



MANOR
FARM

STRETHAM

PHASE TWO

WELCOME TO MANOR FARM

Welcome to your new home





VILLAGE LIVING

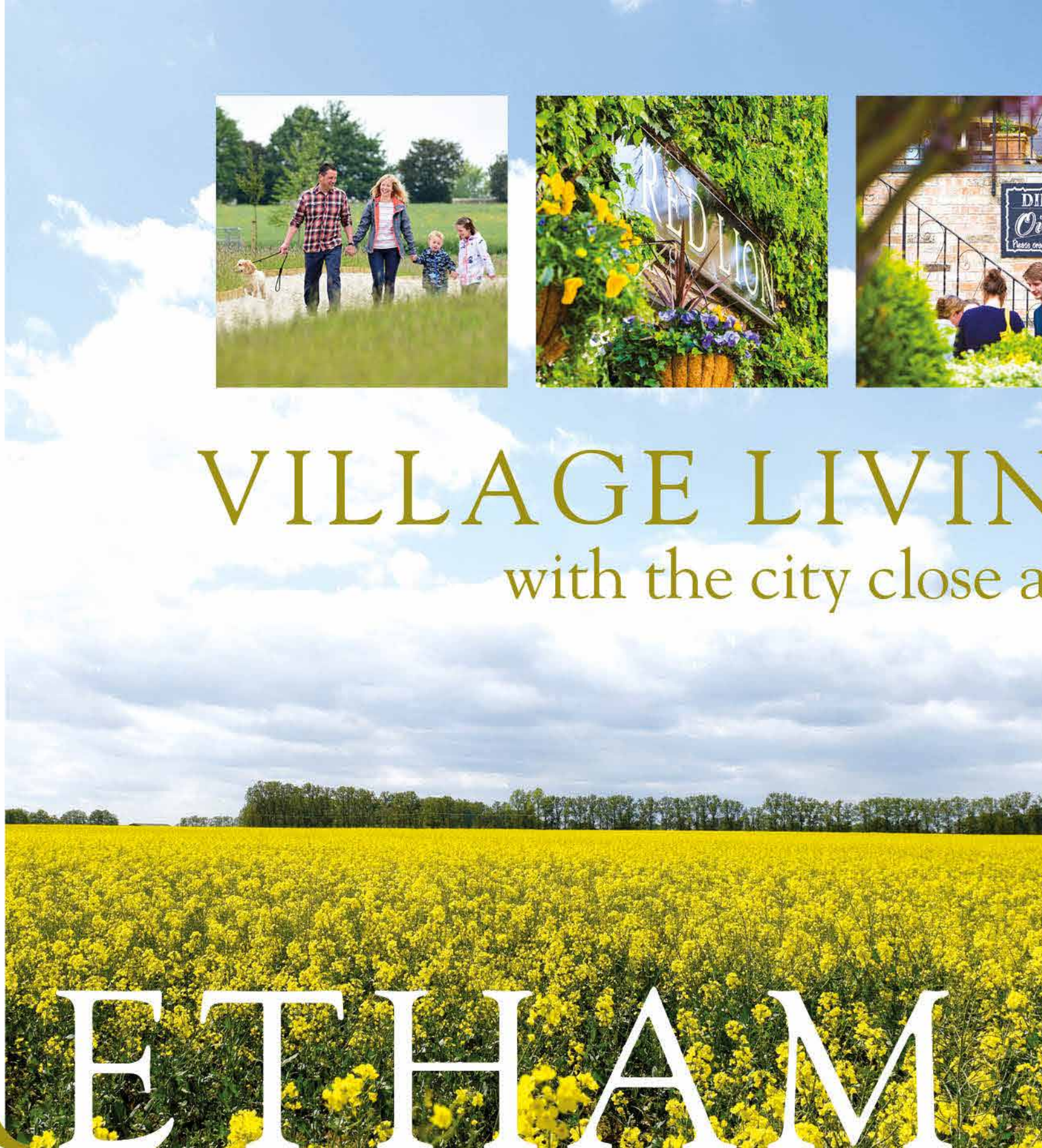
with the city close at hand

Stretham is a place where you can enjoy the best of both worlds

In the heart of the Cambridgeshire countryside this is a quintessential English village, with a shop, pub and primary school. The river Great Ouse forms Stretham's eastern border, merging with the river Cam to the south, and you're only a short walk in any direction from open fields and green spaces.

There's a strong sense of community in Stretham, with many sports and social clubs running regularly, and the entire village comes together every May for the Stretham Feast, a three day fete that has been running since 1877. You'll soon understand why people stay here for generations.

