



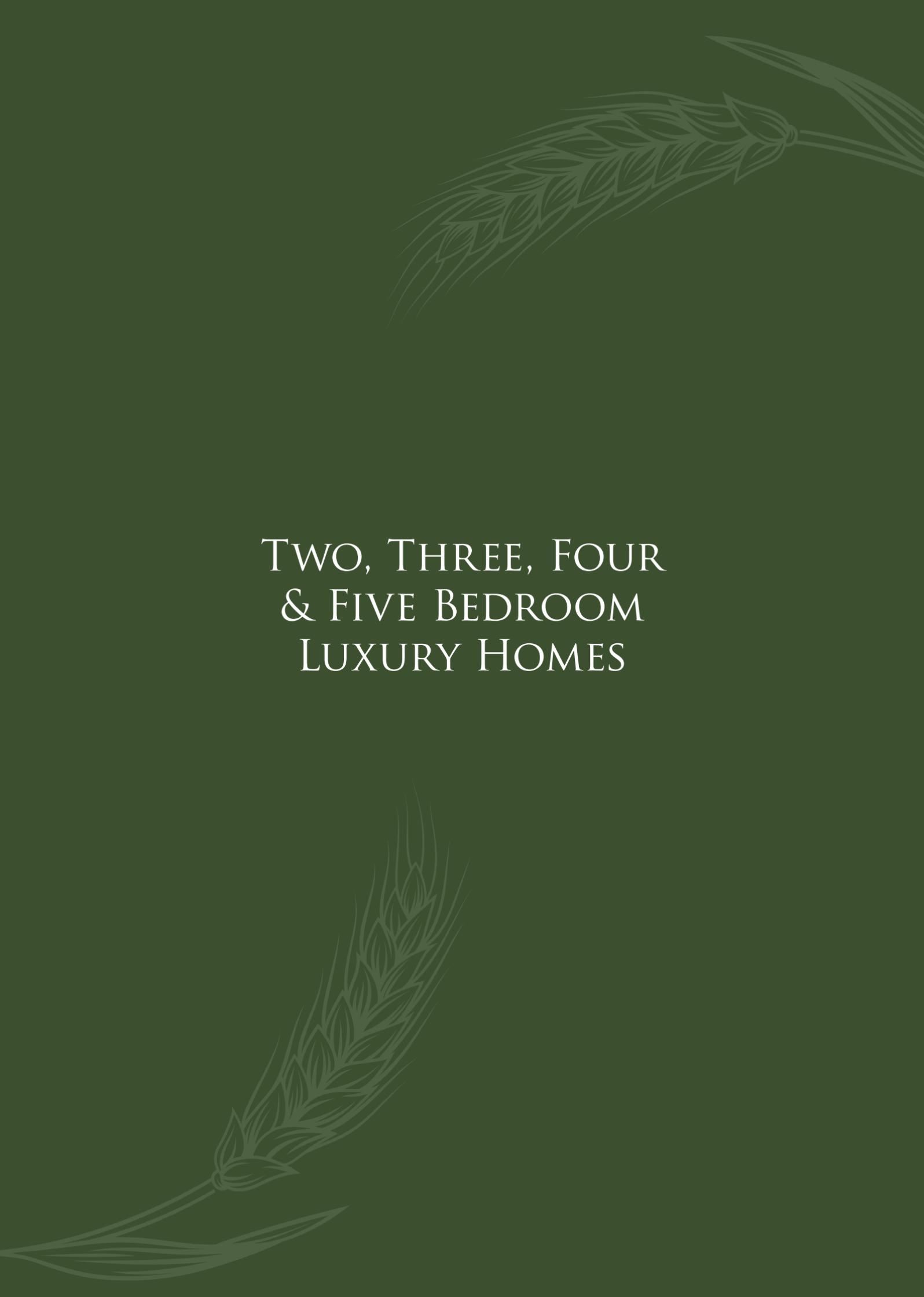
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HEYDON  
CAMBRIDGESHIRE

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BRAMPTON VALLEY  
HOMES



TWO, THREE, FOUR  
& FIVE BEDROOM  
LUXURY HOMES



Welcome to **West Croft**, an exclusive new development of just eight individually designed homes, set within the tranquil village of Heydon. Offering a rare opportunity to enjoy contemporary countryside living in a small development of beautiful homes.

