



WESTMERE

WILLINGHAM • CAMBRIDGESHIRE



WESTMERE RURAL ELEGANCE STYLE

Be part of Willingham's newest neighbourhood and enjoy village life with links to Cambridge and a new town on your doorstep. Westmere is an exclusive collection of contemporary two, three and four-bedroom houses brought to you by Brampton Valley Homes.

VILLAGE LIFESTYLE WITH URBAN BENEFITS

With good schools, character pubs, a quirky bookshop café and beautiful countryside, Willingham offers a dreamy village lifestyle with all of the urban benefits of its proximity to Cambridge and the new town of Northstowe. So why not meet the locals at the social club's

monthly jazz night, experience tipi dining at The Porterhouse, head out for a walk along the River Great Ouse, or go lake fishing at Fen Drayton. Or if shopping, nightlife or punting is what you're after, it's just 13 miles to Cambridge.



THE BEST OF BOTH WORLDS

Westmere is surrounded by spectacular Cambridgeshire countryside but with Cambridge close by, you'll be able to enjoy the best of both worlds. Immerse yourself in the Botanic Gardens, Punt down the river, tour the university or see art and antiquities at The Fitzwilliam Museum. With live shows at Cambridge Junction, Jazz performances at Hidden Rooms, or cocktails on The Roof Terrace at Varsity Hotel, the nightlife is not too bad either.

With Cambridge named Britain's best retail destination shop till you drop with big names including John Lewis, Apple and Victoria's Secret in The Grande Arcade; quirky independents lining King's Parade and Bridge Street such as Nomads and Sahara; and award-winning markets such as All Saints Garden Art & Craft Market. And don't forget the new shops and leisure facilities coming to Northstowe – the largest new town since Milton Keynes.



HOMES OF DISTINCTION

Westmere offers unique living with uncompromising standards of design and build centred around exceptional kitchens and bathrooms. Choose from a selection of contemporary two, three and four-bedroom semi-detached

and detached houses with a choice of styles and finishes from our customary Gold or enhanced specification Platinum ranges. Enjoy open-plan living, the highest quality fixtures and fittings, and an idyllic village location surrounded by Cambridgeshire countryside.

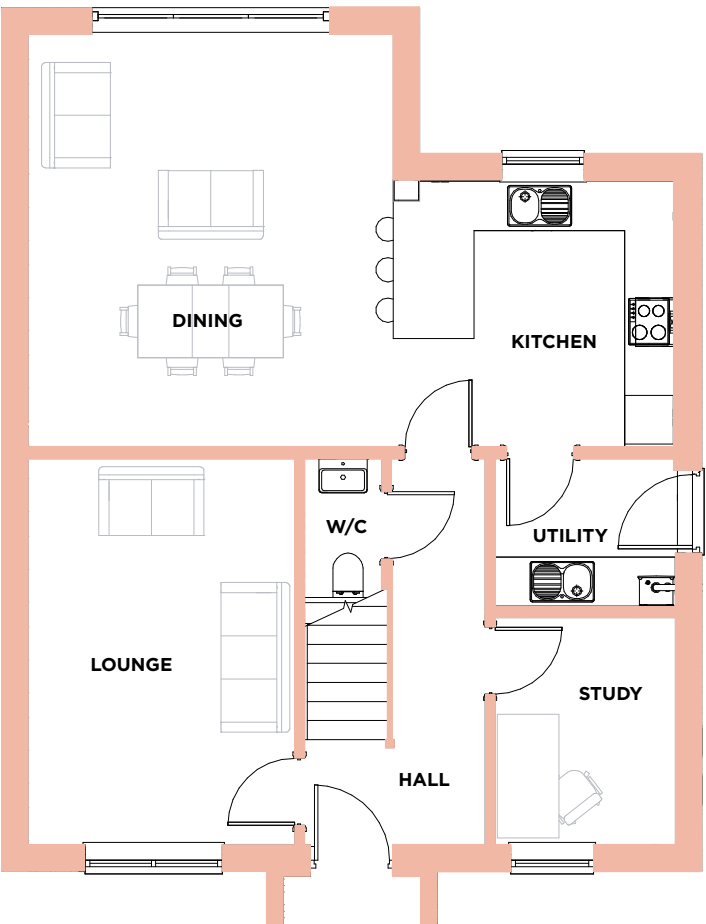
SITE MAP



The Abington

4 BED DETACHED HOME

The Abington is a 1507sqft four-bedroom detached house offering a master suite, three further bedrooms and a family bathroom on the first floor with a kitchen/dining room, separate living room, study and W/C on the ground floor.



FLOOR PLANS

GROUND FLOOR

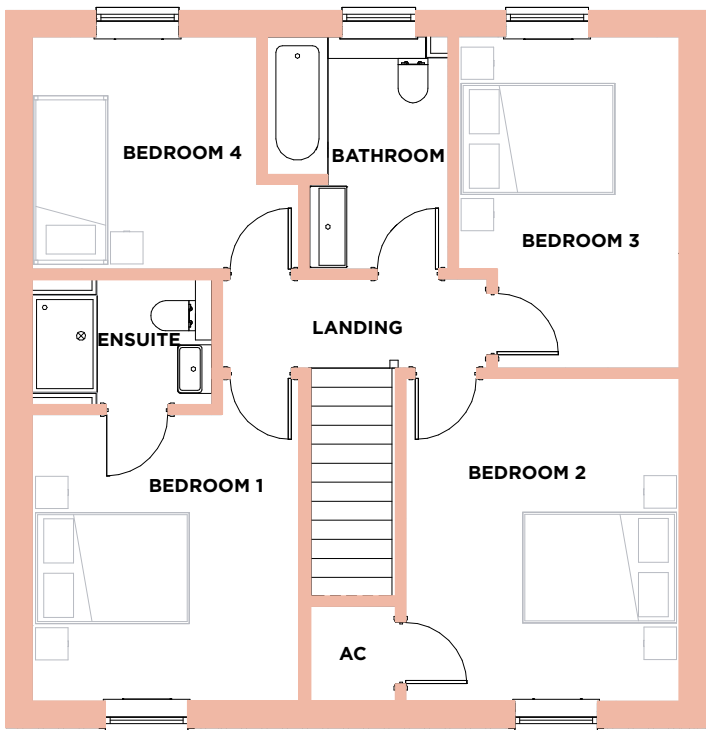
Kitchen	10'5" x 10'12"	3.2m x 3.3m
Dining	14'12" x 16'11"	4.6m x 5.1m
Lounge	10'11" x 15'9"	3.3m x 4.8m
Study	7'6" x 9'4"	2.3m x 2.9m

FIRST FLOOR

Bedroom 1	10'11" x 11'9"	3.3m x 3.6m
En-suite	7'5" x 5'3"	2.3m x 1.6m
Bedroom 2	11'3" x 13'3"	3.4m x 4.0m
Bedroom 3	9'2" x 13'7"	2.8m x 4.1m
Bedroom 4	9'3" x 9'7"	2.8m x 2.9m
Bathroom	7'6" x 9'7"	2.3m x 2.9m

TOTAL AREA

1507 Sqft / 140m²



These floorplans and computer generated images are indicative only and depict the Abington housetype. Some plots are a handed version of this housetype. All sizes are approximate with maximum finished dimensions, see last page of floorplans for full disclaimer.

