

MOOR PARK, TRAP ROAD, GILDEN MORDEN, CAMBRIDGESHIRE, SG8 0JE



An exclusive development of just 9 high quality bespoke designed semi and detached homes offering a mix of 2,3 & 4 bedroom homes, located on the outskirts of the village surrounded by open space.

Cambridge 15 miles, Royston 9 miles, Ashwell & Morden Railway Station 4 miles (London's Kings Cross 38 minutes), A1M and M11 12 and 17 miles respectively (distances and times are approximate).



Please read Important Notice on the floor plan page.

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Description

The homes are all finished to an exceptional standard with the highest fixtures and fittings including air source heat pumps, Bosch appliances, Duravit sanitaryware and flooring throughout.

Location

Guilden Morden is an attractive village in south-west Cambridgeshire. Local facilities include a primary school, public house, village hall, a recreation ground and a nearby farm shop. Secondary school education is available at nearby Bassingbourn Village College and there are a number of excellent schools and sixth form colleges in Cambridge. More comprehensive facilities are available at Royston, approximately 9 miles to the south-east or Biggleswade approximately 7 miles away with major supermarkets and a retail park.

The village is also conveniently placed for commuters by road or rail with the A1(M) about 6 miles to the west, the A10 about 5 miles to the east and Ashwell and Morden Railway Station about 4 miles to the south, providing services to London's King's Cross in approximately 38 minutes.

Specification

Kitchens and Utility Rooms

- Stylish, contemporary kitchens with soft close doors and drawers
- Quartz worktops with matching upstands and laminate worktops to utility rooms
- Undermount composite brushed brass sink mixer
- Canopy extractor hood with push button control and LED lights
- Bosch touch control induction hob and stainless steel double oven
- Integrated frost-free fridge/freezer and washer dryer in kitchens
- Space for washing machine and tumble dryers to utility rooms where applicable
- Integrated waste bins

Bathrooms and En Suites

- Duravit sanitaryware combined with Hansgrohe taps and showers are used, with 'Sorrento' walnut finished vanity units with chrome trim throughout
- Family bathrooms having a shower over bath with glass screen

- Inset mirrors with demister pads
- 600 x 600mm Mandarin Stone Tivoli Ivory Matt porcelain floor tiles
- 240 x 60mm Mandarin Stone Hoxton Bottle Green Gloss porcelain wall tiles, full height to baths (in bathrooms) and full height to shower enclosure (in en suites)

Floor Finishes

- LVT flooring to entrance hall, cloakroom, kitchen and dining/ living areas to all houses
- LVT to utility rooms in 4-bedroom houses
- Carpet to staircase, landing & bedrooms
- Carpet to ground floor snug in 3 & 4-bedroom houses
- Carpet to first floor study in 2-bedroom houses
- 600 x 600mm Mandarin Stone Tivoli Ivory Matt porcelain floor tiles in all bathrooms & en suites
- Matting to front entrance door areas

Decorative Finishes

- Painted timber staircase, oak handrail and newel caps
- Suffolk Oak internal doors with satin chrome ironmongery
- Contemporary square edge architrave and skirting
- Each home has a contemporary yet traditional style interior with clean lines for stairs, doors, architraves and skirtings, with subtle colours for a calm and tranquil environment

Doors and Windows

- PVCu sash windows to Plots 1, 2, 3 & 4
- PVCu flush casement windows to Plots 5, 6, 7, 8 & 9
- Composite front entrance doorsets
- Velfac sliding door to rear gardens

Heating and Water

- Zoned under floor heating to ground floor and aluminium thermostatic radiators to first floor
- Electric heated chrome towel rails with digital timers to bathrooms and en suites
- Samsung air source heat pump for heat and hot water
- Pressurised hot water storage tank

Electricals

- Downlights in hallway, WC, kitchen, landing, bathrooms/ en suites
- Pendant fittings to living/ dining area, bedroom, study & snug
- LED lighting under kitchen wall units
- White moulded switches and sockets throughout
- Brushed stainless steel finished switches above kitchen worktops
- Front and rear external downlighters
- Shaver socket to bathroom & ensuite
- Car charging cable ready for purchaser to install own car charging point;
 - Plots 1-4: 32 amp circuit, supplied via individual RCBO at consumer unit. Cable to be terminated in weather proof enclosure
 - Plots 5-9: 32 amp circuit, supplied via individual RCBO at consumer unit. Cable to be terminated in double weather proof external socket