Located in a peaceful rural setting, yet within easy reach of Cambridge and excellent transport links, West Croft offers the perfect balance of village charm and modern convenience, ideal for families, professionals, and those looking to escape the bustle without compromise.

These beautifully designed two, three, four and five bedroom homes offer the perfect blend of traditional style and modern luxury. Every detail at West Croft has been carefully considered to offer individual style and built to the highest standards by Brampton Valley Homes, renowned for its high quality homes with superior style.

Choose a Brampton Valley Home. Choose West Croft.



# WHERE VILLAGE LIFE MEETS NATURAL BEAUTY

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Tucked away on the rolling chalk hills of south Cambridgeshire, the village of Heydon offers a rare blend of timeless rural charm and effortless modern living. With its winding lanes, characterful cottages, and panoramic countryside views, Heydon is a place that feels both wonderfully secluded and perfectly connected.

Rich in character and community spirit, Heydon features the historic Holy Trinity Church, the popular King William IV pub and Heydon Grange Golf & Country Club with its well-maintained courses and clubhouse facilities. For those who enjoy the outdoors, the village is a gateway to scenic walks, cycling routes and nearby nature reserves. Explore the open views from Therfield Heath, the woodland paths at Fox Covert or visit Fowlmere Nature Reserve to spot Otters, Kingfishers, and Reed Buntings.



Holy Trinity Church, Heydon



RSPB  
Fowlmere



King William IV Pub



Village Centre, Heydon



Surrounding Countryside



Heydon Grange Golf Club



Fowlmere Road, Heydon

# THE WIDER AREA

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Great Chishill Windmill

Only a short drive away, the thriving market town of Royston offers a wider range of everyday essentials and amenities - including supermarkets, boutique shops, gyms, cafés, and a regular market held in the town centre. Royston is also home to a mainline train station with direct services to London King's Cross, making it easy to stay connected to the capital in under an hour.

Just 20 minutes by car, the city of Cambridge offers a perfect mix of history, culture, and modern living. Famous for its world-class university and striking architecture, Cambridge is also home to riverside walks, museums, theatres, and vibrant shopping and dining. Whether you're enjoying a day out punting on the Cam or commuting for work, the city's excellent transport links and rich cultural life make it a valuable attraction on your doorstep.



Cambridge



Royston, Shopping



Rolling Cambridgeshire Countryside



Royston Priory

Heydon offers a true taste of village life peaceful, scenic, and community-focused while still being perfectly placed for modern living. With its blend of countryside charm, a relaxed lifestyle, and excellent connections to Cambridge and beyond, Heydon is an ideal place to call home.

