. Contemporary Blanco 1.5 bowl sink and drainer and Blanco chrome tap to the kitchen. Blanco 1 bowl sink and drainer and Darras tap to utility room (where applicable). Hafele LED strip lighting to underside of wall cabinets.

### APPLIANCES

Bosch Series 4 single oven.  
Bosch Series 4 microwave.  
Bosch 80cm induction hob.  
Bosch integrated fridge/freezer.  
Bosch integrated 60cm dishwasher.  
Elica integrated 80cm extractor or Bosch 80cm integrated hood (house type dependant).  
Space for freestanding washing machine and tumble dryer in the utility room (appliances not supplied).

### BATHROOM

Duravit single ended white bathtub, with Aquadart Venturi clear glass bath screen and polished chrome fittings. Vado Evolve shower slide rail with multi-function handset.  
Duravit wash basin with Duravit wall mounted single drawer vanity unit in gloss white and Vado Life slimline basin mixer tap.  
Duravit close coupled rimless WC and cistern with soft close seat.

### ENSUITE

Low profile shower tray with Aquadart Venturi slider door and Vado Velo exposed round thermostatic adjustable shower column and handset in a chrome finish.  
Duravit wash basin with Duravit wall mounted vanity unit in gloss white and Vado Life slimline basin mixer tap.  
Duravit close coupled rimless WC and cistern with soft close seat.

### WC

Duravit wall mounted hand rinse basin set in a wall mounted gloss white vanity unit.  
Vado Life slimline basin mixer tap.  
Duravit close coupled rimless WC and cistern with soft close seat.

### DÉCOR

All walls and ceilings will be painted in Crown matt white.  
Woodwork in Crown satin white.

### WARDROBES

Space Pro shaker range sliding mirrored wardrobes, with coordinating shelf and hanging rail to principal bedroom.

### HEATING

Google Nest Learning Thermostat with zone programmer, hard wired with portable function for the upper floors.  
Stelrad Designer Series radiators.  
Dual fuel thermostatic Stelrad Homes series slimline tall chrome towel rail to all bathrooms and ensuites.  
Ideal gas boiler and Kingspan hot water cylinder.

### ELECTRICAL SPECIFICATION

Deta slimline Décor satin nickel sockets with black insert and USB ports to kitchen.  
White Deta slimline switched sockets with USB port to all rooms.  
Deta slimline white light switches.  
Slimline shaver socket to bathroom and ensuite.  
Slimline media plate with data modules to principal rooms.  
White LED downlights with white bezel to entrance hall, kitchen, utility, bathrooms and ensuites.  
Low energy white pendant lights to all other rooms.  
Understairs and garage lighting where applicable.  
Black contemporary wall mounted front door light.  
Black contemporary wall mounted lighting to rear and side external doors.  
Loft light.  
Digital TV aerial to loft and wiring for Sky dish.

### BATHROOM AND ENSUITE WALL FINISHES

A choice of Porcelanosa wall tiles and feature wall finishes.

### JOINERY

Feature staircase with oak first step, glass balustrade with square edged oak handrail and newel posts.  
Square edge profile skirting boards with matching architrave.  
Deanta Seville style oak interior doors with Alvar Designer lever satin nickel door handles.

### FLOORING

Luxury vinyl flooring in either a stone or wood effect to entrance halls, downstairs WC's, utilities and kitchen/dining rooms with attached living areas. Separate living rooms, stairs, landings and bedrooms will have 'Elegance' carpet with Cloud 9 underlay. Bathrooms and ensuites will have luxury vinyl flooring.

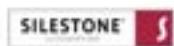
### EXTERNAL FINISH

Composite front door, bifold and French doors in anthracite grey.  
UPVC matt anthracite grey windows.  
Brabantia anthracite grey wall mounted letter box.

### OUTSIDE

Landscaped front and rear garden laid to lawn with a stunning Eden slate Midnight Shadow large format porcelain patio slab.  
Rear garden enclosed by close boarded timber fencing and a garden gate.  
Stainless steel garden tap and double power point with lighting beside external doors.  
Properties without a garage or external storage will be provided with a timber lockable cycle/storage shed.

