



POPPYFIELDS
LINTON

LINTON, CAMBRIDGESHIRE, CB21 4LY



Welcome to Poppyfields, Linton





Desirable new homes in the picturesque village of Linton, just 10 miles south of Cambridge city centre

The popular village of Linton, set in rural Cambridgeshire, is just a 30 minute drive from Cambridge city centre. Situated off the A1307, on the River Granta, Linton has a traditional High Street with a Post Office, pharmacy, tea room, Co-op convenience store, art gallery, hairdressers and more.

The village also includes a health centre, library, community hall, farm shop, gym and an Indian restaurant with an extensive menu. For a 'big shop', there's a large Sainsbury's in Haverhill. The local bus service connects the village with both Cambridge and Haverhill.

A vibrant community

Character cottages with thatched roofs and pargeting, a pretty riverside and the attractive pubs give the village 'olde world' charm. That being said, Linton is firmly in the 21st century, with an excellent sports centre, zoological gardens that focus on conservation and education and a vineyard that produces award-winning wines and holds tastings. There is even a point-to-point racecourse close by where various events are held. The well-regarded schools include Linton Church of England Infants, Linton Heights Junior School for 7-11 year olds and Linton Village College for 11-16 year olds. The college is also a valuable community resource, providing adult learning courses, Saturday workshops and a monthly farmers' market. The sports centre is on the same site, and offers a fitness suite, sports hall and racquetball courts. Haverhill also has two public swimming pools inside the leisure centre.

Entertainment and culture in all directions



Cambridge needs no introduction when it comes to both. The city is renowned for its colleges, theatres, museums, art galleries and festivals - not to mention its wealth of upmarket retailers, including John Lewis, and the University Botanic Gardens. The neighbouring towns also offer quality entertainment with Saffron Walden boasting Saffron Hall, a £10 million concert hall which opened in 2013 with its impressive programme of concerts and events featuring local, national and international artists. The town also has an award-winning cinema showing mainstream and art house films. Alternatively, Haverhill has a Cineworld multi-screen cinema and its Arts Centre, a popular venue with a full programme of drama, tribute acts, comedy, films, live broadcasts and children's entertainment.



As for days out, being situated close to Cambridgeshire's borders with Essex and Hertfordshire, Linton provides a great base for visiting the tourist destinations of all three counties.

Major attractions within easy reach include the Imperial War Museum (Duxford), Audley End, Wimpole Hall, Anglesey Abbey and the National Horseracing Museum in Newmarket.



	Co-op Supermarket 11 minutes. 0.5 mile	Linton Heights Junior School 12 minutes. 0.6 mile	Linton C of E Infants School 14 minutes. 0.7 mile	Linton Community Sports Centre 26 minutes. 1.2 miles	Linton Village College 29 minutes. 1.5 miles
	Linton Heights Junior School 3 minutes. 0.6 mile	Co-op Supermarket 4 minutes. 0.5 mile	Linton C of E Infants School 6 minutes. 0.9 mile	Linton Community Sports Centre 7 minutes. 1.4 miles	Linton Village College 8 minutes. 1.6 miles
	Linton Community Sports Centre 2 minutes. 1.4 miles	Linton Heights Junior School 3 minutes. 0.8 mile	Linton Zoo 3 minutes. 1.3 miles	Linton C of E Infants School 4 minutes. 0.9 mile	Co-op Supermarket 4 minutes. 1.5 miles
	Linton Village College 4 minutes. 1.6 miles	A11 road junction 7 minutes. 4.6 miles	Sainsbury's Haverhill 8 minutes. 5.7 miles	Haverhill Town Centre 12 minutes. 7.2 miles	M11 Motorway 12 minutes. 9.4 miles
	Saffron Walden Town Centre 15 minutes. 6.9 miles	Newmarket Town Centre 22 minutes. 15.8 miles	Cambridge Railway Station 23 minutes. 11 miles	London Stansted Airport 30 minutes. 26.1 miles	Cambridge Town Centre 31 minutes. 13.3 miles
	Cambridge to Stansted Airport 35 minutes	Cambridge to Bury St Edmunds 39 minutes	Cambridge to King's Cross 51 minutes	Cambridge to Liverpool Street 1 hour 11 minutes	Cambridge to Peterborough 1 hour 14 minutes

The Site Plan



	The Granta	4 bedroom home
	The Underwood	3 bedroom home
	The Stewart	5 bedroom home
	The Claremont	4 bedroom home
	The Tapley	4 bedroom home
	The Mallory	4 bedroom home
	The Maxwell	4 bedroom home
	The Balfour	3 bedroom home
	The Rushton	2 bedroom home
	The Branscombe	2 bedroom home
	Affordable housing	
	Land maintained by the management company	
	Land to be transferred to the vendor	
	Area to be transferred to the vendor but maintained by the management company	
	Estate roads/footpaths maintained by the management company	

CP Carport
BCP Bin collection point

Please Note: This site plan is indicative only and is subject to change. Please also refer to the conveyance plan for plot boundary details and the extent of the land to be maintained by the management company.