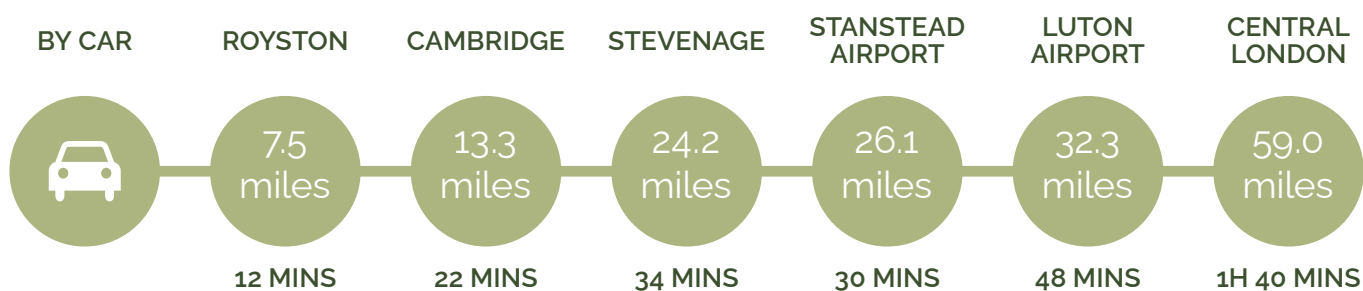
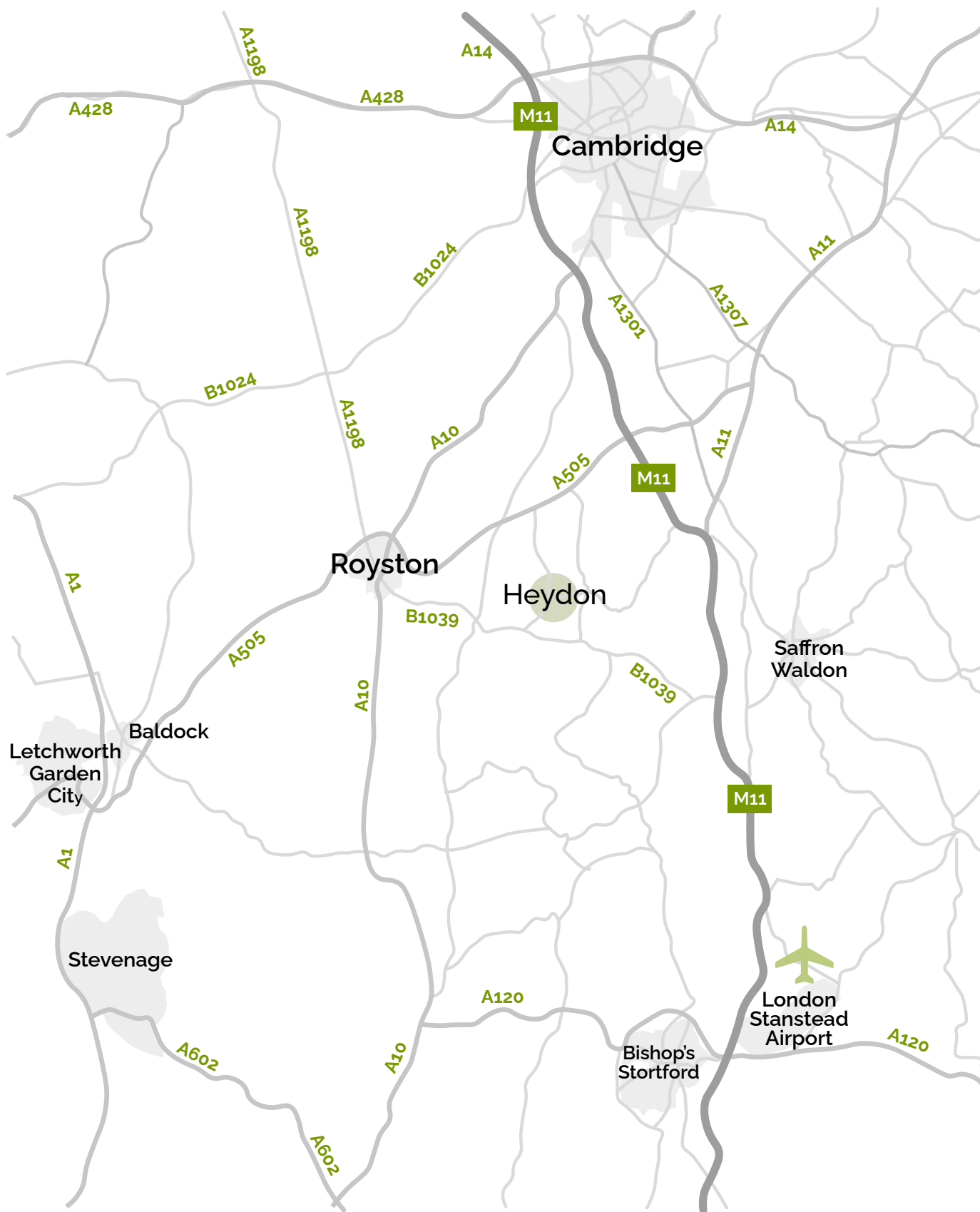


Royston High Street

# WEST CROFT LOCATION

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# WEST CROFT DEVELOPMENT



Images are for illustrative puposes only, please speak to our sales advisor to confirm room dimensions and specification.