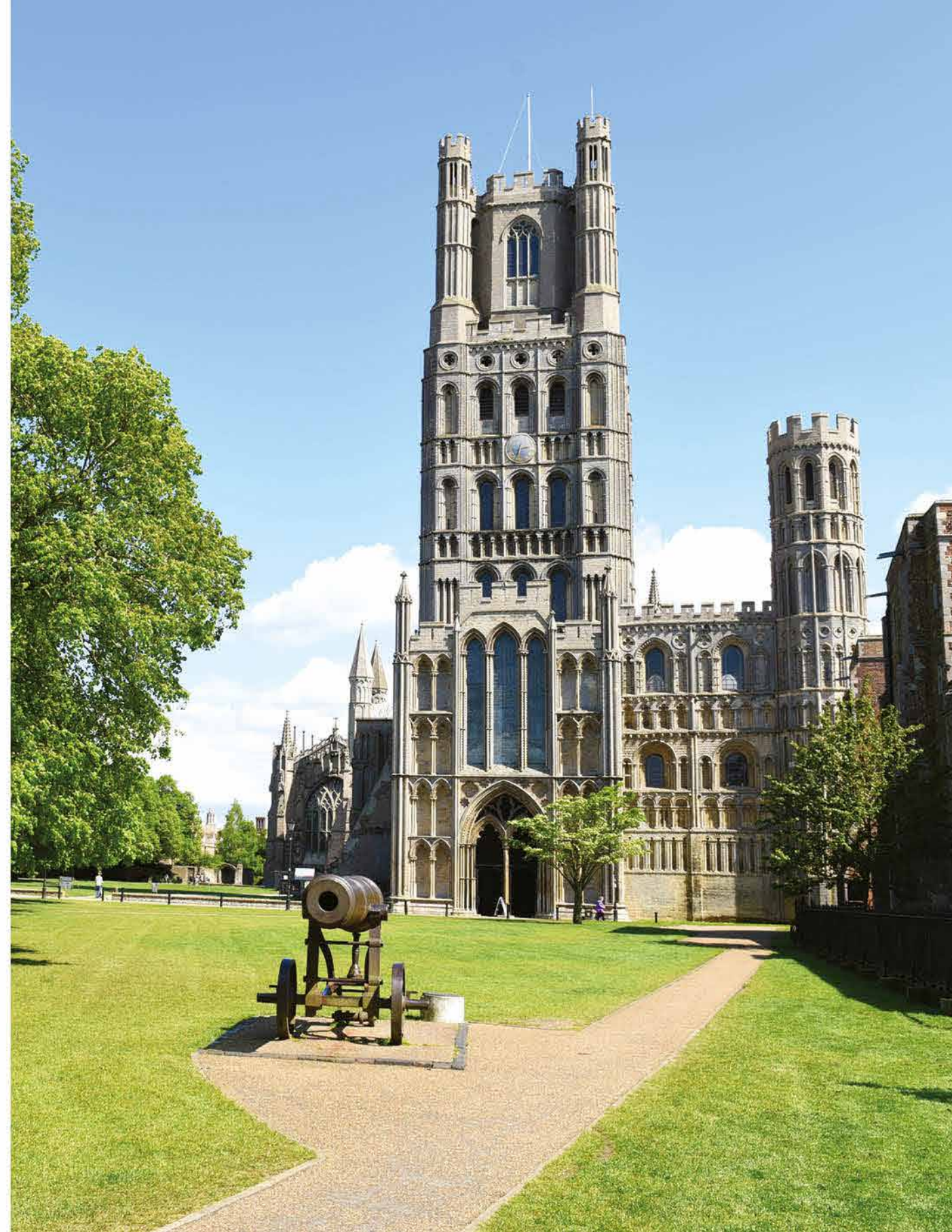
STRETHAM



ELY

The second smallest city in England, Ely is just 4 miles from Stretham. At its heart is the majestic Cathedral, known as The Ship of the Fens. This grand edifice has a unique octagonal tower and on a clear day it is said to be possible to see the Cathedral from sixteen miles away. It's just one of many historical buildings in the city, (Oliver Cromwell's former house is another). Down by Ely's beautiful waterside you can enjoy the many cafes and restaurants and spend time in the art galleries, plus it's also home to The Maltings – the place to see theatre and music events year round.

In the heart of the city there is a wide selection of independent shops, artisan eateries and luxury spas, perfect for a relaxing day out, or if you want something to get the pulse racing there are three gyms to choose from, including one for ladies only. And on the way into the city you'll pass Ely City Golf Course, an 18 hole, par 72 parkland course – it's a great place to enjoy a round, followed by time in the welcoming clubhouse.