The Benington

3 BED SEMI-DETACHED HOME

The Benington is a 1012sqft three-bedroom semi-detached house offering a master suite, two further bedrooms and a family bathroom on the first floor with a kitchen/dining room, separate living room, utility room and W/C on the ground floor. The property benefits from French doors to the garden from both the kitchen/dining and living rooms.

FLOOR PLANS

GROUND FLOOR

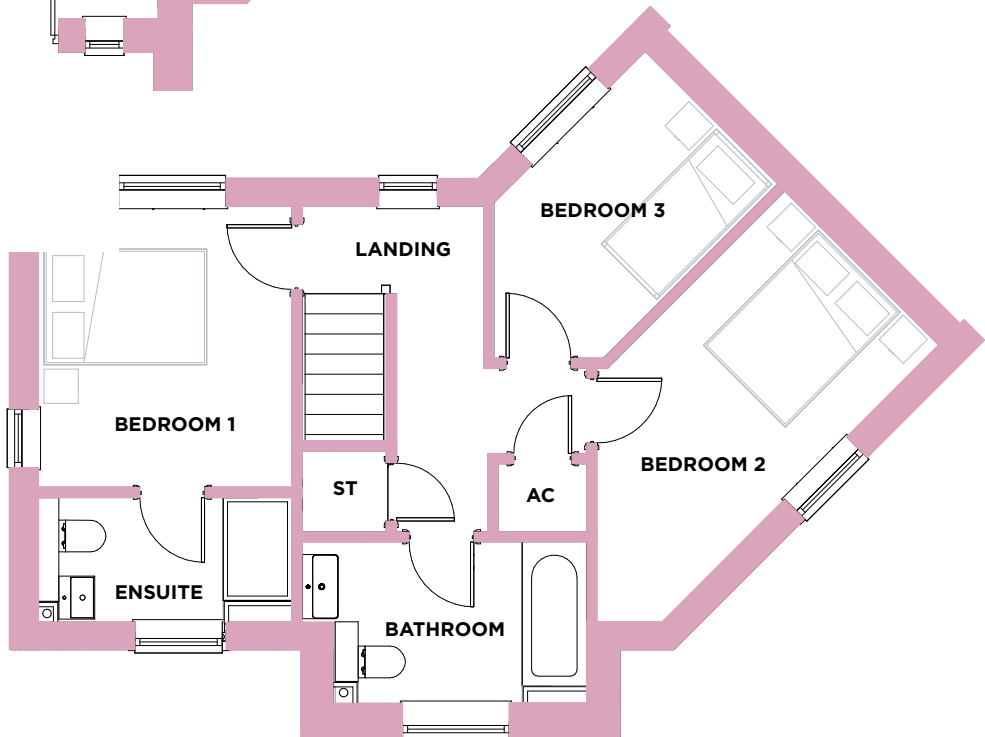
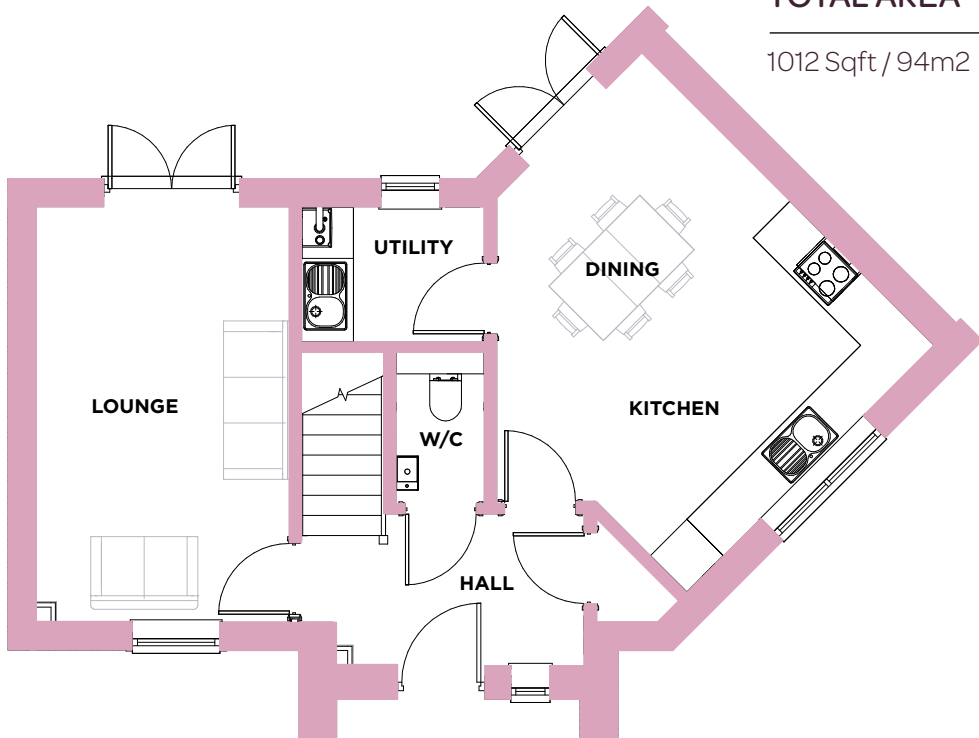
Lounge	10'2" x 16'1"	3.1m x 4.9m
Kitchen/Dining	14'7" x 16'1"	4.5m x 4.9m
Utility	7'3" x 5'1"	2.2m x 1.6m

FIRST FLOOR

Bedroom 1	10'10" x 10'11"	3.3m x 3.3m
En-suite	10'4" x 4'11"	3.2m x 1.5m
Bedroom 2	15'1" x 8'6"	4.6m x 2.6m
Bedroom 3	8'0" x 7'4"	2.5m x 2.2m
Bathroom	9'9" x 3'4"	3.0m x 1.0m