# DEVELOPMENT KEY

1



THE ASHCROFT

4



THE DOVECOTE

2



THE BARNCROFT

5&6



THE ELMSTEAD

3



THE CHURCHCROFT

7&8



THE FOXGLOVE





459' 4" Sqft  
140m<sup>2</sup>



Single

# THE ASHCROFT

2 Bedroom  
1 En-suite  
Kitchen/Diner  
Utility  
Single Carport

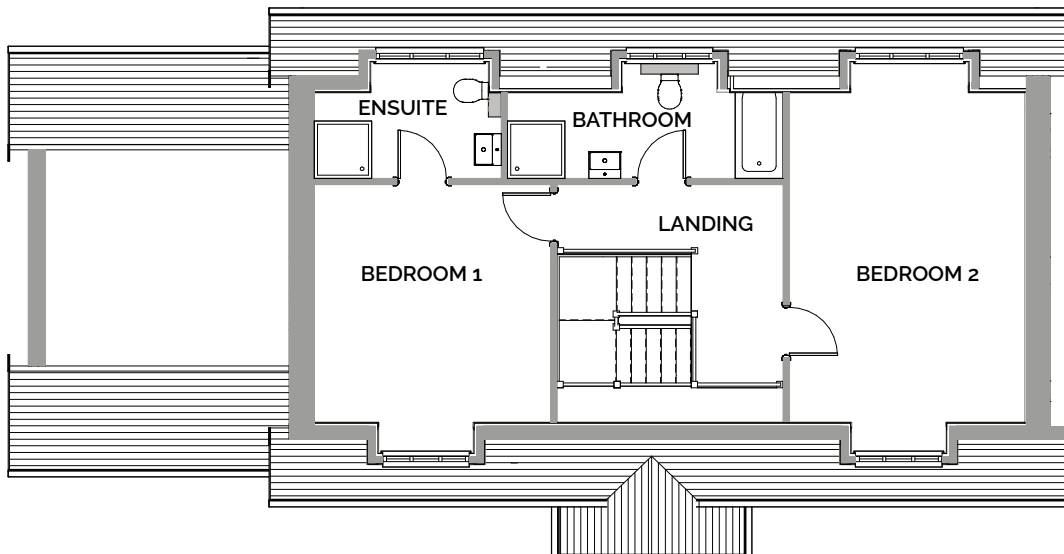
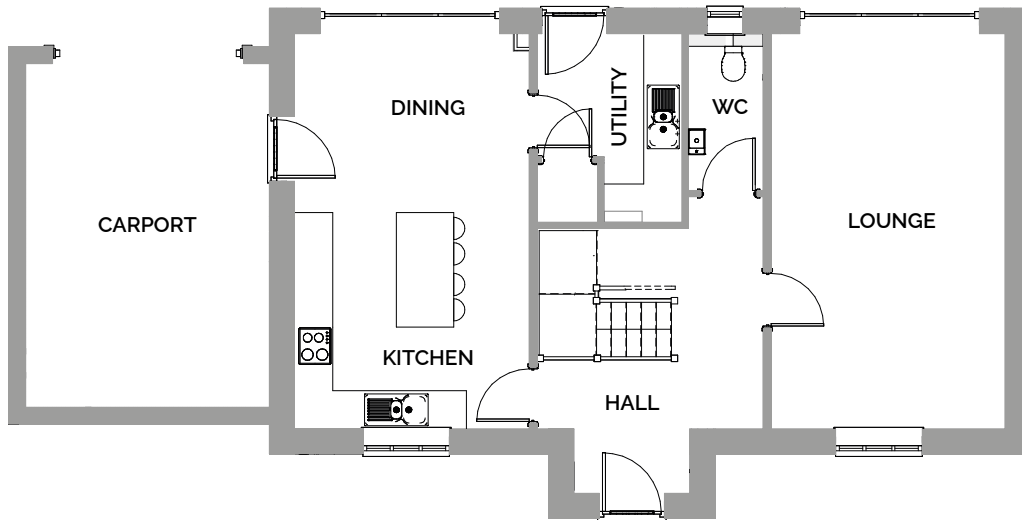
SPECIFICATION  PLATINUM PLUS

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# THE ASHCROFT

Plot 1 - Total Area: 459' 4" Sqft / 140m<sup>2</sup>



## GROUND FLOOR

Lounge	12'0" x 20'4"	3.66m x 6.20m
Kitchen/Diner	12'0" x 20'4"	3.67m x 6.20m
Utility Room	9'3" x 8'1"	2.83m x 2.46m
Cloakroom	8'7" x 3'9"	2.61m x 1.15m
Carport	17'6" x 12'5"	5.35m x 3.8m