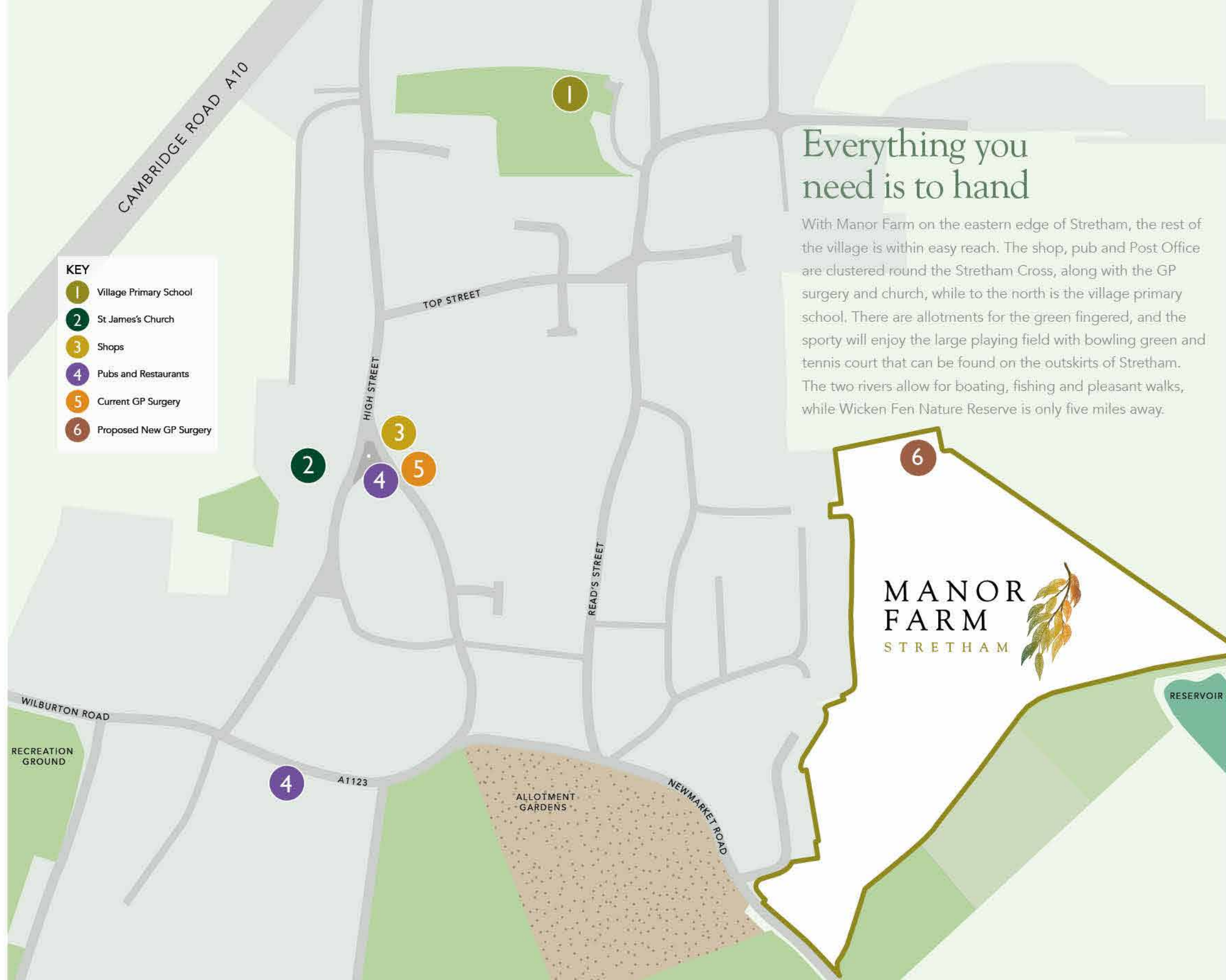


LOCAL AREA

Manor Farm is surrounded by beautiful towns and cities

To the south is Cambridge, somewhere you can enjoy numerous shows, gigs and festivals throughout the year. There is a strong mix of independent shops and national chains for a great retail experience, and hundreds of cafés, restaurants and bistros to choose from, bringing tastes from around the world to the city. And if you're an active type there are several leisure centres, swimming pools and clubs for you to get your sporting kick. You're also in easy range of Bury St Edmunds, Huntingdon and Newmarket – when you live in Manor Farm you really are spoilt for choice.





Everything you need is to hand

With Manor Farm on the eastern edge of Stretham, the rest of the village is within easy reach. The shop, pub and Post Office are clustered round the Stretham Cross, along with the GP surgery and church, while to the north is the village primary school. There are allotments for the green fingered, and the sporty will enjoy the large playing field with bowling green and tennis court that can be found on the outskirts of Stretham. The two rivers allow for boating, fishing and pleasant walks, while Wicken Fen Nature Reserve is only five miles away.



Manor Farm is a highly desirable new development on the edge of Stretham: a collection of quality homes in a thriving village, with great links to Ely, Cambridge and beyond.

MANOR FARM

A proposed brand new GP surgery will give you and your neighbours easy access to a wider range of health services.

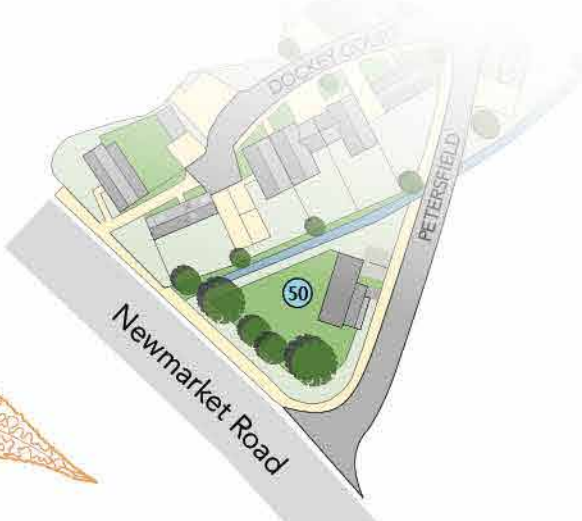
Every house at Manor Farm, irrespective of size, is an expertly designed contemporary home with a country feel. With just one access road and plenty of green spaces, it's a great place to bring up your children. It's true: a house at Manor Farm is designed to be your home forever.