New build warranty

10 year warranty cover via Advantage

External Finishes

- Landscaping to front gardens and communal areas
- Macadam entrance road
- Permula Tegula block paving to driveways and shared access road
- Kota Blue limestone to patios and paths
- Turfed garden
- 1.8m close boarded timber fencing
- Secure cycle/bin enclosure to rear gardens
- Integrated swift bird boxes
- Bat boxes

The Developer

Based in Cambridge, Blues Property are an established development company, specializing in producing high quality new homes in around of Cambridge. Blues properties work with the best local contractors, architects and designers and have built up a strong reputation.



Development Highlights

- Small private development of just nine houses
- Heating via air source heat pump
- Underfloor heating to ground floor and radiators to first
- Stylish and contemporary kitchens finished with quartz worktops
- Integrated appliances including induction hob, stainless steel double oven, frost-free fridge/freezer and washer dryer where no utility
- Duravit sanitaryware combined Hansgrohe taps and showers
- Flooring included throughout – LVT, carpet and tiling
- Car charging cable to each home (32 amp ready to purchaser to install own car charging point)
- Secure cycle/bin enclosures

Plot 1, Plot 2 & Plot 8

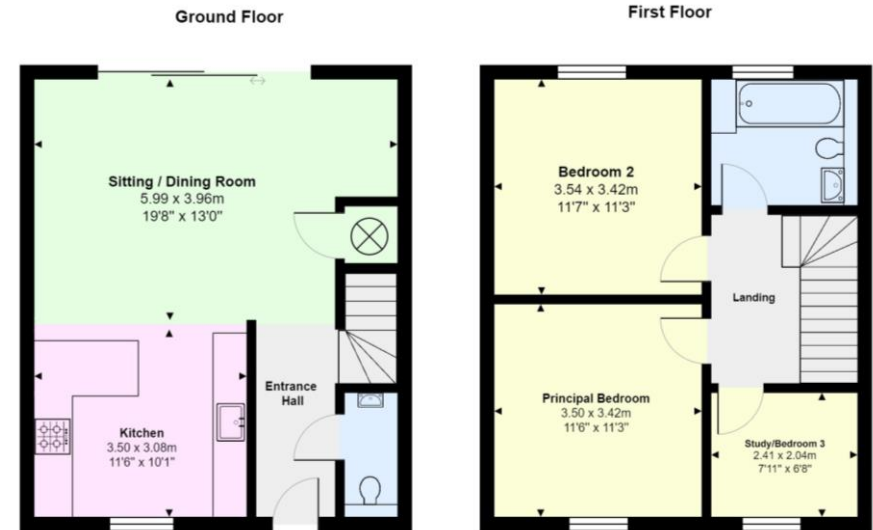
2 bedroom + study/bed 3 semi-detached
929 sq ft (86.3 sq m)



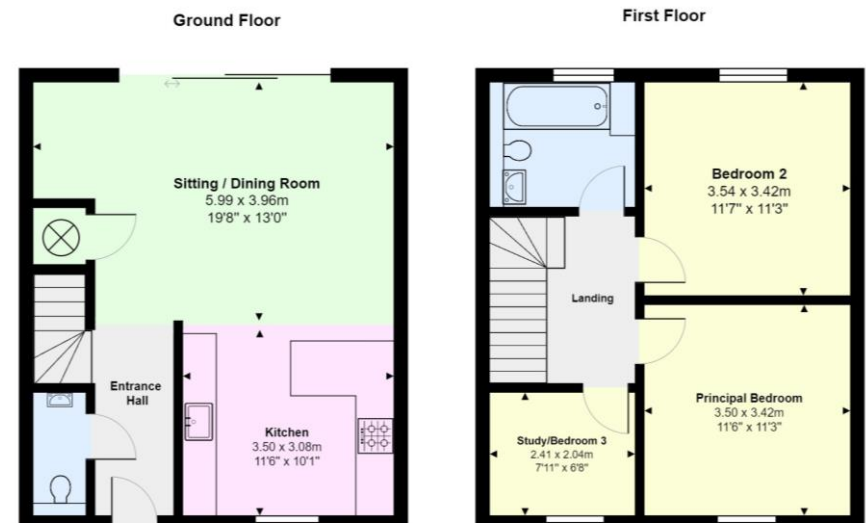
Plot 1 & Plot 2 shown

| Energy Efficiency Rating | |
|---|-------------------------|
| Very energy efficient - lower running costs | 90 |
| (92+) A | |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| England, Scotland & Wales | EU Directive 2002/91/EC |