TOTAL AREA

1012 Sqft / 94m2



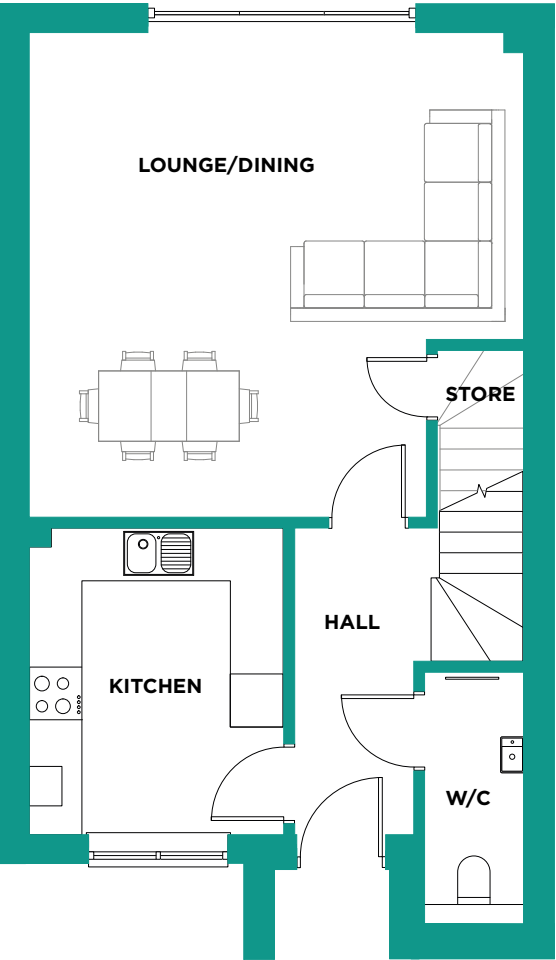
These floorplans and computer generated images are indicative only and depict the Benington housetype. Some plots are a handed version of this housetype. All sizes are approximate with maximum finished dimensions, see last page of floorplans for full disclaimer.



The Brooksby

4 BED SEMI-DETACHED HOME

The Brooksby is a 1119sqft four-bedroom semi-detached house offering a master suite on the second floor; three bedrooms and a family bathroom on the first floor; and a W/C, living room and kitchen/dining room benefiting from French doors to the garden on the ground floor.



FLOOR PLANS

GROUND FLOOR

Lounge	18'7" x 18'1"	5.7m x 5.5m
Kitchen	10'0" x 11'7"	3.1m x 3.5m

FIRST FLOOR

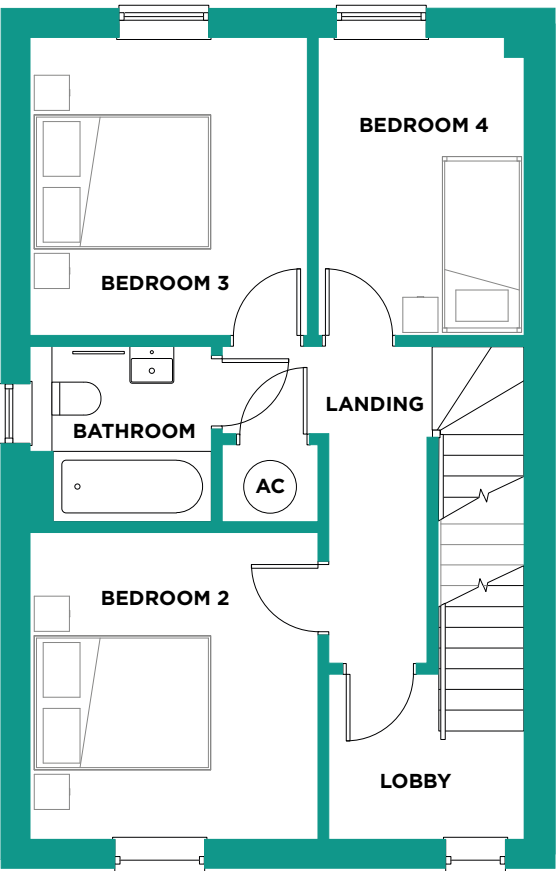
Bedroom 1	18'7" x 17'11"	5.7m x 5.5m
Bedroom 2	10'11" x 11'7"	3.3m x 3.5m
Bedroom 3	10'6" x 11'3"	3.2m x 3.4m
Bathroom	5'10" x 5'9"	2.1m x 2.0m

SECOND FLOOR

Bedroom 4	7'10" x 11'3"	2.4m x 3.4m
En-suite	5'10" x 5'9"	1.8m x 1.7m

TOTAL AREA

1119 Sqft / 104m2



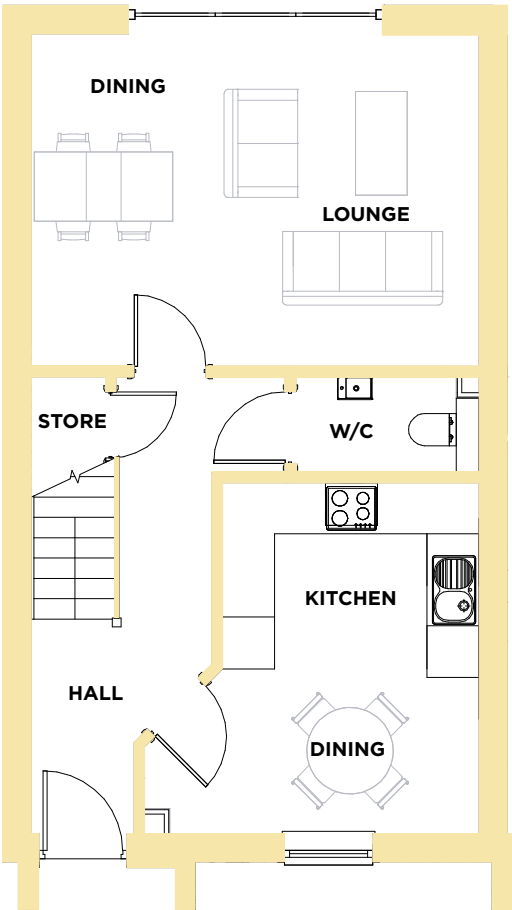
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The Chellington

3 BED SEMI-DETACHED HOME

The Chellington is a 1044sqft three-bedroom semi-detached house offering a master suite, two further bedrooms and a family bathroom on the first floor with a kitchen/dining room, separate living room and W/C on the ground floor.