The current site plan includes 79 homes and a large village green set in 12.5 acres.

A woodland walk provides privacy and a tranquil green space for everyone to enjoy. Links to public footpaths across the open countryside around Stretham are perfect for explorers and dog walkers.



House Name	House Number
The Grafham	29, 33 & 43
The Foxcote	27, 37 & 41
The Kentmere	34 & 35
The Banbury	28, 36, 38, 42 & 49
The Belmont	32
The Harlock	40 & 79
The Thornton	39 & 50
The Rutland	48 & 76
The Grassholme	44





Timeless Quality

Every home has been carefully shaped to fit this charming village. Using good quality natural materials, the front of each house has a classic look with exposed rafter feet, timber windows and working chimneys. At the rear of the properties wider openings and more glass give a wonderful contemporary feel to your home.

Green Credentials

Each house is built with an emphasis on energy efficiency. Air source heat pumps and a high standard of insulation give each property an impressive energy rating for efficiency and environmental impact, saving you money in an age of perpetually rising energy bills.

We have designed Manor Farm with the utmost care and consideration. Consultation with village residents at every stage of the creative process has resulted in a stunning development that blends seamlessly with the area's local character.

The first thing that you notice about Manor Farm is the space: at its heart is the large green, giving a wonderful sense of openness to the development, and the layout of the different houses only enhances this feel.

The properties themselves are a mixture of styles and sizes, from two bed bungalows to large four bed detached houses – there is bound to be a home at Manor Farm you'll love.

Finished Product

And what could be nicer than stepping into your new home knowing that everything is brand new? You won't need to worry about decorating and refurbishing. Instead you can spend the time doing the things you really enjoy.

Clever Touches

In each house you'll find plenty of features to make your home even more desirable. We've included bespoke fitted wardrobes, under-floor heating, integrated appliances, and dozens of other high-end additions to make each house really special.

Chadwi

The Grafham

4 Bed Detached

Our flagship home, The Grafham is a house of distinction. Downstairs, a generous dual-aspect living room is flooded with light from the large windows and French doors, while a spacious kitchen/dining area is at the heart of the home. Upstairs the well-appointed master bedroom has a built-in wardrobe and en suite bathroom. Three other bedrooms (two doubles) and a family bathroom complete the first floor. Outside is an oversized garage, plus large garden and patio, perfect for enjoying the outdoors all year round.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Plots 29,
33 & 43

Total floor area
147.2 m² | 1,584 ft²
(excl garage)

GROUND FLOOR

Kitchen/Dining
5.94 x 5.98m

Living Room
4.36 x 5.98m

Garage
5.63 x 3.18m

FIRST FLOOR

Master Bedroom
4.28 x 3.96m

Bedroom 2
2.82 x 3.96m

Bedroom 3
2.66 x 3.96m

Bedroom 4
2.57 x 2.86m

Energy Efficiency Rating

Very energy efficient – lower running costs

(81–91) **B** **83**

Environmental Impact (CO₂) Rating

Very environmentally friendly – lower CO₂ emissions

(81–91) **B** **85**

The Belmont

4 Bed Detached

This impressive four bedroom detached house is perfect for a growing family to make their home. A large kitchen/diner is at the heart of the property, while the ample living room at the front of the house is a fantastic place to enjoy your free time. On the first floor are three double bedrooms, with an en suite to the master bedroom, and a stylish family bathroom. The top floor has another en suite double bedroom, perfect for a bit of peace and quiet or perhaps to use as a suite when guests come to stay.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

Plot 32

Total floor area 168.6 m² | 1,815 ft²
(excl garage)

GROUND FLOOR

Kitchen/Dining
6.31 x 4.93m
Living Room
5.75 x 4.74m
Garage
5.57 x 3.18m

FIRST FLOOR

Master Bedroom
4.74 x 4.16m
Bedroom 2
3.61 x 3.05m
Bedroom 3
3.70 x 3.35m

SECOND FLOOR

Bedroom 4
4.15 x 3.75m

Energy Efficiency Rating

Very energy efficient – lower running costs

(81–91) **B** **85**

Environmental Impact (CO₂) Rating

Very environmentally friendly – lower CO₂ emissions

(81–91) **B** **86**

The Kentmere

4 Bed Semi-Detached

Cleverly designed and stylishly finished, the Kentmere is a four bedroom semi-detached home that you'll quickly love. The entrance hallway leads off to a large sitting room at the front of the house, and the combined kitchen/diner at the back which overlooks the enclosed garden through large French doors.

All but one of the four bedrooms are doubles, and the master bedroom enjoys an en suite with underfloor heating and built in wardrobe. As with all the houses on Manor Farm it is finished to a very high standard, and the attached garage is both practical and convenient.



