Lambs Yard

West Wratting, Cambridgeshire



A small collection of substantial country homes in an outstanding location

The Address

A sought-after village setting, effortlessly connected

West Wratting is a picturesque Cambridgeshire village, positioned between Cambridge and Newmarket. Its Church, village hall, recreation ground, tennis club and public house lend the address an established sense of community, while Balsham offers everyday amenities nearby.

For buyers seeking rural character without compromising on access, Lambs Yard places the cultural, educational and commercial opportunities of Cambridge within easy reach. The A11 and M11 are readily accessible, with rail services from Cambridge and Whittlesford Parkway connecting to London.

11.2
miles to Cambridge

9.8
miles to Newmarket

6.6
miles to Whittlesford Parkway

Distances are approximate and provided for guidance only.





Local Convenience

Meadow Primary School and Balsham Stores & Post Office are approximately 1.6 miles away; Linton Village College is approximately 6.3 miles away.

The Collection

Considered, inside and out

Lambs Yard is a private collection of five substantial detached homes, composed to feel at ease within the West Wratting landscape. Each residence brings together generous proportions, considered natural light and spaces designed for modern family life.

Open-plan kitchen and dining spaces form the social heart of every home, complemented by separate living rooms and flexible areas for working, entertaining or retreat. Carefully selected materials, landscaped gardens and a purposeful energy strategy create homes that are as practical as they are refined.

Five and six bedroom detached homes

3,175 - 4,110 sq ft of substantial accommodation

Private landscaped gardens and double garages

Predicted EPC ratings A or B



Private Layout

A collection with room to breathe

Lambs Yard is arranged as a small, private street, with the principal homes set amongst mature landscape and the newly created wildlife pond.



IMPORTANT: Development layout is not to scale and is for indicative purposes only. Plots 1 to 4 are affordable homes.