FLOOR PLANS

GROUND FLOOR

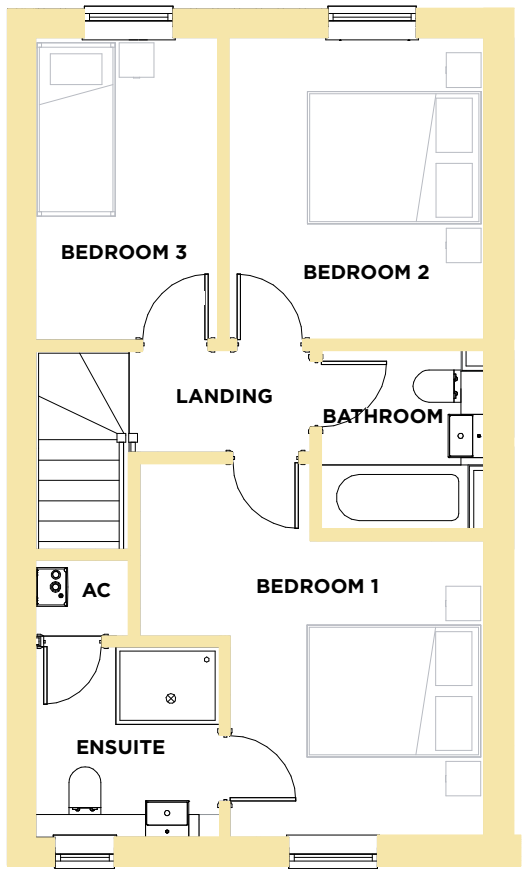
Lounge	17'1" x 12'10"	5.2m x 3.9m
Kitchen	13'11" x 13'5"	4.2m x 4.1m

FIRST FLOOR

Bedroom 1	9'6" x 9'9"	2.9m x 3.0m
En-suite	7'1" x 7'5"	2.2m x 2.3m
Bedroom 2	9'6" x 11'7"	2.9m x 3.5m
Bedroom 3	7'1" x 11'7"	2.2m x 3.5m
Bathroom	6'9" x 8'2"	2.1m x 2.5m

TOTAL AREA

1044 Sqft / 97m2



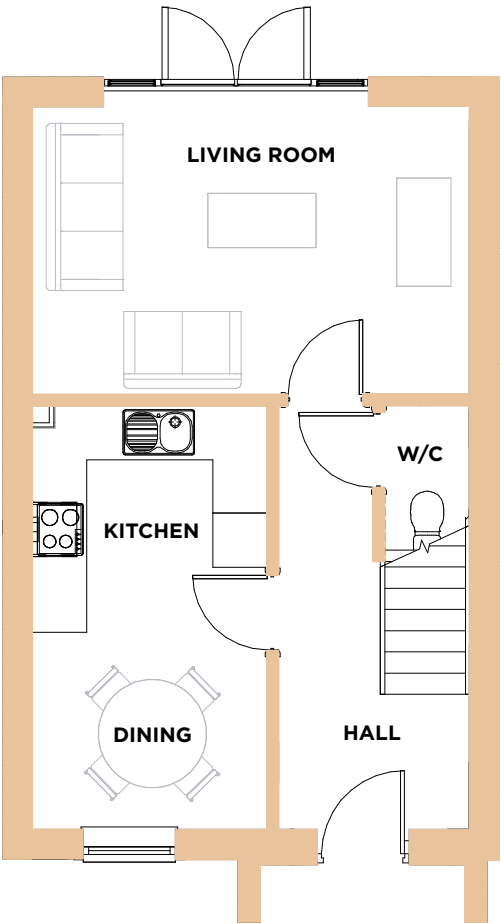
These floorplans and computer generated images are indicative only and depict the Chellington housetype. Some plots are a handed version of this housetype. All sizes are approximate with maximum finished dimensions, see last page of floorplans for full disclaimer.



The Fenton

2 BED SEMI-DETACHED OR TERRACE HOME

The Fenton is a 828sqft two-bedroom semi-detached or terraced house offering a master suite, second bedroom and bathroom on the first floor with a W/C, kitchen/dining room and spacious living room benefiting from French doors to the garden on the ground floor.



FLOOR PLANS

GROUND FLOOR

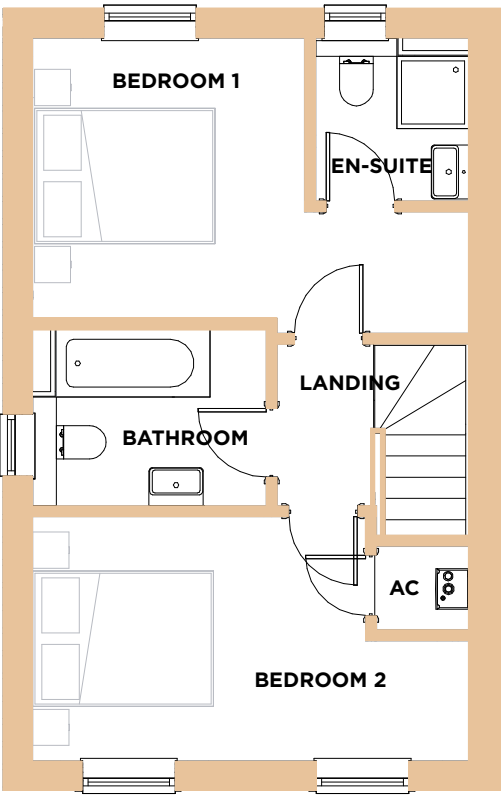
Lounge	16'1" x 10'6"	4.9m x 3.2m
Kitchen/Diner	8'6" x 15'5"	2.6m x 4.7m

FIRST FLOOR

Bedroom 1	10'2" x 10'6"	3.1m x 3.2m
En-suite	5'11" x 6'7"	1.8m x 2m
Bedroom 2	16'1" x 9'2"	4.9m x 2.8m
Bathroom	8'6" x 6'7"	2.6m x 2m

TOTAL AREA

828 Sqft / 77m2



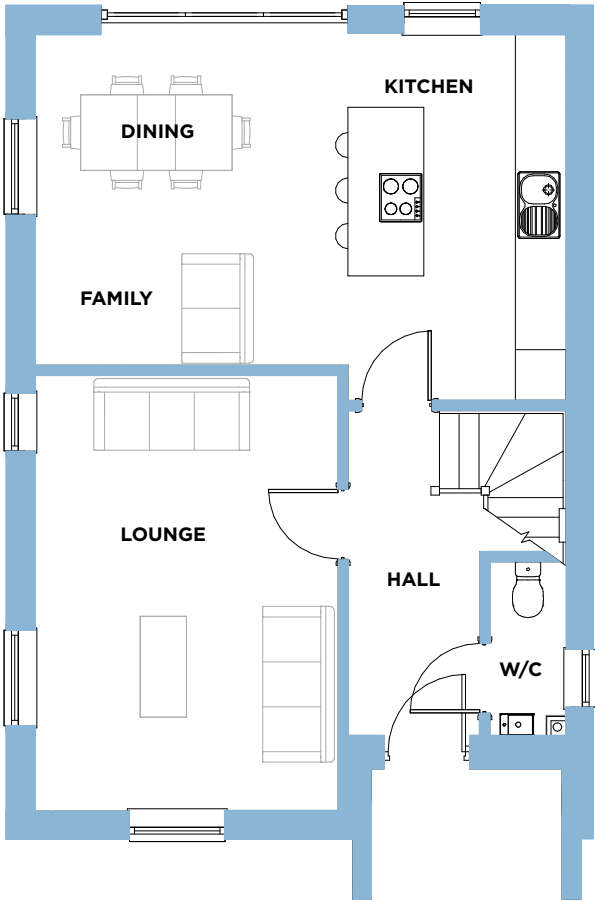
These floorplans and computer generated images are indicative only and depict the Fenton housetype. Some plots are a handed version of this housetype. All sizes are approximate with maximum finished dimensions, see last page of floorplans for full disclaimer.