## FIRST FLOOR

Bedroom 1	12'1" x 13'10"	3.70m x 4.23m
En-suite 1	9'7" x 6'1"	2.92m x 1.85m
Bedroom 2	12'1" x 13'10"	3.68m x 4.23m
Bathroom	14'1" x 6'1"	4.3m x 1.85m



754'7" Sqft  
230m<sup>2</sup>



1



4



2



Double

# THE BARNCROFT

4 Bedroom

1 En-suite & Dressing Room

Kitchen/Diner/Family Room

Utility

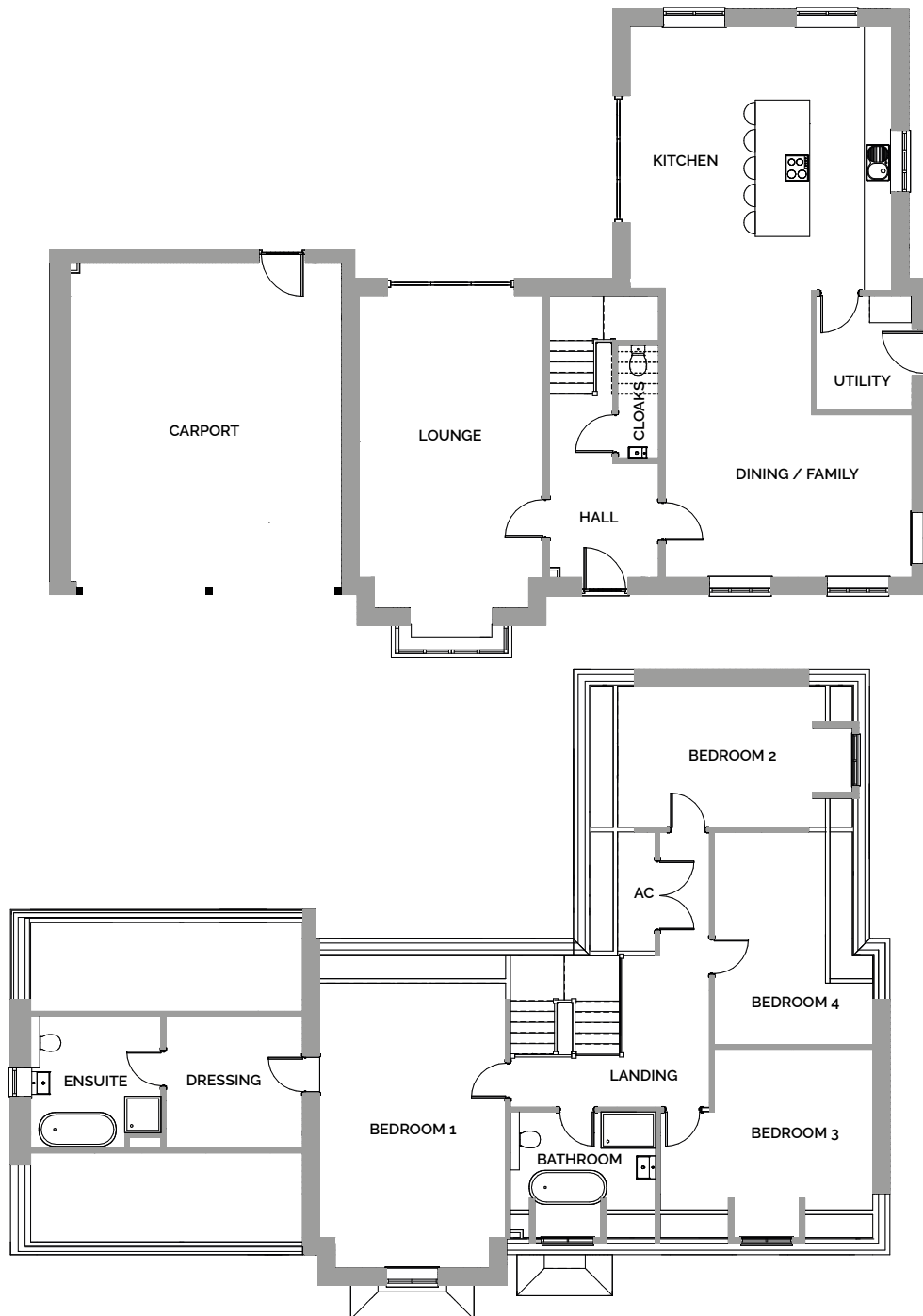
Double Carport

SPECIFICATION  PLATINUM PLUS

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# THE BARNCROFT

Plot 2 - Total Area: 754'7" Sqft / 230m<sup>2</sup>



## GROUND FLOOR

Lounge	13'3" x 20'3"	4.04m x 6.18m
Kitchen/Diner/Family	18'11" x 39'8"	5.76m x 12.1m