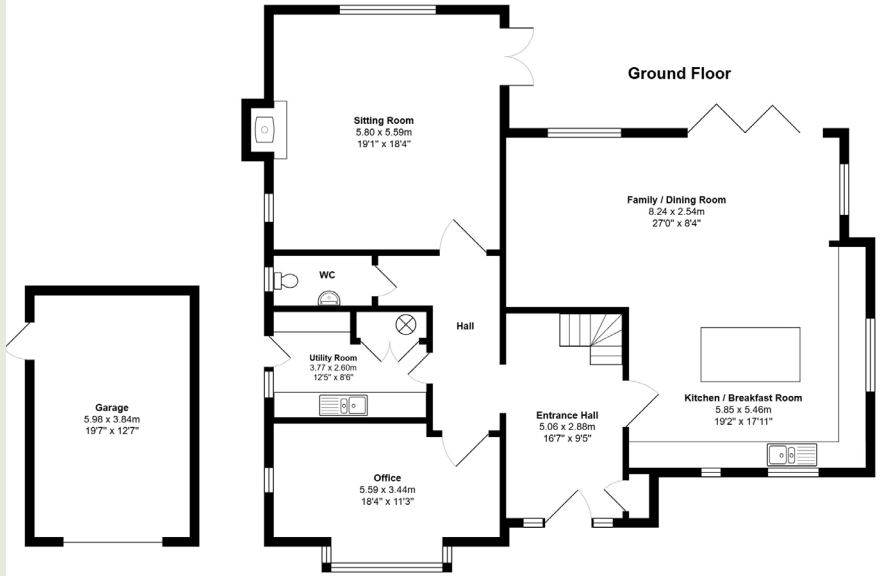


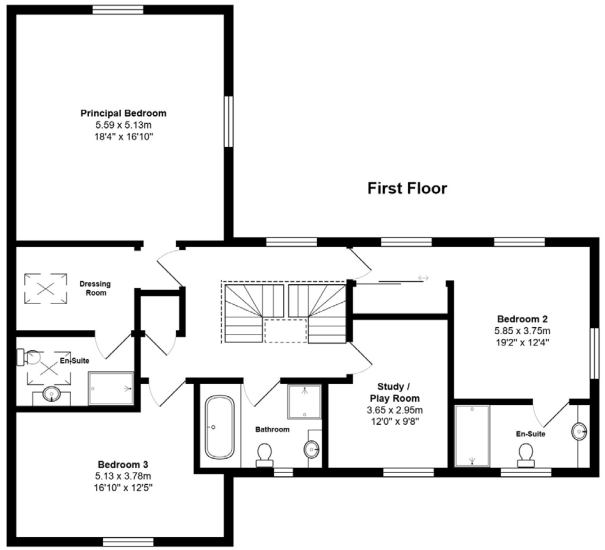
Plot 5

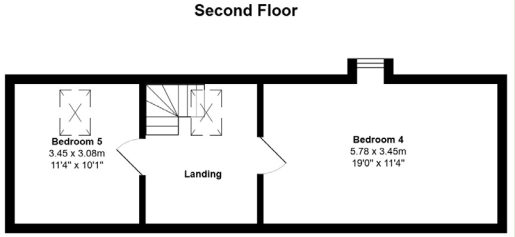
5 Bedrooms | Detached

3,175 sq ft | 294.9 sq m

Predicted EPC: B







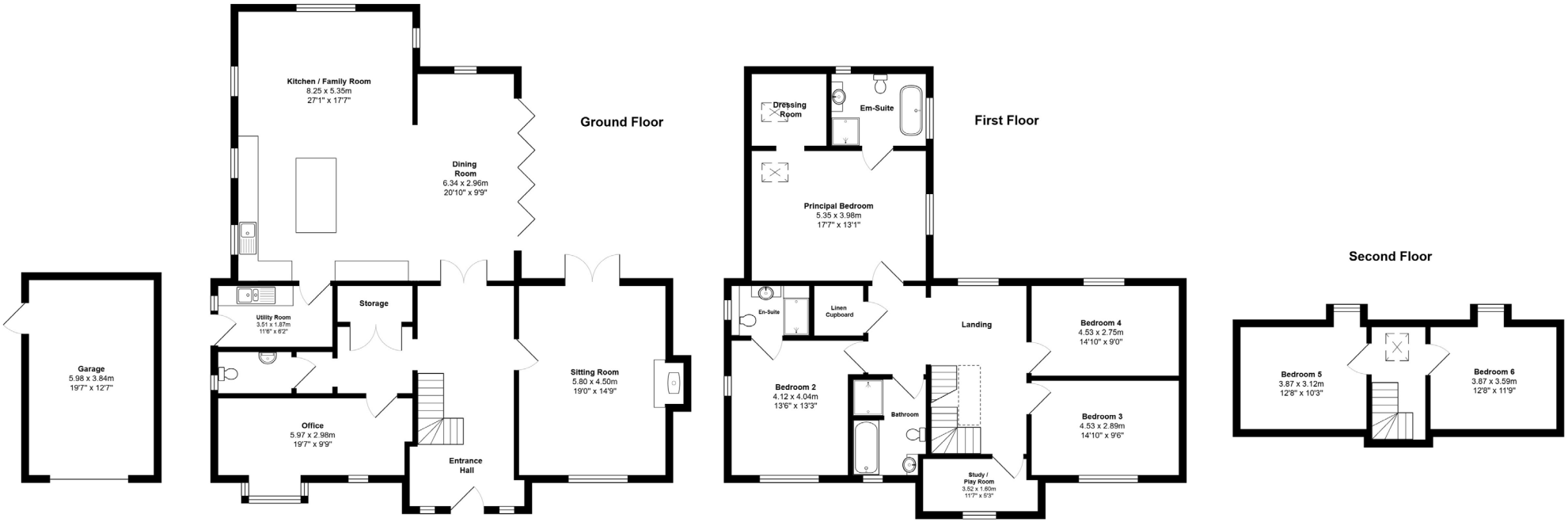


Plot 6

6 Bedrooms | Detached

3,285 sq ft | 305.1 sq m

Predicted EPC: B



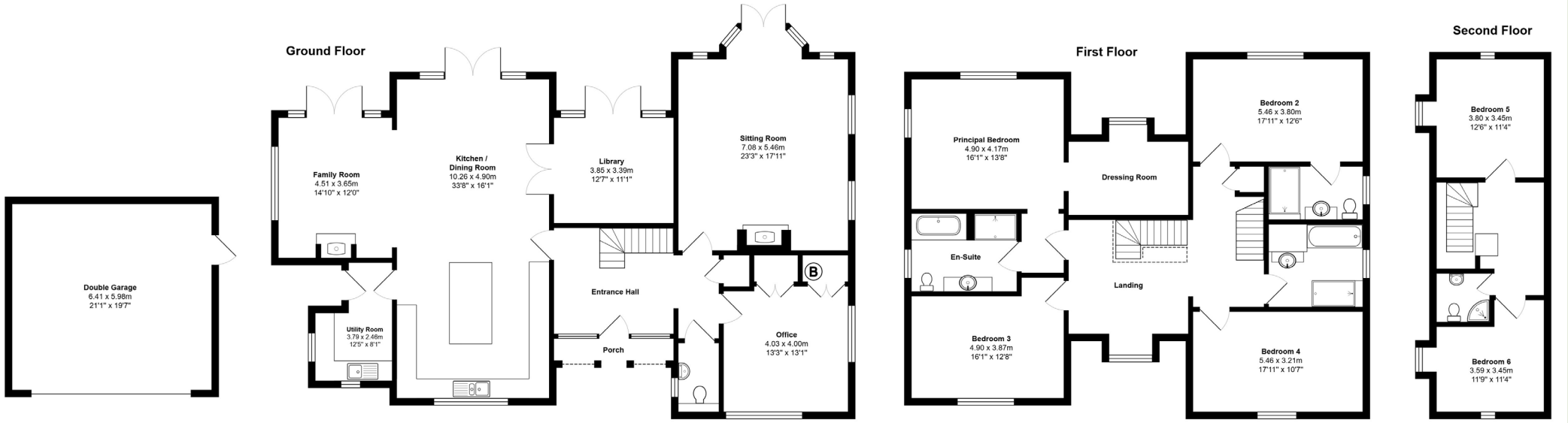


Plot 7

6 Bedrooms | Detached

3,790 sq ft | 352.1 sq m

Predicted EPC: A



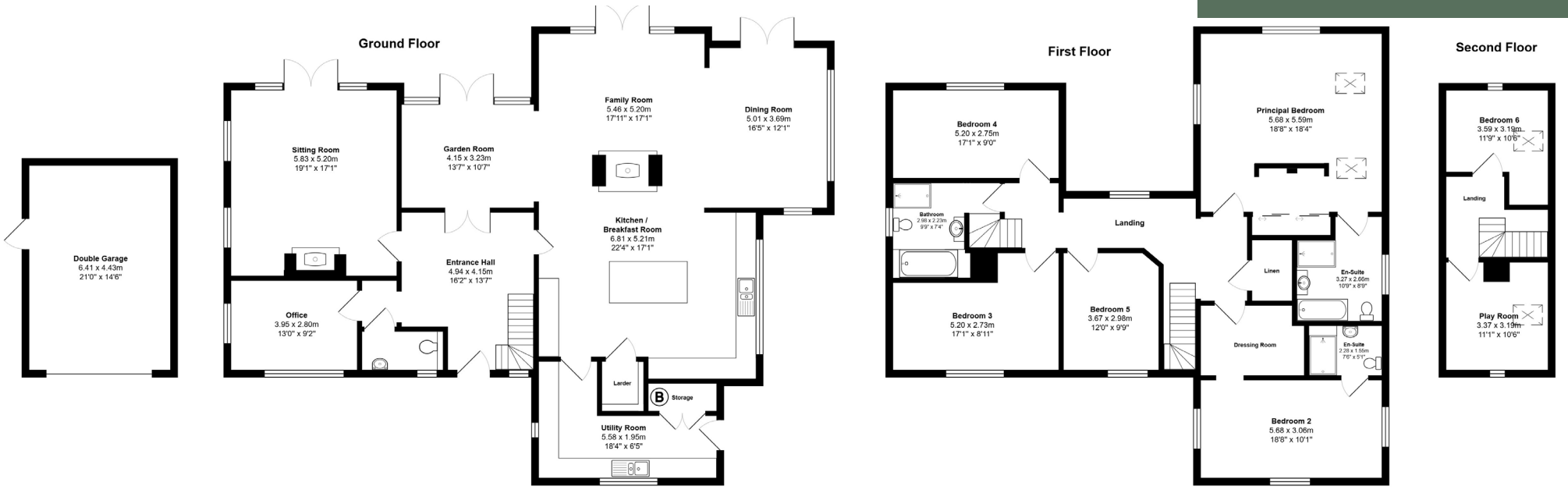


Plot 8

6 Bedrooms | Detached

4,110 sq ft | 381.8 sq m

Predicted EPC: A





Plot 9

5 Bedrooms | Detached

3,025 sq ft | 281.03 sq m

Predicted EPC: A

Sold

The Specification

A distinctly higher standard

KITCHENS & UTILITY

- Kitchens from the Gaddesby range proudly made in England
- Modern in-frame style door finished with quartz stone worktops
- Centre island featuring overhead lighting
- AEG integrated appliances including dishwasher, coffee machine, pyrolytic multifunction oven with airfry, combination oven/microwave, induction hob and integrated extractor, tall larder fridge, tall larder freezer, 18 bottle wine cooler, Quooker tap

BATHROOMS & ENSUITES

- Wall hung Duravit sanitaryware throughout