The Gretton

4 BED DETACHED HOME

The Gretton is a 1722sqft four-bedroom detached house offering a private master suite with dressing area on the second floor; three further bedrooms and two bathrooms on the first floor; and a W/C, separate living room and spacious open-plan kitchen/dining/family room with bi-fold doors to the garden on the ground floor.



FLOOR PLANS

GROUND FLOOR

Kitchen/Diner	20'12" x 13'1"	6.4m x 4m
Lounge	12'6" x 17'1"	3.8m x 5.2m

FIRST FLOOR

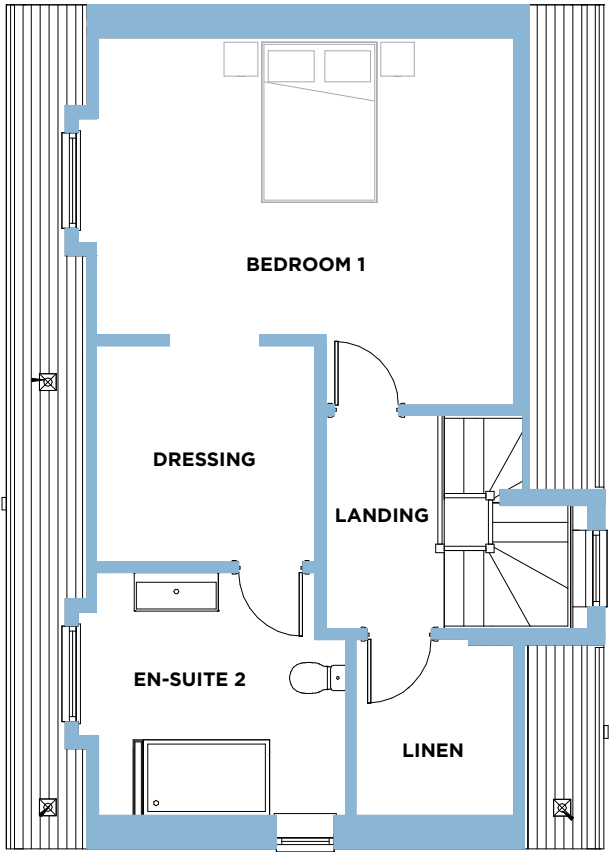
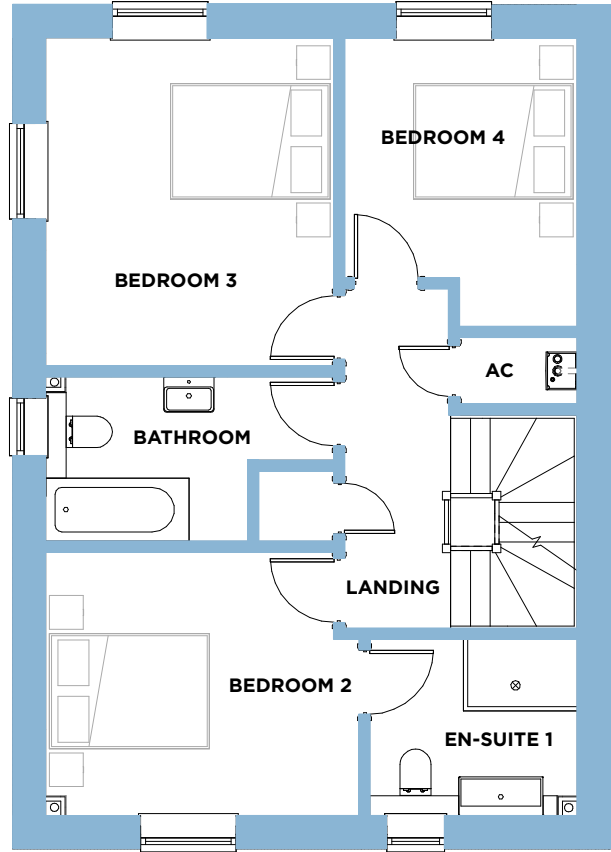
En-suite 1	8'2" x 6'11"	2.5m x 2.1m
Bedroom 2	12'6" x 10'6"	3.8m x 3.2m
Bedroom 3	11'6" x 12'10"	3.5m x 3.9m
Bedroom 4	8'2" x 11'6"	2.5m x 3.5m
Bathroom	11'6" x 6'7"	3.5m x 2m

SECOND FLOOR

Bedroom 1	18'8" x 14'5"	5.7m x 4.4m
En-suite 2	9'10" x 9'6"	3m x 2.9m
Dressing Room	8'10" x 8'6"	2.7m x 2.6m

TOTAL AREA

1722 Sqft / 160m2



These floorplans and computer generated images are indicative only and depict the Gretton housetype. Some plots are a handed version of this housetype. All sizes are approximate with maximum finished dimensions, see last page of floorplans for full disclaimer.

The Hatton

4 BED DETACHED OR SEMI-DETACHED HOME

The Hatton is a 1152sqft four-bedroom detached or semi-detached house offering four bedrooms and a family bathroom on the first floor with a W/C, separate living room and spacious kitchen/dining room benefiting from bi-fold doors to the garden on the ground floor.