Plots 34 & 35

Total floor area 126 m² | 1,356 ft²
(excl garage)

GROUND FLOOR

- Kitchen/Dining**
5.45 x 3.58m
- Living Room**
3.96 x 4.07m
- Garage**
5.57 x 3.08m

FIRST FLOOR

- Master Bedroom**
3.58 x 3.84m
- Bedroom 2**
5.52 x 3.03m
- Bedroom 3**
3.08 x 3.07m
- Bedroom 4**
2.24 x 3.07m



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Energy Efficiency Rating

Very energy efficient – lower running costs



Environmental Impact (CO2) Rating

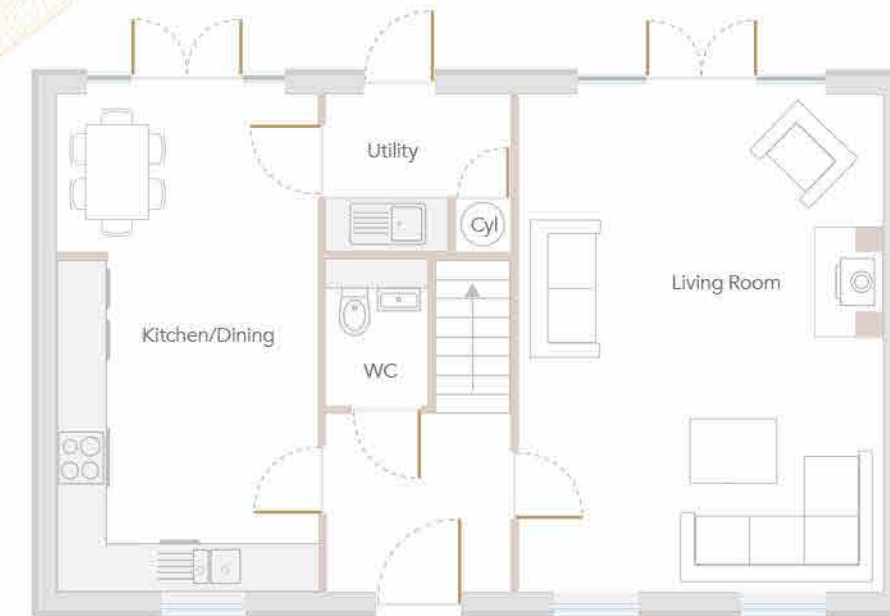
Very environmentally friendly – lower CO2 emissions



The Banbury

3 Bed Detached

The Banbury is a three bedroom detached home that is perfect for anyone looking to take the next step on the property ladder. The dual aspect living room is a fine living space; light and airy with access to the large garden via French doors. The extremely generous main bedroom features a built-in wardrobe, and the en suite shower room is a particular highlight. Two further bedrooms plus a family bathroom accessed from the airy landing complete the upstairs.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Plots 28, 36,
38, 42 & 49

Total floor area
118.4m² | 1,275 ft²

GROUND FLOOR

Kitchen/Dining
5.97 x 3.12m

Living Room
5.97 x 4.36m

FIRST FLOOR

Master Bedroom
3.96 x 4.42m

Bedroom 2
2.66 x 3.96m

Bedroom 3
2.57 x 2.86m

Energy Efficiency Rating

Very energy efficient – lower running costs

(81–91) B 84

Environmental Impact (CO₂) Rating

Very environmentally friendly – lower CO₂ emissions

(81–91) B 86

The Grassholme

3 Bed Semi-Detached

This contemporary three-bedroom house is designed to harmonise style and practicality. Step through the oak front door and into an entrance hall that leads to a downstairs cloakroom, open plan kitchen/dining area and large living room. Upstairs is a master bedroom with en suite; the other bedrooms are served by a family bathroom. It's ideal for couples and young families looking for somewhere special to make their home.



GROUND FLOOR PLAN

Energy Efficiency Rating

Very energy efficient – lower running costs

(81-91) B 86

Environmental Impact (CO2) Rating

Very environmentally friendly – lower CO2 emissions

(81-91) B 87

Plot 44

Total floor area 105.5m² | 1,136 ft²

GROUND FLOOR

Kitchen/Dining
5.45 x 3.58m

Living Room
3.96 x 4.07m

FIRST FLOOR

Master Bedroom
3.58 x 3.84m

Bedroom 2
3.08 x 3.07m

Bedroom 3
2.24 x 3.07m



FIRST FLOOR PLAN

The Harlock

3 Bed Bungalow

Anyone looking for a home all on one floor will love The Harlock. Clever design has made the most of the available space, giving you three comfortable double bedrooms, two of which have floor to ceiling windows, filling the rooms with light. The kitchen looks out over the front of the property, while from the generously sized sitting room there is direct access to your garden through the large French doors. The bungalow has under-floor heating throughout and many other high end features, making The Harlock a truly wonderful home.