Plot 1 & Plot 8



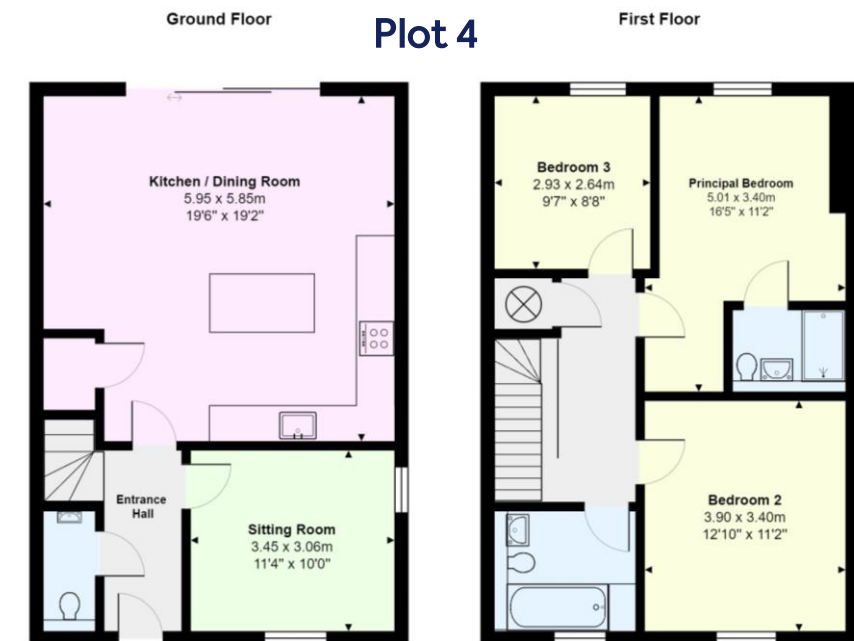
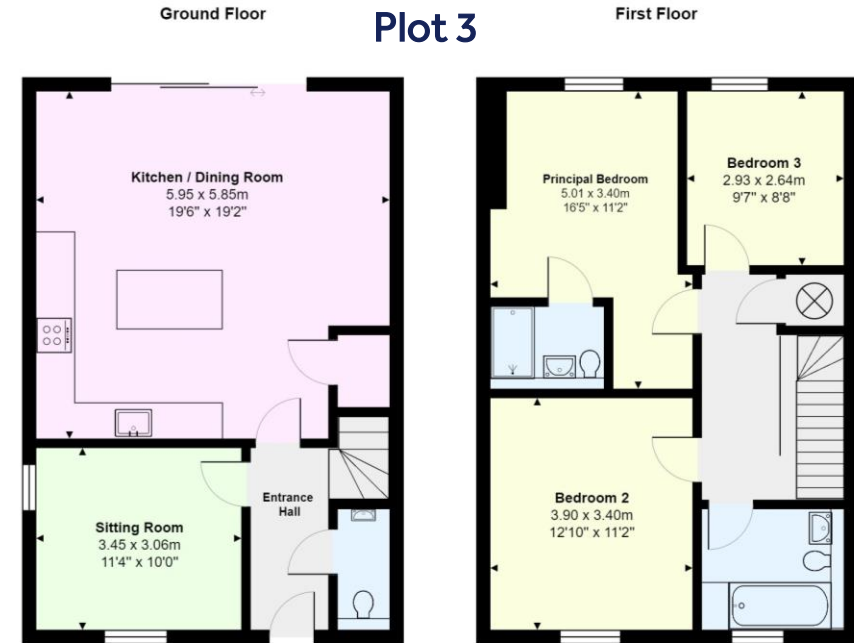
Plot 2