FLOOR PLANS

GROUND FLOOR

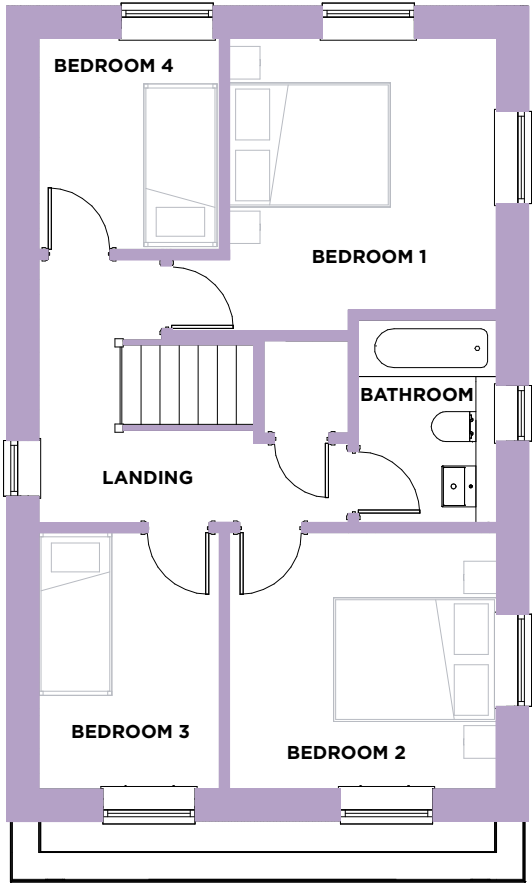
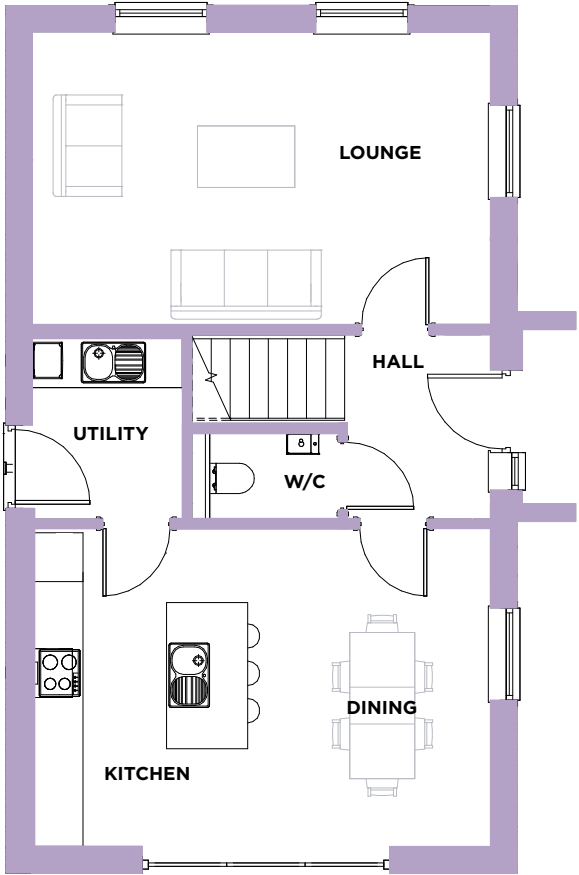
Lounge	18'8" x 11'10"	5.7m x 3.6m
Kitchen/Diner	18'8" x 13'1"	5.7m x 4m
Utility	6'3" x 7'7"	1.9m x 2.3m

FIRST FLOOR

Bedroom 1	10'10" x 11'2"	3.3m x 3.4m
Bedroom 2	10'10" x 10'6"	3.3m x 3.2m
Bedroom 3	12'10" x 7'7"	3.9m x 2.3m
Bedroom 4	8'6" x 7'7"	2.6m x 2.3m
Bathroom	8'2" x 5'7"	2.5m x 1.7m

TOTAL AREA

1152 Sqft / 107m2

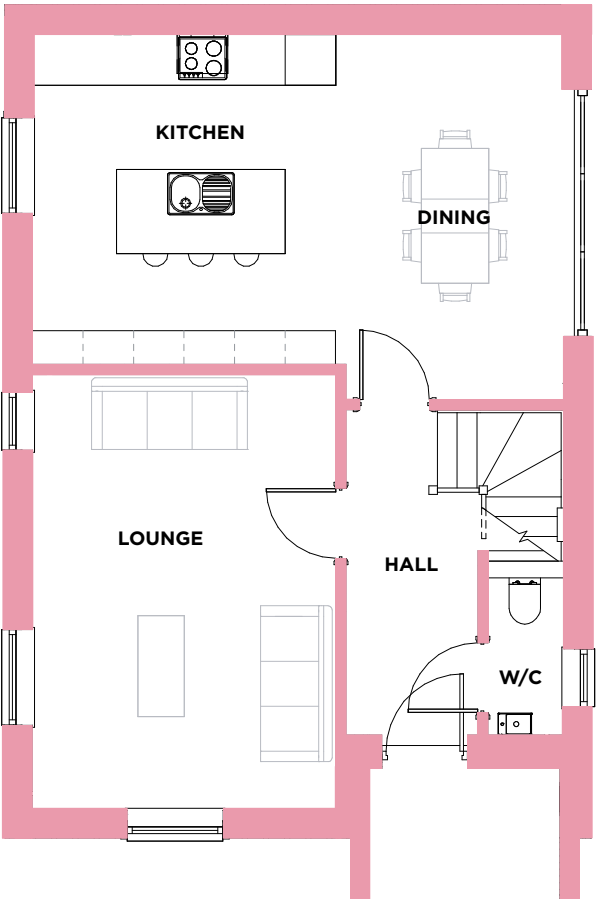


These floorplans and computer generated images are indicative only and depict the Hatton housetype. Some plots are a handed version of this housetype. All sizes are approximate with maximum finished dimensions, see last page of floorplans for full disclaimer.

The Kensworth

4 BED DETACHED HOME

The Kensworth is a 1722sqft four-bedroom detached house offering a master suite with dressing area on the second floor; a bedroom with en-suite, two further bedrooms and a family bathroom on the first floor; and a living/dining room, separate kitchen and W/C on the ground floor.



FLOOR PLANS

GROUND FLOOR

Kitchen/Diner	20'12" x 14'1"	6.4m x 4.3m
Lounge	13'9" x 18'1"	4.2m x 5.5m

FIRST FLOOR

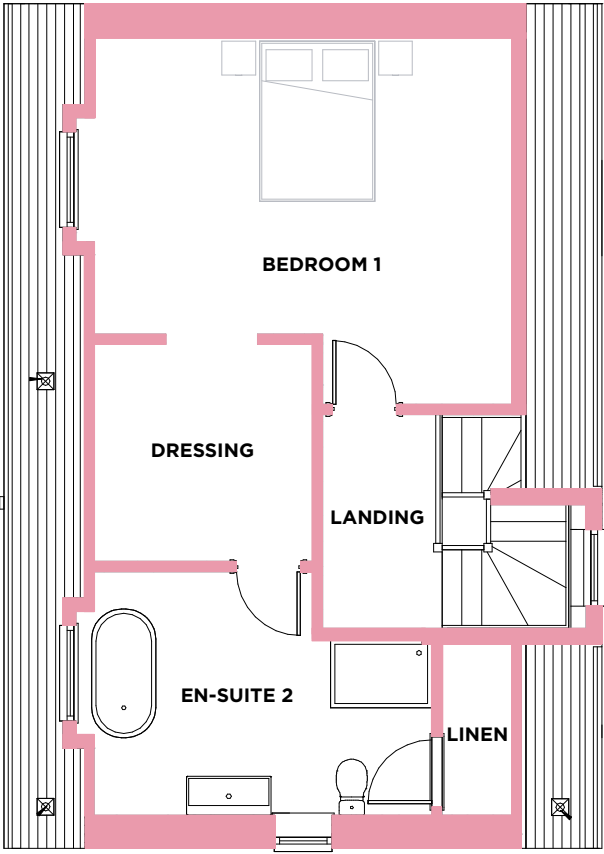
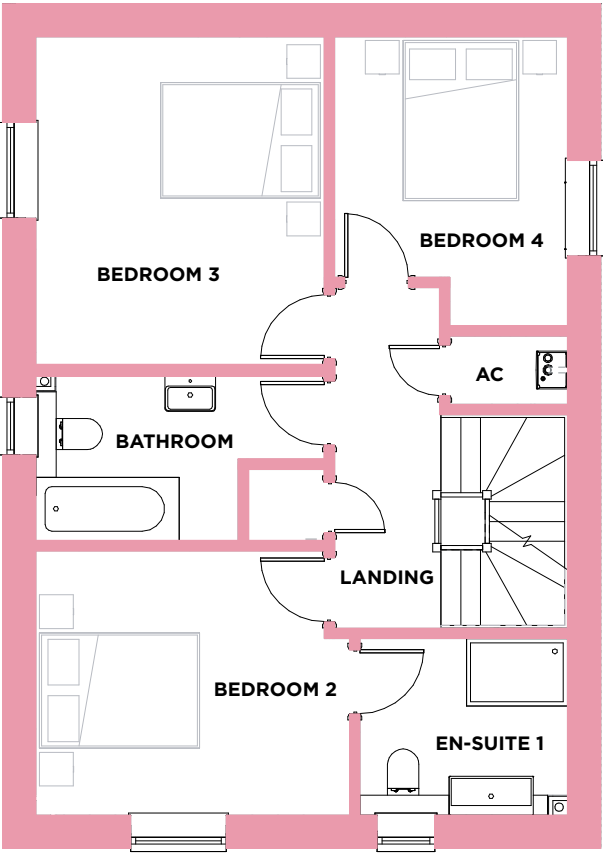
En-suite 1	8'2" x 6'11"	2.5m x 2.1m
Bedroom 2	12'6" x 10'6"	3.8m x 3.2m
Bedroom 3	11'6" x 12'10"	3.5m x 3.9m
Bedroom 4	9'2" x 11'6"	2.8m x 3.5m
Bathroom	11'6" x 6'7"	3.5m x 2m