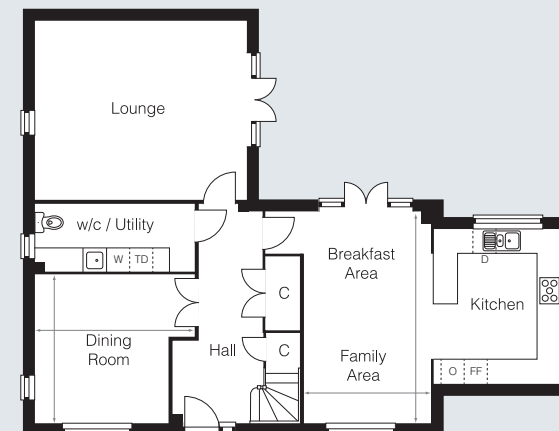
The Granta

A 4 bedroom farmhouse-style home with breakfast/family area and master bedroom suite

(plot 55 - type F2 1852)



Plot 55 illustrated



Ground Floor	Lounge	17'6" x 14'9" (5344 x 4510mm)
	Kitchen	12'9" x 10'7" (3891 x 3225mm)
	Dining Room	13'2" x 12'4" (4019 x 3763mm)
	Breakfast/Family Area	17'6" x 10'6" (5344 x 3200mm)
	Utility Room	13'2" x 5'6" (4019 x 1697mm)

First Floor	Bedroom 1	13'0" x 11'4" (3963 x 3459mm)
	Dressing Area	8'3" x 6'1" (2517 x 1875mm)
	Bedroom 2	12'5" x 10'9" (3782 x 3275mm)
	Bedroom 3	13'9" x 8'3" (4207 x 2517mm)
	Home Office/Bedroom 4	9'0" x 8'2" (2752 x 2500mm)

- W: Integrated washing machine
- O: Integrated eye level double electric oven
- D: Integrated dishwasher
- FF: Integrated fridge/freezer
- TD: Removable base unit to allow for the future installation of a tumble dryer

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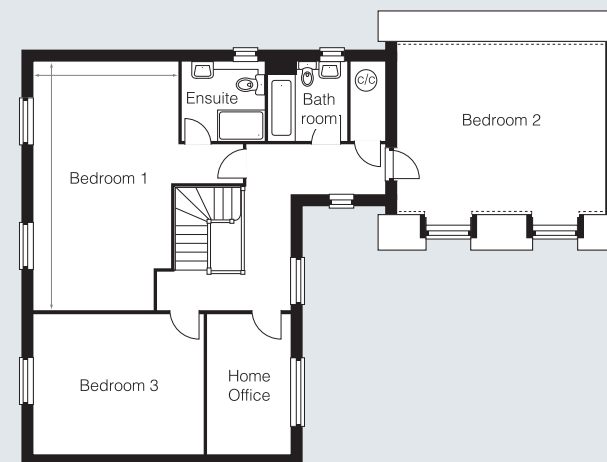
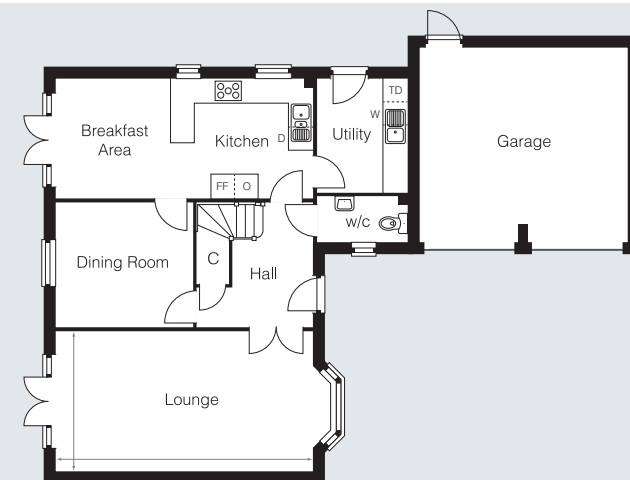
The Underwood

An imposing detached home with 20ft. master bedroom, utility and double garage

(plot 14 - type M3 1840)