Plots 40 & 79

Total floor area 104.7m² | 1,127 ft²

GROUND FLOOR

Kitchen
3.95 x 3.35m

Living Room
6.75 x 3.95m

Master Bedroom
3.17 x 3.95m (excl dressing)

Bedroom 2
3.32 x 3.35m

Bedroom 3
3.13 x 3.52m



GROUND FLOOR PLAN

Energy Efficiency Rating

Very energy efficient – lower running costs

(81–91) B 84

Environmental Impact (CO2) Rating

Very environmentally friendly – lower CO2 emissions

(81–91) B 86



The Thornton

3 Bed Detached Cottage

The Thornton is a great choice for families that want to make their next home a detached home. The living room is light and airy, and has access to the back garden through double French doors, ideal for enjoying those warm summer days. The well-equipped kitchen/dining area looks out onto the front of the property, and a side door allows access to the rear of the property without going through the lounge – great for rainy days! The three double bedrooms are spacious, with plenty of room for furniture, and the stylish Master Bedroom even comes with its own en suite and French doors into the garden.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Plot 39 & 50

Total floor area
117.5m² | 1,265 ft²

GROUND FLOOR

Kitchen/Dining
5.22 x 3.49m

Living Room
6.22 x 4.83m

Master Bedroom
4.18 x 4.83m

FIRST FLOOR

Bedroom 2
4.18 x 4.83m

Bedroom 3
3.42 x 4.83m

Energy Efficiency Rating

Very energy efficient – lower running costs

(81–91) **B** **85**

Environmental Impact (CO₂) Rating

Very environmentally friendly – lower CO₂ emissions

(81–91) **B** **86**

The Foxcote

2 Bed Cottage

A perfect home for a couple or small family, this elegant cottage has a spacious interior that features a large dual aspect sitting room, well-appointed kitchen, cloakroom and utility room. On the first floor the two double bedrooms are light and spacious featuring Velux windows, and the master bedroom benefits from a convenient en suite shower room. A larger family bathroom completes the upstairs.



Plots 27, 37 & 41

Total floor area
99.2m² | 1,068 ft²

GROUND FLOOR

Kitchen
4.91 x 4.18m

Living Room
3.70 x 4.18m

FIRST FLOOR

Master Bedroom
3.61 x 3.56m

Bedroom 2
3.09 x 3.56m



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Energy Efficiency Rating

Very energy efficient – lower running costs

(81–91) B 86

Environmental Impact (CO₂) Rating

Very environmentally friendly – lower CO₂ emissions

(81–91) B 87

The Rutland

2 Bed Bungalow

A single storey house designed and built to the highest of standards, The Rutland is ideal for anyone looking for a special home laid out on one level. One of its most impressive features is the vaulted ceiling which gives the whole property a spacious, airy feel. Overlooking the front of the property are the well-equipped kitchen, bathroom and second double bedroom. At the rear, double doors open into the expansive living room, which has French windows to flood the room with light and give easy access to the garden. The grand Master Bedroom also overlooks the garden, and is complete with en suite and a large built in wardrobe.



GROUND FLOOR PLAN

Plots 48 & 76

Total floor area
88.5m² | 953 ft²

GROUND FLOOR

Kitchen/Dining
3.95 x 3.33m

Living Room
6.75 x 3.95m

Master Bedroom
5.05 x 3.95m

Bedroom 2
3.31 x 3.33m

Energy Efficiency Rating

Very energy efficient – lower running costs

(81–91) **B** **84**

Environmental Impact (CO₂) Rating

Very environmentally friendly – lower CO₂ emissions

(81–91) **B** **85**

Specification

Kitchen

- Individually designed kitchens featuring contemporary handle-less doors in a choice of colours*
- All cabinet doors and drawers include soft-close mechanism
- Quartz worktops, up-stands and splashback in a choice of colours* (Belmont, Grafham and Kentmere)
- Topshape laminate worktops and up-stands with glass splashback in a choice of colours* (quartz upgrade options available subject to build status)
- Stainless steel 1.5 bowl sink with contemporary chrome tap
- LED lighting to wall units
- Integrated dishwasher and fridge freezer
- Siemens oven, induction hob and extractor fan
- Integrated washer/dryer in Rutland

Utility Room (where applicable)

- Individually designed utility rooms featuring contemporary handle-less doors in a choice of colours*
- All cabinet doors and drawers include soft-close mechanism
- Topshape laminate worktops to match kitchen (quartz upgrade options available subject to build status)

- Plumbing for freestanding washing machine
- Space for freestanding tumble dryer (Harlock, Belmont and Foxcote)
- Stainless steel inset single bowl sink with chrome polished tap

Bathrooms and En suites

- Hansgrohe contemporary chrome tap fittings
- Contemporary white sanitaryware including Duravit basins and WCs and Kaldewei baths
- Heated towel rails
- Bespoke fitted storage cupboards
- Wall and floor tiling in a choice of colours*
- Under-floor heating
- Shaver socket
- Mirror above all hand basins

Internal Finishes

- Stairs with painted spindles and oak handrail
- Satin chrome window and door ironmongery
- Bespoke fitted wardrobes to master bedroom with smokey mirrored sliding doors
- Karndean flooring throughout ground floor, WC, kitchen/dining area and utility, available in a choice of designs*
- Oak internal doors
- White emulsion to all walls and ceilings, and satinwood to all woodwork



Electrical Fittings

- Down-lighting to ground floor
- Lighting to all garages
- White low profile switches and sockets (brushed stainless steel to kitchen)
- Automatic lights to built-in wardrobes