SECOND FLOOR

Bedroom 1	17'1" x 11'10"	5.2m x 3.6m
En-suite 2	14'1" x 9'6"	4.3m x 2.9m
Dressing Room	8'6" x 8'6"	2.6m x 2.6m

TOTAL AREA

1722 Sqft / 160m2



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The Laxton

3 BED DETACHED HOME

The Laxton is a 1152sqft three-bedroom detached house offering a master suite, two further bedrooms and a family bathroom on the first floor with a W/C, living room and kitchen/dining room benefiting from French doors to the garden on the ground floor.

FLOOR PLANS

GROUND FLOOR

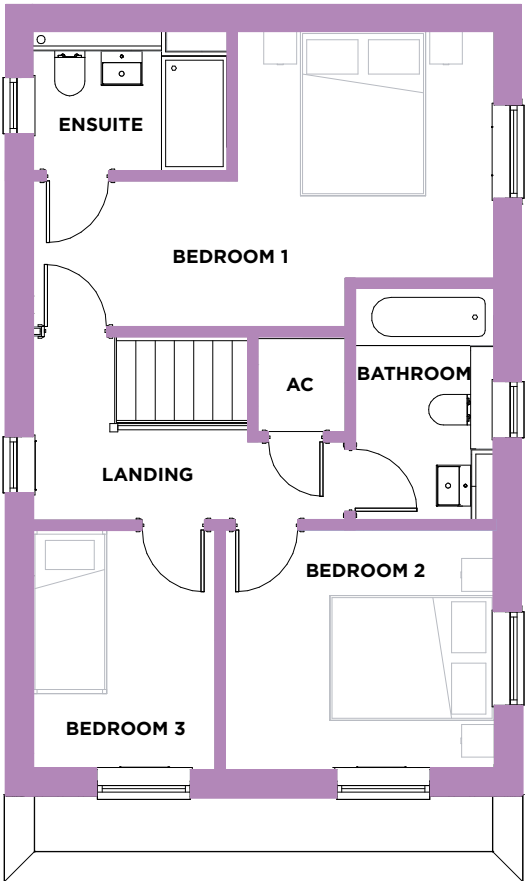
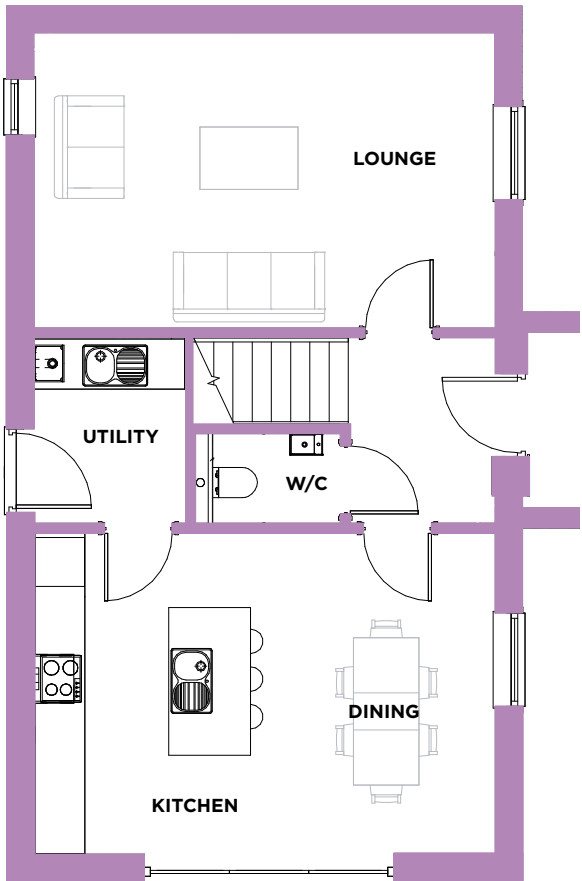
Lounge	18'8" x 11'10"	5.7m x 3.6m
Kitchen/Diner	18'8" x 13'1"	5.7m x 4m

FIRST FLOOR

Bedroom 1	20'8" x 10'2"	6.3m x 3.1m
Bedroom 2	10'10" x 9'10"	3.3m x 3m
Bedroom 3	7'7" x 9'2"	2.3m x 2.8m
Bathroom	5'7" x 9'6"	1.7 m x 2.9m

TOTAL AREA

1152 Sqft / 107m2



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SPECIFICATION

KITCHEN

Each home features German-engineered Häcker kitchens with a choice of colours and finishes, integrated appliances including a slide and hide oven with combi microwave, induction hob and extractor, wine cooler, fridge freezer and dishwasher. Platinum buyers benefit from quartz worktops with options to upgrade for those buying from our Gold range.*

A choice of porcelain floor tile options is available from Porcelanosa to feature across your kitchen/ living/ dining areas.*

BATHROOM & EN SUITES

Bathrooms feature ceramic sanitaryware, chrome taps and showers, and full height tiles in bath and shower areas – half-height in other areas in the Gold range and full-height throughout from the Platinum range. A choice of large format porcelain floor and wall tiles are available from Porcelanosa.*

Platinum buyers benefit from a vanity unit and mirror in the main bathroom as well as a bathroom accessories pack including a wall-mounted toilet paper holder and toilet brush holder.