Plot 14 illustrated



Ground Floor

Lounge	21'3" x 11'6" (6494 x 3515mm)
Kitchen/Breakfast Area	21'3" x 9'10" (6494 x 3000mm)
Dining Room	11'4" x 10'3" (3477 x 3129mm)
Utility Room	9'5" x 7'4" (2887 x 2253mm)

First Floor

Bedroom 1	20'7" x 12'0" (6279 x 3663mm)
Bedroom 2*	17'2" x 13'11" (5244 x 4253mm)

Bedroom 3	14'1" x 11'6" (4307 x 3515mm)
Home Office	11'6" x 6'11" (3515 x 2113mm)

- W: Washing machine space
- O: Integrated eye level double electric oven
- D: Integrated dishwasher
- FF: Integrated fridge/freezer
- TD: Tumble dryer space

*Dimensions taken to 1500mm (4'11") ceiling line

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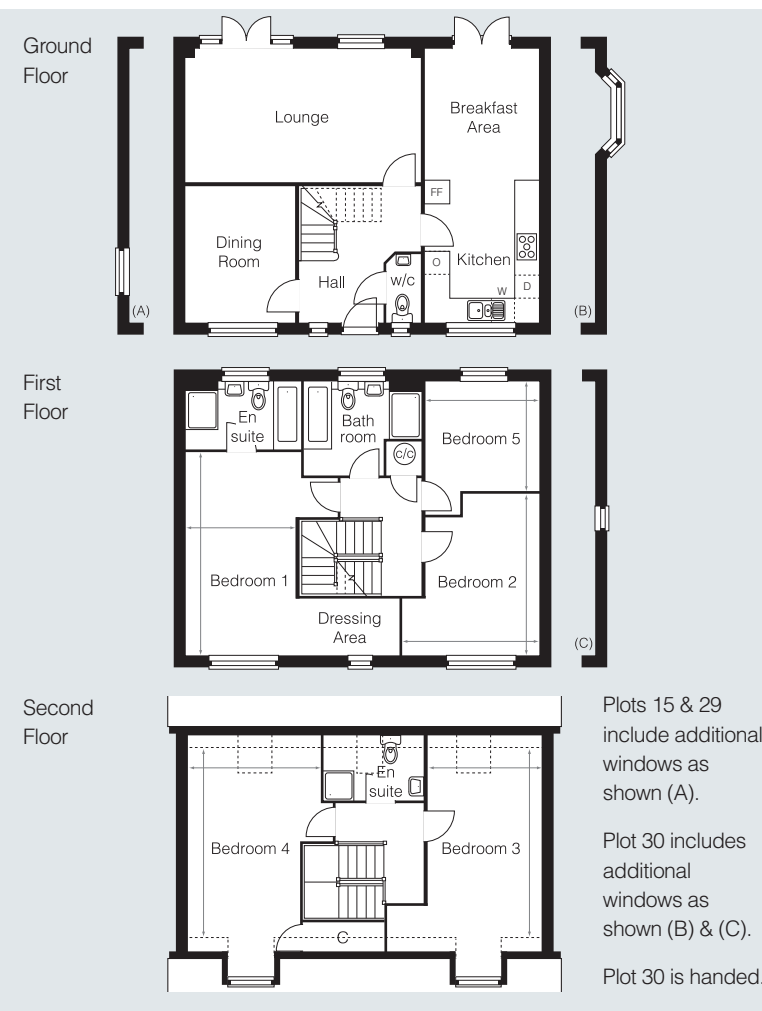
The Stewart

A 5 bedroom home designed for flexible living with 3 bathrooms and double garage

(plots 15, 29 & 30 - type S25 1823)



Plot 15 illustrated



Ground Floor

Lounge	19'6" x 11'0" (5947 x 3350mm)
Kitchen/Breakfast Area	22'8" x 9'4" (6922 x 2850mm)
Dining Room	11'2" x 9'0" (3422 x 2750mm)

First Floor

Bedroom 1	16'10" x 9'0" (5147 x 2750mm)
Bedroom 2	13'4" x 11'4" (4085 x 3463mm)
Bedroom 5	9'4" x 9'0" (2850 x 2763mm)

Second Floor

Bedroom 3*	15'10" x 9'4" (4844 x 2850mm)
Bedroom 4*	15'10" x 11'0" (4844 x 3363mm)

*Dimensions taken to 1500mm (4'11") ceiling line

- W: Integrated washing machine
- O: Integrated eye level double electric oven
- D: Integrated dishwasher
- FF: Integrated fridge/freezer