All choices are subject to the stage of construction. The specification is a guide and some items may vary from time to time.



# Specification

## The Wallace, The Wallace Corner, The Elliot, The Elliot Corner, The Ogilvy, The Haig, The Drummond

### KITCHEN

Manor kitchens Urban Linea handle free kitchen cabinets, with soft close hinges to all units and drawers. Extra deep wall units and Quartz (Silestone) worktops with matching full height splashback under the wall units and upstands under windows. Laminate worktops with upstand to utility rooms where applicable. Contemporary Blanco 1.5 bowl sink and drainer and Blanco chrome tap to the kitchen and 1 bowl sink and drainers with Darras tap to utility room where applicable. Hafele LED strip lighting to underside of wall cabinets.

### APPLIANCES

Bosch Series 8 single oven.  
Bosch Series 8 combi microwave.  
Bosch 80cm induction hob.  
Bosch 60cm integrated tall fridge.  
Bosch 60cm integrated tall freezer.  
Bosch 60cm integrated dishwasher.  
Elica integrated 80cm extractor.  
Bosch warming drawer.  
Caple 60cm wine cooler.  
Space for freestanding washing machine and tumble dryer in the utility room (appliances not supplied).

### BATHROOM

Duravit single ended white bathtub, with Aquadart Venturi clear glass bath screen and polished chrome fittings. Vado Evolve shower slide rail with multi-function handset.  
Duravit wash basin with Duravit wall mounted single drawer vanity unit in gloss white and Vado Life slimline basin mixer tap.  
Duravit close coupled rimless WC and cistern with soft close seat.

### ENSUITE

Low profile shower tray with Aquadart Venturi slider door and Vado Velo exposed round thermostatic adjustable shower column and handset in a chrome finish.  
Duravit wash basin with Duravit wall mounted two drawer vanity unit in gloss white and Vado Life slimline basin mixer tap.  
Duravit close coupled rimless WC and cistern with soft close seat.

### WC

Duravit wall mounted hand rinse basin set in a wall mounted gloss white vanity unit.  
Vado Life slimline basin mixer tap.  
Duravit close coupled rimless WC and cistern with soft close seat and cover.

### THE HAIG AND THE DRUMMOND HOUSE TYPES ONLY BATHROOM

Duravit freestanding 1600mm bathtub with Vado Life tap.  
Duravit D-code basin with vanity unit and 2 drawers and Vado Edit basin mixer tap.

### DÉCOR

All walls and ceilings will be painted in Crown matt white.  
Woodwork in Crown satin white.

### WARDROBES

Space Pro shaker range sliding mirrored wardrobes, with coordinating shelf and hanging rail to principal bedroom.

### HEATING

Google Nest Learning Thermostat with zone programmer, hard wired with portable function for the upper floors.  
Stelrad Designer Series radiators.  
Dual Fuel thermostatic Stelrad Homes series slimline tall chrome towel rail to all bathroom and ensuites.  
Ideal gas boiler and Kingspan hot water cylinder.

### ELECTRICAL SPECIFICATION

Deta slimline Décor satin nickel sockets with black insert and USB ports to kitchen.  
White Deta slimline switched sockets with USB port to all rooms.  
Deta slimline white light switches.  
Slimline shaver socket to bathroom and ensuite.  
Slimline media plate with data modules to principal rooms.  
White LED downlights with white bezel to entrance hall, kitchen, utility, bathrooms and ensuites.  
Low energy white pendant lights to all other rooms.  
Garage lighting where applicable.  
Black contemporary wall mounted front door light.  
Black contemporary wall mounted lighting to rear and side external doors.  
Loft light.  
Digital TV aerial to loft and wiring for Sky dish.

### BATHROOM AND ENSUITE WALL FINISHES

A choice of Porcelanosa wall tiles and feature wall finishes.

### JOINERY

Feature open oak staircase with glass balustrade panels and square edge oak handrail and newel posts.  
Square edge profile skirting boards with matching architrave.  
Deanta Seville style oak interior doors with Alvar Designer lever satin nickel door handles.