- Vanity units with Vado brassware
- Aqualisa Quartz touch smart digital showers
- LED mirrors
- Coordinating LVT flooring
- Mandarin Stone feature wall tiling

FLOORING

- Mandarin Stone porcelain floor tiles to entrance halls, kitchens, dining rooms, cloakrooms
- Carpets to remaining rooms
- Matwells in entrance hall and rear doorways

DOORS & WINDOWS

- Oak statement front entrance doors to complement each property
- Deanta Coventry oak internal doors with matt satin black handle

HEATING & ELECTRICAL

- Air source heat pumps serving underfloor heating to ground floor and radiators to first floor
- Solar panel systems with battery storage
- Wiring for customer installation of CCTV system
- Charnwood wood burning stoves with slate hearths
- Water softener

DECORATIVE FINISHES

- Walnut emulsion finish to the walls
- Bespoke oak staircase with oak spindles
- Built-in wardrobes to principal bedroom

OUTSIDE

- Garages with automated doors, sensor lights and electrical vehicle charging points
- Resin bound gravel driveways
- Landscaped rear garden, laid mainly to lawn, with paved porcelain terrace and planted beds

WARRANTY

- 10-year structural warranty by ICW

ESTATE CHARGE

- Lambs Yard is a private street. All owners will be required to contribute equally to upkeep and repairs when required.

This specification is intended as a guide and will vary from plot to plot. The images shown on the next page are examples from previous developments by Dyason Developments and have been enhanced using AI to include furniture etc.

The Finishing Touches

The difference is in the detail









Dyason Developments

Built with purpose, designed to endure

Dyason Developments is a privately owned housebuilder operating in Cambridge and the surrounding area. Since 2017, the company has focussed on design, value, sustainability and customer satisfaction, creating homes with individuality, character and long-term appeal.

Every decision, material and design element is carefully considered before it becomes part of a Dyason home. The result is a quality led approach that brings contemporary design, efficient construction and a highly specified finish together with a close attention to detail.





The above images are examples from previous developments by Dyason Developments.

Lambs Yard

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