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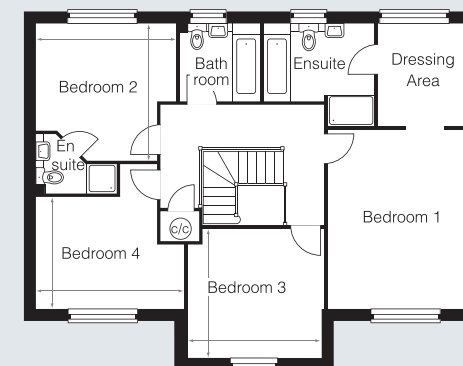
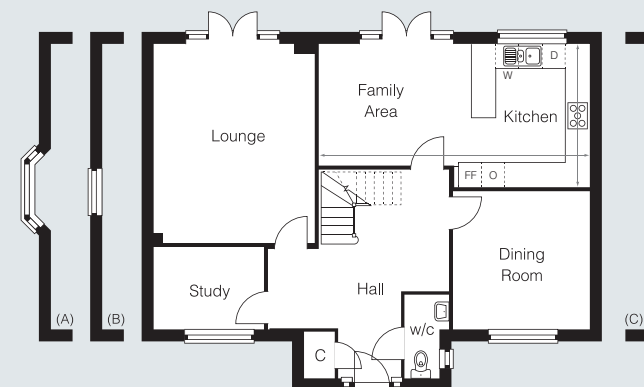
The Claremont

A classic double fronted home with 4 bedrooms, study, 2 ensuite and double garage

(plots 2, 28, 32, 45, 49 & 51 - type CL5 1808)



Plot 2 illustrated



Plots 32, 45 & 51 include an additional window as shown (A).

Plot 49 includes an additional window as shown (B).

Plots 2 & 32 includes an additional window as shown (C).

Plots 45 & 51 are handed.

Ground Floor

Lounge	16'7" x 13'3" (5069 x 4050mm)
Kitchen/Family Area	22'5" x 11'9" (6844 x 3600mm)
Dining Room	11'4" x 11'4" (3475 x 3469mm)
Study	9'0" x 6'9" (2750 x 2075mm)

First Floor

Bedroom 1	14'11" x 11'11" (4549 x 3650mm)	Bedroom 3	11'5" x 10'8" (3494 x 3265mm)
Dressing Area	8'6" x 7'9" (2595 x 2375mm)	Bedroom 4	12'3" x 9'3" (3750 x 2832mm)
Bedroom 2	11'8" x 11'5" (3563 x 3478mm)		

W: Integrated washing machine

O: Integrated eye level double electric oven

D: Integrated dishwasher

FF: Integrated fridge/freezer

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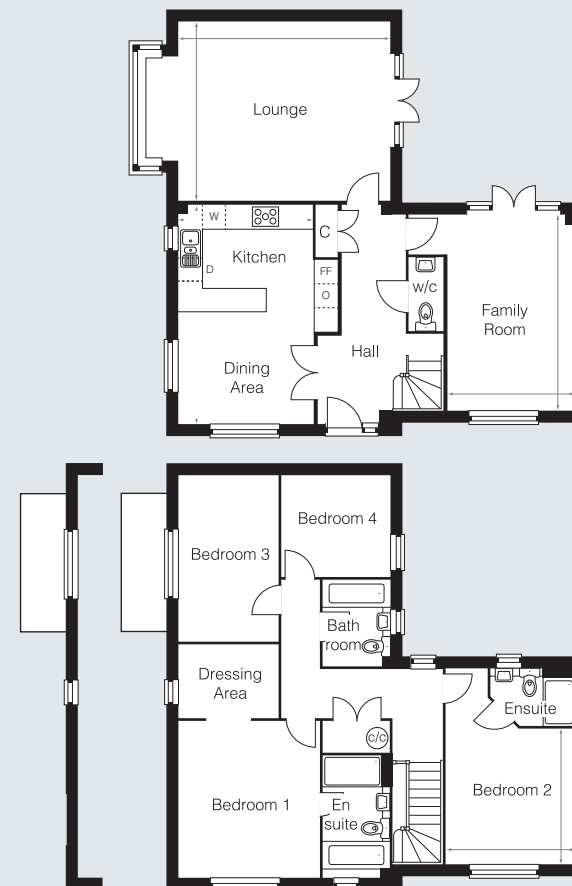
The Tapley

A 4 bedroom home showcasing a large dual aspect lounge with feature bay window

(plots 4, 16, 27, 33, 41 & 52 - type K3 1699)



Plot 27 illustrated



Plots 16, 27 & 33 are handed.

Plot 16 has a blind window recess to bedroom 1 as shown.