Home Entertainment

- Digital TV aerial installed
- Wiring for Sky TV
- BT telephone sockets
- CAT6 data points

Heating

- Air source heat pump and an excellent standard of insulation
- Rendered chimney breast, concrete lintel and slate hearth to selected house types
- Under-floor heating throughout ground floor and to all bathrooms and en suites
- Stelrad flat panel radiators to first floor
- All properties predicted 'B' energy rating
- Freestanding log burner and glass hearth to certain house types (optional extra)

Security and Peace of Mind

- Intruder alarm system
- Mains-powered smoke, heat and carbon monoxide detector
- 5 lever locking front door
- CRL 10-year warranty cover
- Shed provided to all properties
- Up and over garage doors (where applicable)

Finishing Touches

- High quality local materials being used wherever possible
- Double glazed timber windows, Velux to roof windows
- Oak front entrance doors
- Paved patio and seeded rear garden, turf and planting to front
- External lighting and power
- External tap

Specification details may be subject to variation.

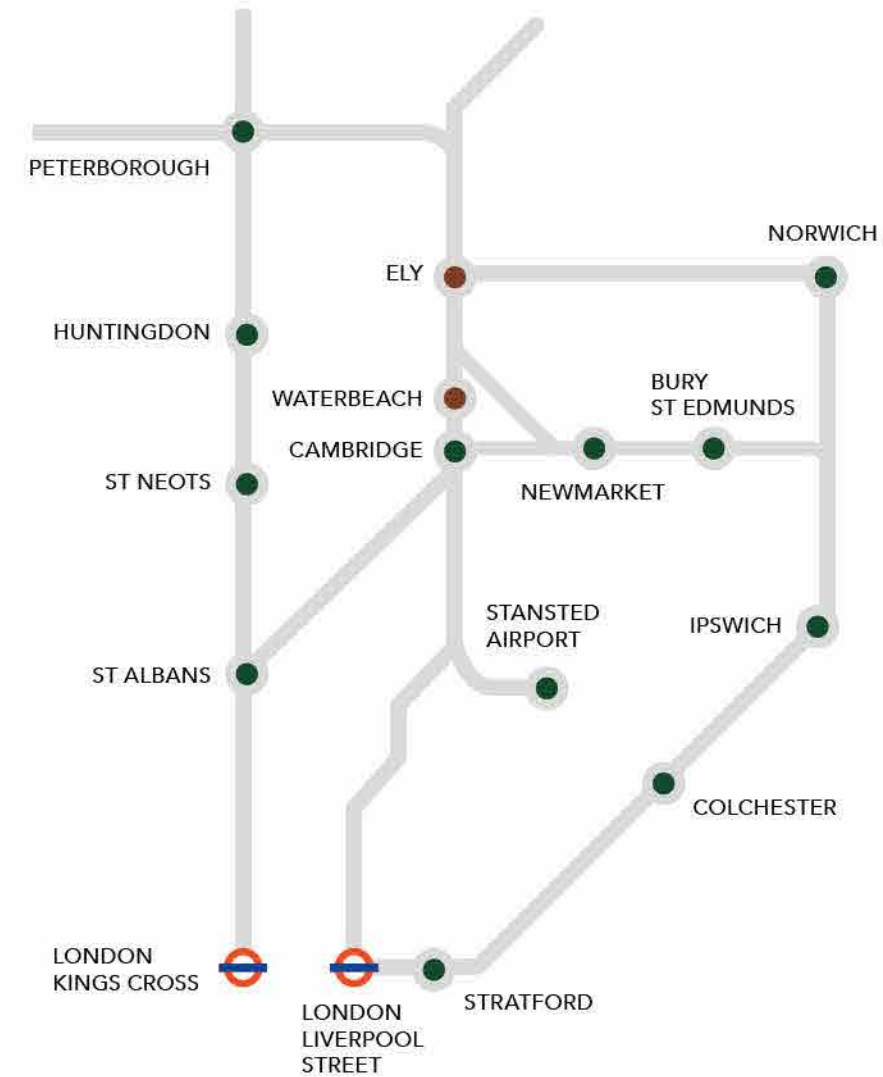
* Colour and tile options are subject to build status. If a unit has not been reserved prior to fit-out, a standard option will be installed.

CONNECTIVITY

From the country to the city

The A10 is on the other side of the village, giving you quick and easy access to Ely (4 miles) and Cambridge (12 miles), making them convenient for work or pleasure. Bury St Edmunds, Newmarket and Peterborough are under 30 miles away, and should you want to get to the capital the M11 begins on the south side of Cambridge, giving you a direct route into the heart of London.

Stagecoach operates an hourly bus service from Monday to Saturday, running to Cambridge and Ely as well as to the local Princess of Wales hospital and local towns and villages such as Milton, Littleport and Sutton.



On the rails

When you want to let the train take the strain you're extremely well placed. Waterbeach station is to the south providing fast access straight to Cambridge and further afield; Ely station to the north offers direct links to Cambridge, Stansted Airport, London (King's Cross and Liverpool Street), Ipswich, Norwich, Peterborough, Birmingham, Nottingham, Sheffield, Manchester and Liverpool.