Utility Room	8'2" x 6'10"	2.50m x 2.10m
Cloakroom	7'1" x 3'9"	2.17m x 1.15m
Carport	22'4" x 19'4"	6.81m x 5.9m

## FIRST FLOOR

Bedroom 1	13'4" x 20'4"	4.08m x 6.21m
En-suite 1	8'11" x 9'10"	2.73m x 3.00m
Dressing Room	5'9" x 9'10"	1.76m x 3.00m
Bedroom 2	10'1" x 18'9"	3.08m x 5.73m
Bedroom 3	11'4" x 13'6"	3.45m x 4.13m
Bedroom 4	11'4" x 15'4"	3.45m x 4.68m
Bathroom	10'5" x 8'11"	3.17m x 2.73m



Plot 3



784'1" Sqft  
239m<sup>2</sup>



1



5



4



Double

# THE CHURCHCROFT

5 Bedroom

3 En-suite

Kitchen/Diner/Family Room

Utility

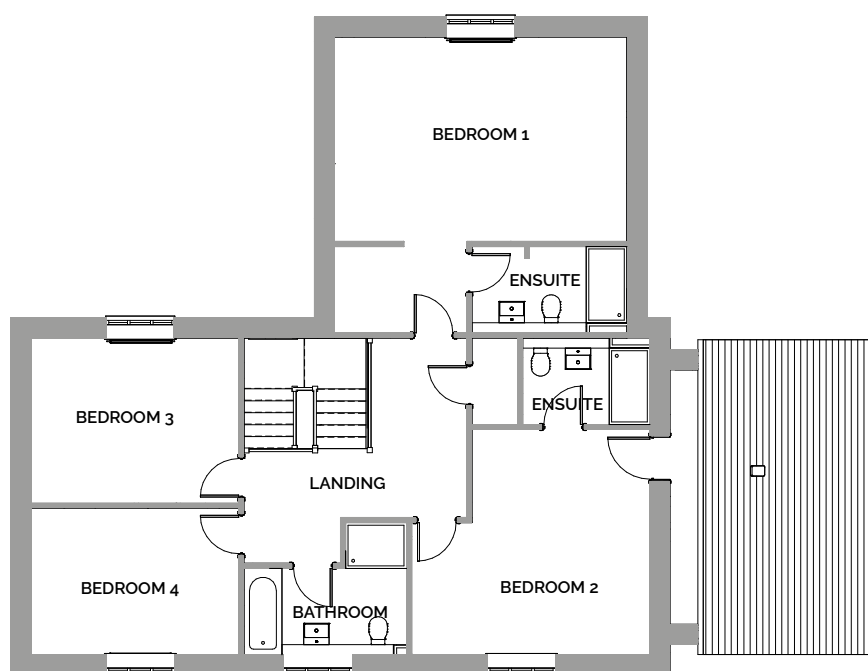
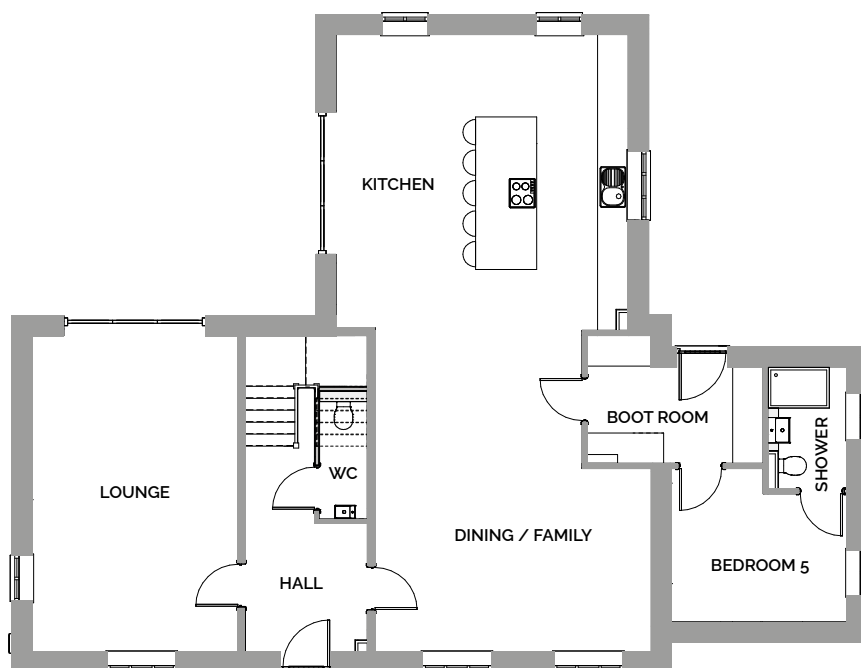
Double Carport