Ground Floor

Lounge	17'6" x 14'9" (5344 x 4510mm)
Kitchen/Dining	18'1" x 11'1" (5534 x 3400mm)
Family Room	16'2" x 10'6" (4944 x 3200mm)

First Floor

Bedroom 1	13'0" x 11'8" (3963 x 3569mm)
Dressing Area	8'3" x 6'1" (2517 x 1875mm)
Bedroom 2	11'3" x 10'9" (3432 x 3275mm)

Bedroom 3	13'9" x 8'3" (4207 x 2517mm)
Bedroom 4	9'0" x 8'4" (2753 x 2562mm)

W: Integrated washing machine

O: Integrated eye level double electric oven

D: Integrated dishwasher

FF: Integrated fridge/freezer

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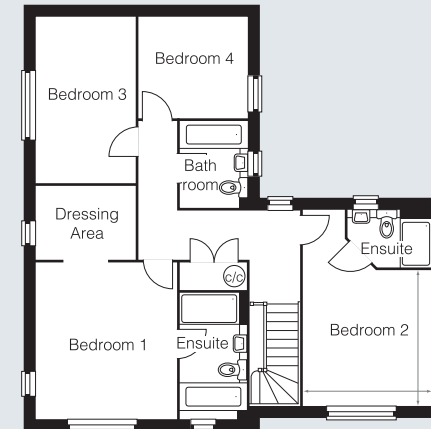
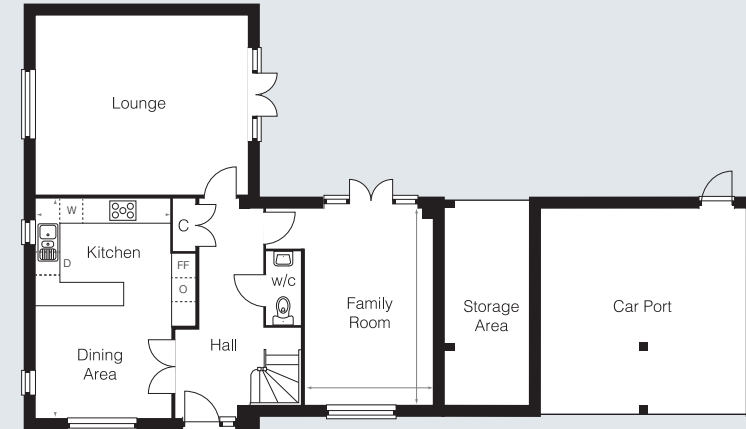
The Mallory

A detached farmhouse style 4 bedroom family home with master bedroom suite

(plot 44 - type F1 1674)



Plot 44 illustrated



Ground Floor

Lounge	17'6" x 14'9" (5344 x 4510mm)
Kitchen/Dining Area	18'1" x 11'1" (5534 x 3400mm)
Family Room	16'2" x 10'6" (4944 x 3200mm)

First Floor

Bedroom 1	13'0" x 11'8" (3963 x 3569mm)
Dressing Area	8'3" x 6'1" (2517 x 1875mm)
Bedroom 2	11'3" x 10'9" (3432 x 3275mm)

Bedroom 3	13'9" x 8'3" (4207 x 2517mm)
Bedroom 4	9'0" x 8'4" (2753 x 2562mm)

- W: Integrated washing machine
- O: Integrated eye level double electric oven
- D: Integrated dishwasher
- FF: Integrated fridge/freezer

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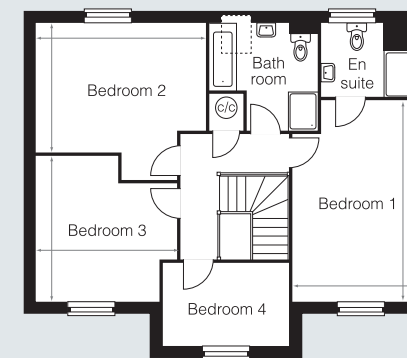
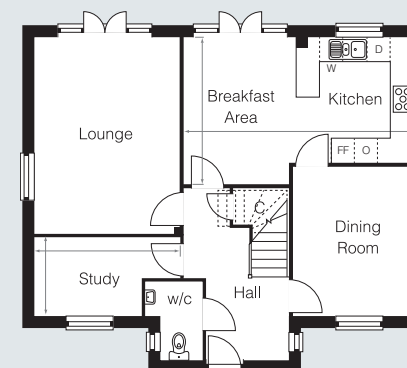
The Maxwell

A double fronted 4 bedroom detached home with study, ensuite and double garage

(plots 1, 31, 42, 43 & 50 - type R4 1540)



Plot 31 illustrated



Plots 43 & 50 are handed.