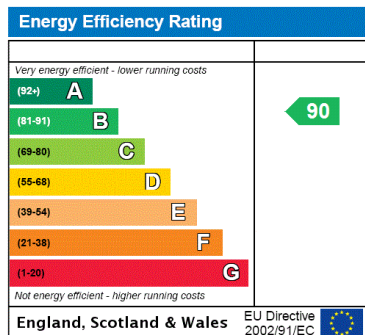
All measurements are approximate and for display purposes only

Plot 3 and Plot 4

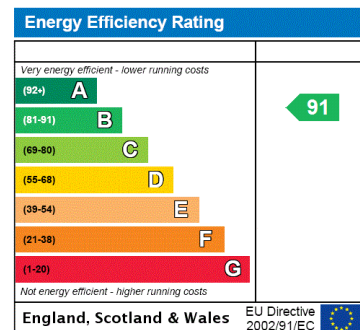
3 bedroom semi-detached
1,161 sq ft (107.9 sq m)



Plot 3



Plot 4



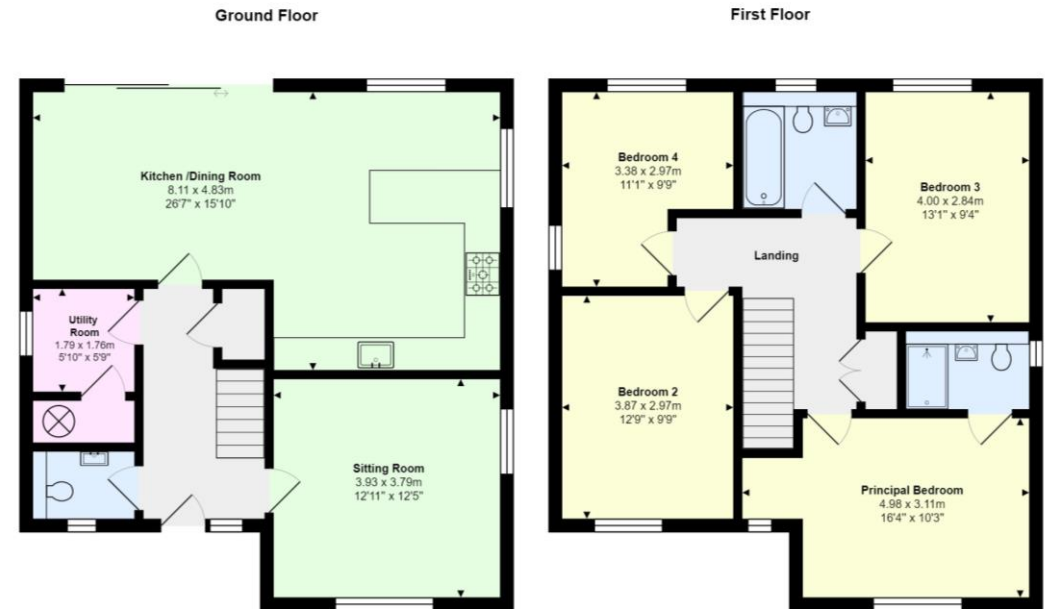
All measurements are approximate and for display purposes only

Plot 5, Plot 6 & Plot 7
 4 bedroom detached
 1,410 sq ft (131.0 sq m)



Plot 6 shown

Plot 6 & Plot 7



Plot 5



| Energy Efficiency Rating | |
|---|-------------------------|
| Very energy efficient - lower running costs | |
| (92+) A | 91 |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| England, Scotland & Wales | EU Directive 2002/91/EC |

All measurements are approximate and for display purposes only

Plot 9

3 bedroom semi-detached

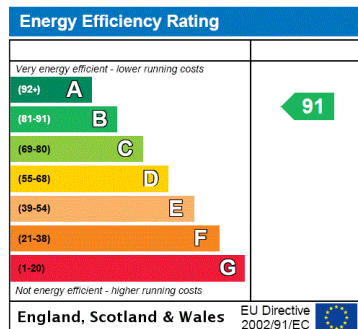
1,196 sq ft (111.1 sq m)



Ground Floor



First Floor



All measurements are approximate and for display purposes only



Management company and estate charges

A management company will be set up to manage all costs associated with the ongoing maintenance of the development of which each property owner will be a member. A detailed breakdown of the annual costs is available upon request and the anticipated annual fee for 2024 is £550 per property.

Viewing & Enquiries

By prior telephone appointment
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Brochure created June 2024

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