SPECIFICATION  PLATINUM PLUS

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# THE CHURCHCROFT

Plot 3 - Total Area: 784'1" Sqft / 239m<sup>2</sup>



## GROUND FLOOR

Lounge	20'5" x 18'3"	6.23m x 5.57m
Kitchen/Diner/Family	18'10" x 38'8"	5.75m x 11.8m
Utility Room	8'2" x 6'10"	2.50m x 2.10m
Cloakroom	3'1" x 8'1"	0.94m x 2.47m
Bootroom	3'6" x 7'8"	1.08m x 2.34m
Shower	5'0" x 7'9"	1.53m x 2.37m
Bedroom 5	16'5" x 11'4"	5.00m x 3.45m

## FIRST FLOOR

Bedroom 1	12'7" x 18'10"	3.84m x 5.75m
En-suite 1	10'2" x 5'5"	3.11m x 1.67m
Bedroom 2	8'5" x 15'4"	2.58m x 4.67m
En-suite 2	8'1" x 5'6"	2.48m x 1.68m
Bedroom 3	13'4" x 10'7"	4.08m x 3.23m
Bedroom 4	13'4" x 9'5"	4.08m x 2.87m
Bathroom	10'5" x 8'5"	3.17m x 2.58m



Plot 4



741'5" Sqft  
226m<sup>2</sup>



1



4



3



Double

## THE DOVECROFT

4 Bedroom

2 En-suite, 1 Dressing Room

Kitchen/Diner/Family Room

Utility

Double Carport

SPECIFICATION  PLATINUM PLUS

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# THE DOVECOTE

Plot 4 - Total Area: 741'5" Sqft / 226m<sup>2</sup>



## GROUND FLOOR

Reception	20'9" x 18'3"	6.32m x 5.57m
Kitchen/Diner/Family	20'9" x 34'2"	6.32m x 10.41m
Study	7'8" x 12'1"	2.35m x 3.70m
Utility	5'9" x 9'2"	1.75m x 2.8m
WC	5'9" x 4'11"	1.75m x 1.5m

## FIRST FLOOR

Bedroom 1	12'10" x 16'10"	3.93m x 5.13m
En-suite 1	6'11" x 7'5"	2.11m x 2.26m
Bedroom 2	11'8" x 20'9"	3.57m x 6.32m
En-suite 2	4'6" x 7'6"	1.39m x 2.28m
Bedroom 3	12'10" x 11'4"	3.93m x 3.45m
Bedroom 4	12'10" x 11'4"	3.93m x 3.45m
Bathroom	8'9" x 7'6"	2.67m x 2.28m