Ground Floor

Lounge	16'5" x 11'11" (5009 x 3650mm)
Kitchen/Breakfast Area	19'1" x 12'1" (5831 x 3691mm)
Dining Room	12'3" x 10'0" (3750 x 3055mm)
Study	12'2" x 6'5" (3725 x 1963mm)

First Floor

Bedroom 1	16'9" x 10'3" (5112 x 3130mm)
Bedroom 2	14'1" x 10'9" (4313 x 3278mm)
Bedroom 3	12'1" x 11'9" (3694 x 3579mm)
Bedroom 4	10'6" x 6'10" (3221 x 2103mm)

W: Integrated washing machine
 O: Integrated eye level double electric oven
 D: Integrated dishwasher
 FF: Integrated fridge/freezer

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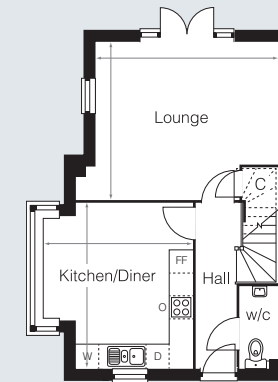
The Balfour

A well proportioned 3 bedroom home with kitchen/diner and detached carport

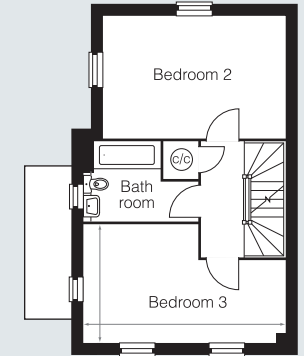
(plot 3 - type P3 1179)



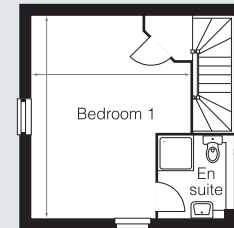
Plot 3 illustrated



Ground Floor



First Floor



Second Floor

Ground Floor

Lounge 15'1" x 13'1" (4600 x 4002mm)
 Kitchen/Diner 13'9" x 12'6" (4195 x 3825mm)

First Floor

Bedroom 2 15'1" x 10'2" (4600 x 3097mm)
 Bedroom 3 16'8" x 9'9" (5100 x 2990mm)

Second Floor

Bedroom 1 16'8" x 13'2" (5100 x 4015mm)

W: Integrated washing machine
 O: Integrated built under double electric oven
 D: Integrated dishwasher
 FF: Integrated fridge/freezer

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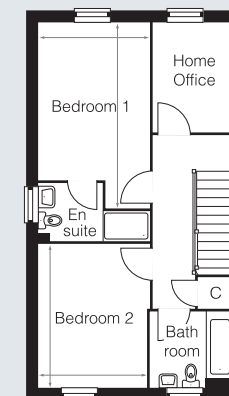
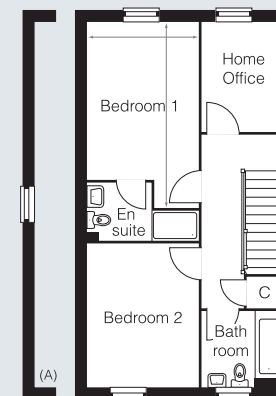
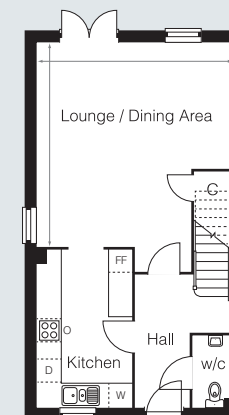
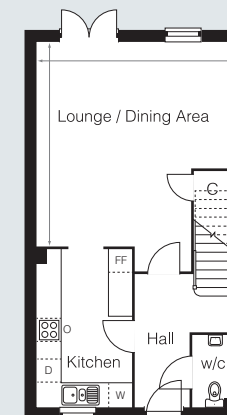
The Rushton

An attractive family home with open-plan living area, ensuite and carport

(plots 10, 11, 12 & 13 - type C2A 986)



Plots 10 to 13 illustrated



Plots 10, 11 & 12

Plot 13 only

Plot 10 includes an additional window as shown (A). Plot 10 is handed.