LARAGH HOMES



Our mission is to build unique homes of quality and style in excellent locations for our purchasers to enjoy and for us to be proud of.

All property developers are the same, right? We don't think so.

'Laragh' derives from the Gaelic for 'a place of special significance to a person'.

We build houses that are exactly that, for us and for you.

Laragh Homes is an award winning developer based in Cambridgeshire. We specialise in crafting high quality homes that go beyond those that most other developers build. Working together with established development partners and a team of property professionals, Laragh Homes creates unique homes designed to enhance their surroundings. Our wealth of experience allows us to tailor our service to the individual needs of each project – and with the support of our professional team we're also uniquely positioned to guide the whole of the development process, from site acquisition and design to sales and aftercare.

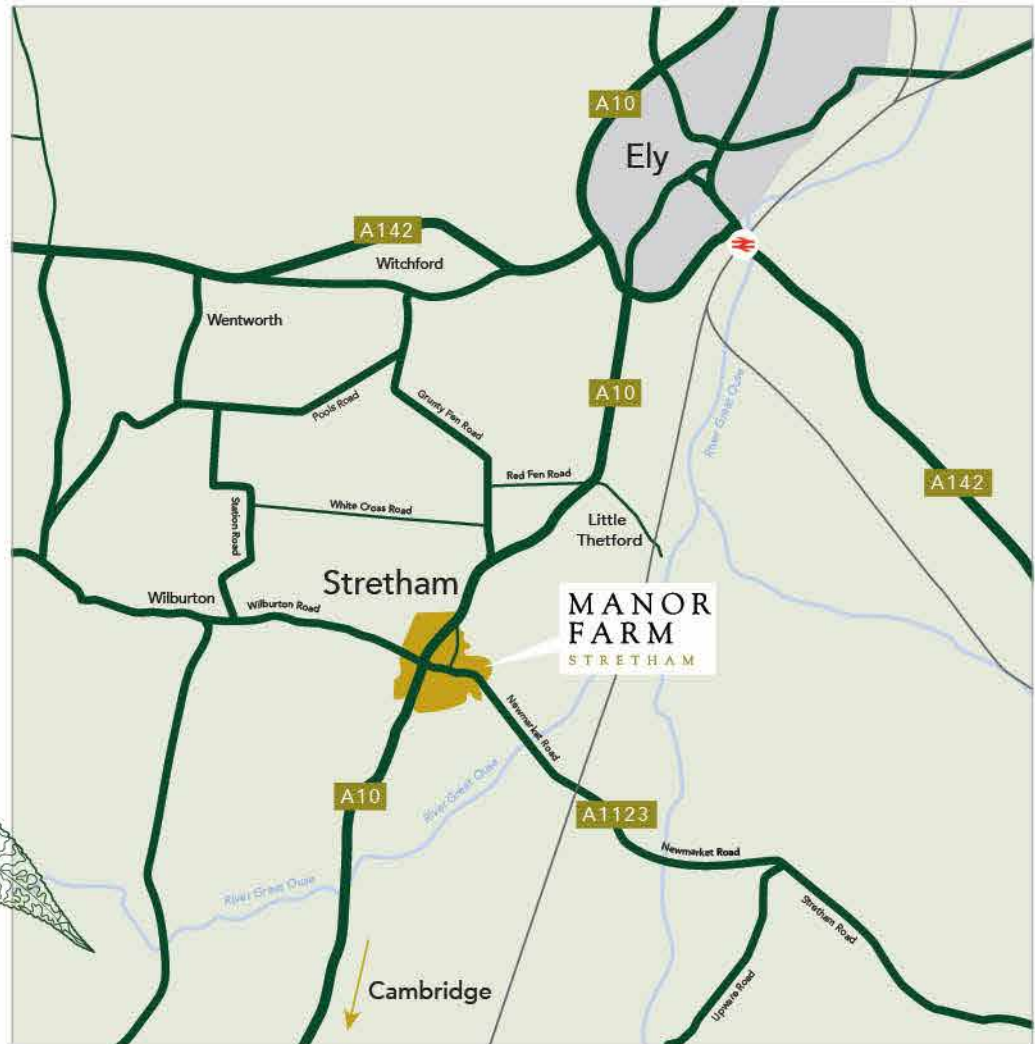
Our developments always take their impact on the local area into account, and are designed to harmonise with their surroundings. We consider every aspect, from the construction materials we use right down to the types of plants and trees that are used in the gardens and on the roadside. Standard isn't good enough. We want every aspect of your new home to be special.



MANOR FARM

STRETHAM

PHASE TWO



Manor Farm, Petersfield, Stretham CB6 3GH

Laragh Homes give notice that this brochure is produced for general promotion of the Manor Farm development only and for no other purpose. Particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute part of an offer or contract.

All descriptions and references to conditions and necessary conditions for use and occupation and other details are given in good faith and are believed to be correct as at date of publication, but intending purchasers should not rely on them as statements or representations of fact. Details may be subject to variation and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each item. Date of publication April 2018.

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