*Speak to a sales adviser for details on our range of packages and upgrade options. Choices available dependent on current build stage. These particulars should be treated as general guidance and for illustrative purposes only and should not be relied upon as statements or representations of fact.



ENVIRONMENTAL DETAILS

Heating and hot water can be controlled remotely from your Smart phone through an award-winning Hive Thermostat and midfloor insulation has been installed for enhanced energy-efficiency and sound proofing.

FINISHES & FEATURES

Inside, homes benefit from Oak veneered doors with stylish handles throughout; media plates in lounges; TV points to all bedrooms; and brushed chrome plug sockets and light switches for Platinum buyers with options to upgrade for those buying from our Gold range.*

EXTERNAL DETAIL

Your home will feature light contemporary brickwork, complimentary colour roof tiles, anthracite windows and Electric Vehicle 3 point plugs accessible from the front of the property.

*Speak to a sales adviser for plot specific details and packages. Choices available dependent on current build stage.



BUILDING EXCELLENCE

Established in 2016, Brampton Valley Homes is a specialist builder of small developments in idyllic countryside locations with great links to cities.

Making kitchens and bathrooms the focal point, we're dedicated to delivering your unique living space to uncompromising standards of design and build. We do things differently with a high-quality specification that you'll notice the moment you walk through the door together with a choice of finishing touches.

Good customer service is important to us and we aim to make the customer journey as enjoyable as possible, from the moment you enquire to after-sales and beyond. This includes our Assisted Move Scheme where we'll work with the estate agent to help sell your existing home and take the hassle out of buying your new home with us.

WARRANTY

Your home is also protected by a NHBC 10-year warranty offering you peace of mind.



HELP TO BUY

Help to Buy has helped millions of people in the UK to get onto the property ladder. The scheme is available at Westmere to first-time buyers purchasing a property up to £407,400. If you qualify, you'll be able to purchase your new home with a deposit of just 5% topped up by a 20% Equity Loan, interest free for five years*. This means you'll only need a mortgage for 75% of the purchase price, or less if you make a larger deposit contribution.



*From year six you pay monthly interest of 1.75% of the equity loan, with the interest rate rising each year in April by the Consumer Price Index (CPI) plus 2%. The amount you pay back is worked out as the percentage of the Equity Loan against market value of your home at the time you choose to repay.



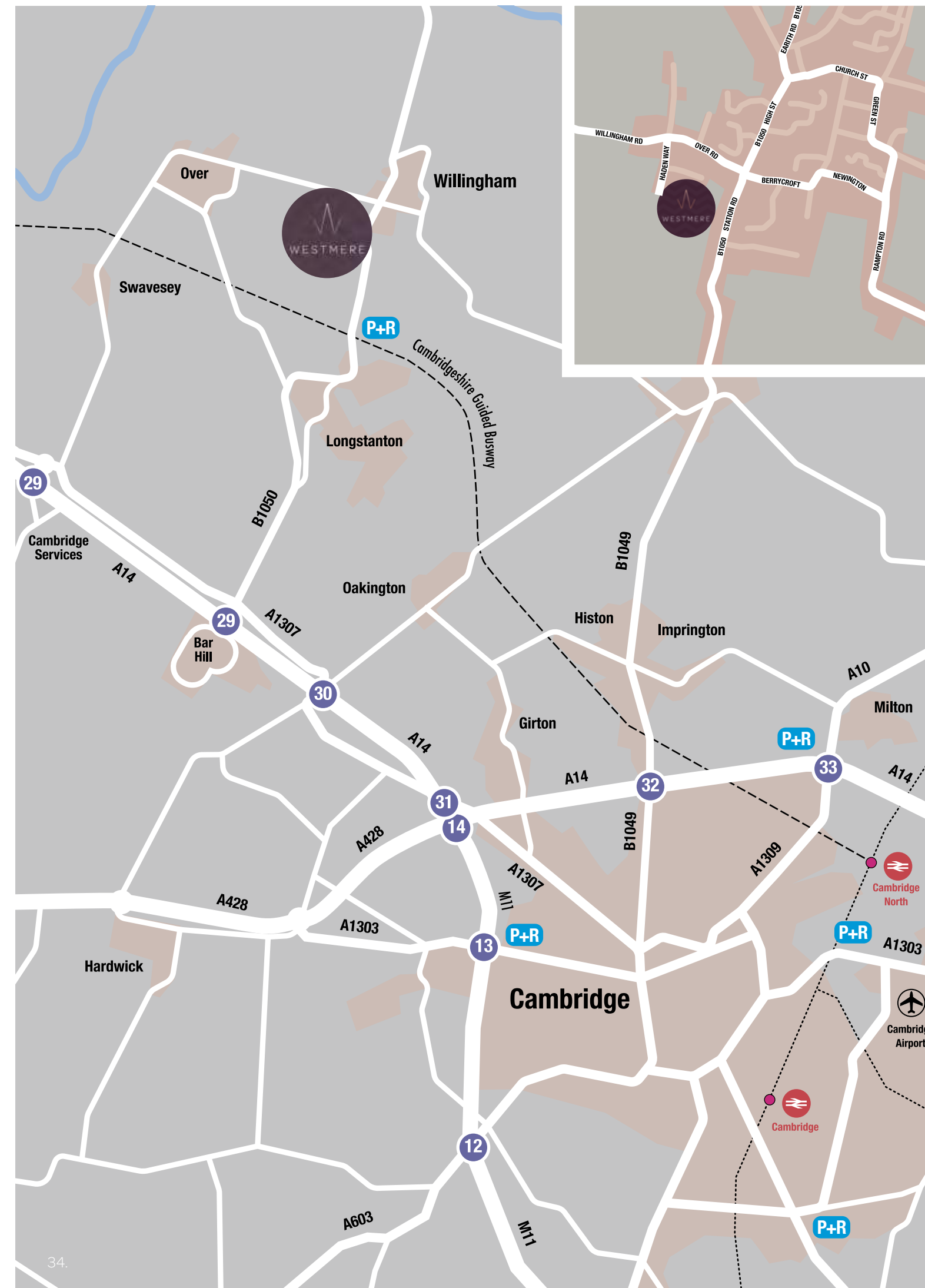
BRAMPTON VALLEY
HOMES

STAYING CONNECTED

HADEN WAY
WILLINGHAM
CAMBRIDGESHIRE
CB24 5HB

Willingham to Cambridge 25 minutes by car
Willingham to London 1 hour 30 minutes by car

The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, the finished product may vary from the information provided. Properties may vary significantly from that shown. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Applicants are advised to contact Westmere to ascertain the availability of any particular property.



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