Ground Floor

Lounge/Dining Area 16'11" x 16'3" (5175 x 4950mm)
Kitchen 13'1" x 7'10" (4000 x 2400mm)

First Floor (plots 10, 11 & 12)

Bedroom 1 15'5" x 9'2" (4708 x 2813mm)
Bedroom 2 11'11" x 9'2" (3633 x 2813mm)
Home Office 9'1" x 6'9" (2773 x 2063mm)

First Floor (plot 13)

Bedroom 1 15'5" x 9'2" (4708 x 2813mm)
Bedroom 2 11'11" x 8'10" (3633 x 2713mm)
Home Office 9'1" x 6'9" (2773 x 2063mm)

W: Integrated washing machine
O: Integrated built under double electric oven
D: Integrated dishwasher
FF: Integrated fridge/freezer

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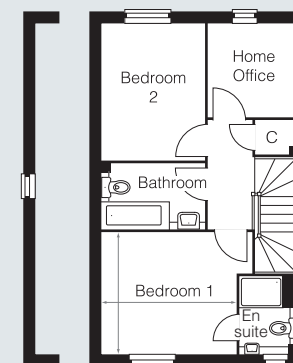
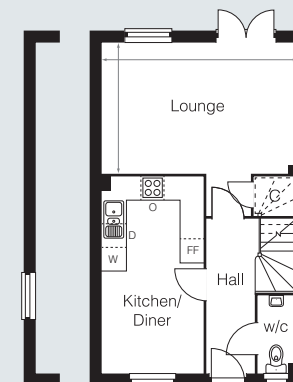
The Branscombe

A contemporary family home with kitchen/diner, ensuite and parking or carport

(plots 5, 6, 7, 8 & 9 - type C2 892)



Plots 8 & 9 illustrated



Plot 5 includes additional windows as shown.
Plots 5 & 7 are handed.

Ground Floor

Lounge 16'3" x 10'10" (4950 x 3313mm)
Kitchen/Diner 16'4" x 8'5" (4988 x 2563mm)

First Floor

Bedroom 1 11'2" x 10'1" (3413 x 3088mm)
Bedroom 2 11'4" x 8'6" (3463 x 2613mm)
Home Office 7'9" x 7'5" (2363 x 2263mm)

W: Integrated washing machine
O: Integrated built under double electric oven
D: Integrated dishwasher
FF: Integrated fridge/freezer

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Help to make your move easier



Our '**Assisted Move**' scheme will help sell your existing property at it's full market value through our approved agents at absolutely **NO COST** to you.



Help to sell your existing property

- Simply choose your Abbey New Home.
- We will organise independent valuations of your present home.
- Having agreed a realistic price, our agents will market your home.
- We will hold your plot for 4 weeks giving you time to sell.
- There are no charges, provided you complete the purchase of an Abbey New Home.

Simple, and **no estate agent fees to pay!** Just ask our Sales Executive to arrange a valuation. Terms and conditions apply. Please ask for further details.



The Specification

Included as standard in your new home

The Granta	The Underwood	The Stewart	The Claremont	The Tapley	The Mallory	The Maxwell	The Balfour	The Rushton	The Branscombe
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General	The Granta	The Underwood	The Stewart	The Claremont	The Tapley	The Mallory	The Maxwell	The Balfour	The Rushton	The Branscombe
■ GRP grained effect front entrance door painted black with chrome ironmongery and Minster obscure glass.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
■ Power and light to all garages with up and over door. Garage door painted white or grey.		✓	✓	✓	2		✓			
■ White two panelled internal doors with chrome ironmongery. White emulsion to walls. All woodwork to be an acrylic white finish. Smooth ceilings throughout.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
■ Gas fired central heating. Pressurised water system.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
■ White PVC-u double-glazed windows and French doors where applicable.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
■ Turfed front gardens planted in accordance with the landscaping plan. Rear garden graded and rotovated. External water tap.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
■ Boundary fencing 1.8m high close boarded and/or 1.8m high brickwork (as applicable to individual property). Party fencing 1.8m high close boarded panels.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
■ Bicycle storage box to rear garden.	✓				3	✓		✓	✓	4
■ 10 year N.H.B.C. warranty and 2 years Abbey Homes Customer Care.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Kitchen and appliances										
■ Choice of contemporary soft close kitchen units with work surfaces and matching upstands.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
■ 4 ring gas hob with stainless steel splashback, extractor hood, integrated double oven, dishwasher and fridge/freezer.								✓	✓	✓
■ 5 ring gas hob with glass splashback, integrated eye level double oven, extractor hood, dishwasher and fridge/freezer.	✓	✓	✓	✓	✓	✓	✓			
■ Integrated washing machine.	6	5	✓	✓	✓	✓	✓	✓	✓	✓
■ Recessed chrome downlighters.	✓	✓	✓	✓	✓	✓	✓			
Cloakrooms, bathrooms and ensuites										
■ Roca Gap white sanitaryware with chrome fittings, a choice of Porcelanosa ceramic wall tiles and chrome towel rail.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
■ Recessed chrome downlighters and shaver point to bathrooms and ensuites.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Electrical										
■ Mains operated smoke detectors and carbon monoxide detector.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
■ Telephone and television socket to living room and master bedroom ¹ . Double switched power-points throughout plus TV satellite digital and FM system point.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
■ Globe style light fitted to all external entrance doors.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
■ Combined telephone and RJ45 socket with CAT6 cabling for connection to fibre optic high speed internet.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
■ Un-switched fused spur to be provided for future installation of an alarm.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
■ Photovoltaic panels.			✓							