### FLOORING

Luxury vinyl flooring in either a stone or wood effect to entrance halls, downstairs WC's, utilities and kitchen/dining rooms with attached living areas. Separate living rooms, stairs, landings and bedrooms will have 'Elegance' carpet with Cloud 9 underlay. Bathrooms and ensuites will have luxury vinyl flooring. In The Ogilvy, The Haig and The Drummond, the entrance hall, downstairs WC and the utility will have a large format Porcelanosa ceramic floor tile instead of luxury vinyl.

### EXTERNAL FINISH

Composite front door, bifold and French doors in anthracite grey.  
UPVC matt anthracite grey windows.  
Brabantia anthracite grey wall mounted letter box.

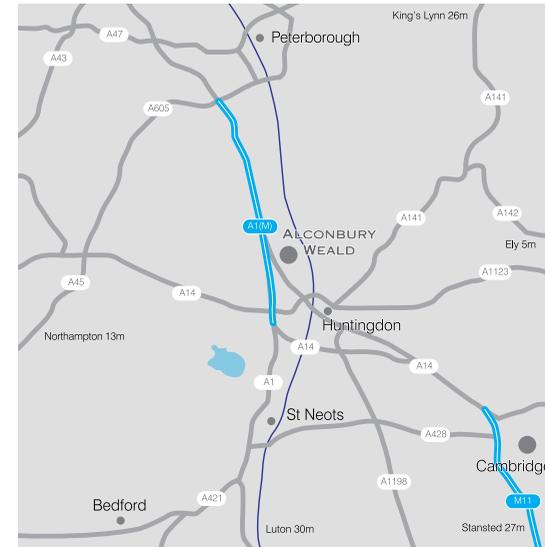
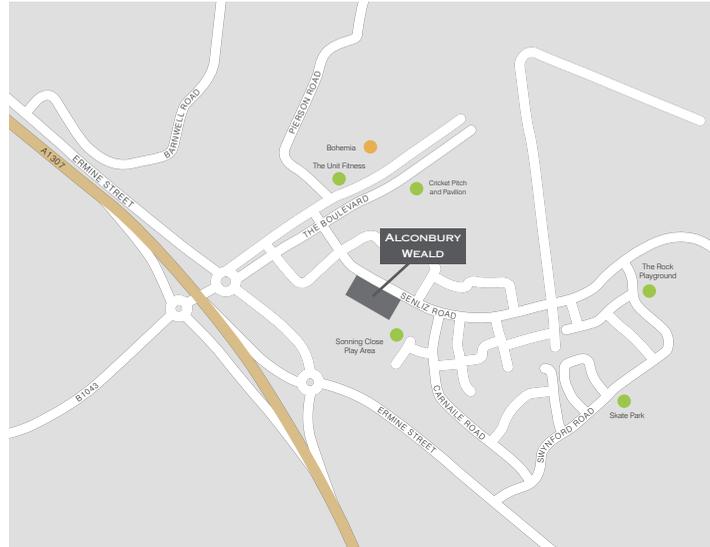
### OUTSIDE

Landscaped front and rear garden laid to lawn with a stunning Eden slate midnight shadow large format porcelain patio slab.  
Rear garden enclosed by close boarded timber fencing and a garden gate.  
Garden tap and double power point with lighting beside external doors.

All choices are subject to the stage of construction. The specification is a guide, and some items may vary from time to time.



# Location



From the North, follow A1(M) to Junction 14, take the exit towards Alconbury Weald, continue onto the A1307, at the roundabout take the 1st exit onto Ermine Street, at the next roundabout take the 3rd exit onto The Boulevard, take the second right onto Senliz Road, you will find our development on the right hand side.

From the South, take the B1043 exit from A1(M) towards Alconbury Weald, at the roundabout, take the 3rd exit onto B1043, at the next roundabout take the 1st exit and stay on B1043, at the next roundabout take the 2nd exit and stay on B1043, go straight across the next 2 roundabouts and continue straight onto The Boulevard, take the second right onto Senliz Road, you will find our development on the right hand side.

**Alconbury Weald can be found at PE28 4HX**

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