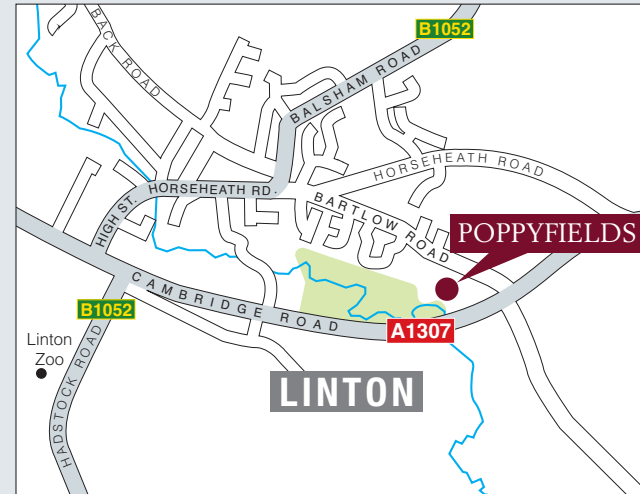
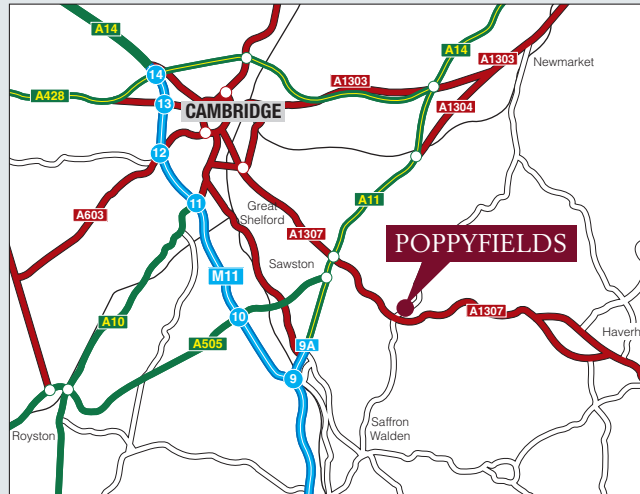
Kitchen and ceramic tile choices will only be available subject to the stage of construction, in some instances they will have already been pre-selected. Please refer to the Site Sales Representative.

¹ Plus additional rooms as detailed on the Floor Layout Plans. ² Plots 16, 27, 33, 41 & 52 only. ³ Plot 4 only. ⁴ Plot 5 only. ⁵ Plumbed in space for a washing machine and tumble dryer in the utility room.

⁶ Integrated washing machine and a removeable base unit for future tumble dryer provision to the wc/utility.



Beautiful Homes, Attractively Priced



Abbey New Homes principal activities are residential housing development in the UK, Ireland and the Czech Republic.

For two generations, the sales sign in front of our Abbey New Homes developments has become a familiar sight in the South East of England.

With many thousands of homes and satisfied customers to our credit, we continue to offer 'Beautiful Homes, Attractively Priced'.

As a responsible, developer we endeavour to provide information that portrays as accurate a picture as possible of your future home and we would like to point out the following:

Whilst every care is taken to ensure accuracy of all published material, we reserve the right to amend or improve the specification, materials, floor layouts and site plans. Any alteration will be clearly shown on a separate sales information sheet available in the site sales office. Please note that interior images shown in this particular brochure are indicative only and taken from other Abbey

Developments interiors. The landscaping shown on the site layout is indicative of a matured development and, as with all new developments, is subject to approval by the Local Authority.

The artist has also tried to give some indication of how extra planting could be used to enhance the appearance of your home. As we try to provide as much variety as possible, the configuration of homes, garage positions, brick colours, windows, external treatments and levels can vary from plot to plot. We can therefore only give typical illustrations.

Thank you for taking the time to read about our Poppyfields development.

If you require any further information, please refer to the site sales representatives who will be happy to help you choose a house of which to be proud.

Poppyfields, Linton, Cambridgeshire, CB21 4LY

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