Plots 5 & 6



436' 4" Sqft  
133m<sup>2</sup>



1



3



2



Single

## THE ELMSTEAD

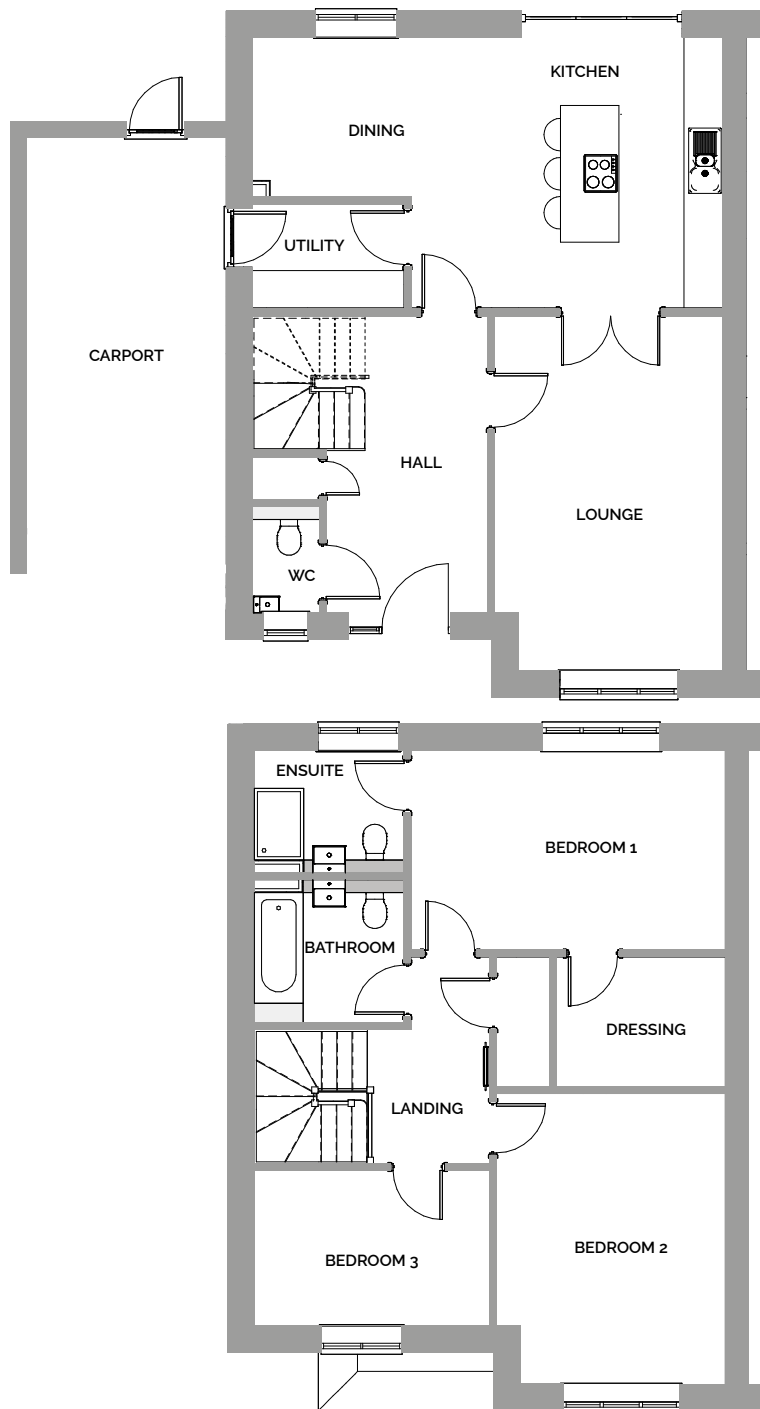
3 Bedroom  
1 En-suite & Dressing Room  
Kitchen/Diner  
Utility  
Single Carport

SPECIFICATION ● PLATINUM

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# THE ELMSTEAD

Plot 5 & 6 - Total Area: 436' 4" Sqft / 133m<sup>2</sup>



## GROUND FLOOR

Lounge	10'4" x 17'10"	3.15m x 5.44m
Kitchen/Diner	23'8" x 13'7"	7.23m x 4.15m
Utility	5'9" x 8'4"	1.75m x 2.55m
WC	5'4" x 3'4"	1.62m x 1.02m
Carport	9'11" x 22'5"	3.03m x 6.85m

## FIRST FLOOR

Bedroom 1	15'10" x 10'0"	4.82m x 3.06m
En-suite 1	7'6" x 6'1"	2.28m x 1.87m
Bedroom 2	14'7" x 10'4"	4.46m x 3.15m
Bedroom 3	12'1" x 7'9"	3.68m x 2.38m
Bathroom	7'6" x 7'1"	2.28m x 2.17m



Plots 7 & 8



418'3" Sqft  
127.5m<sup>2</sup>



1



3



2



Single

## THE FOXGLOVE

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3 Bedroom  
1 En-suite  
Kitchen/Diner  
Utility  
Single Carport

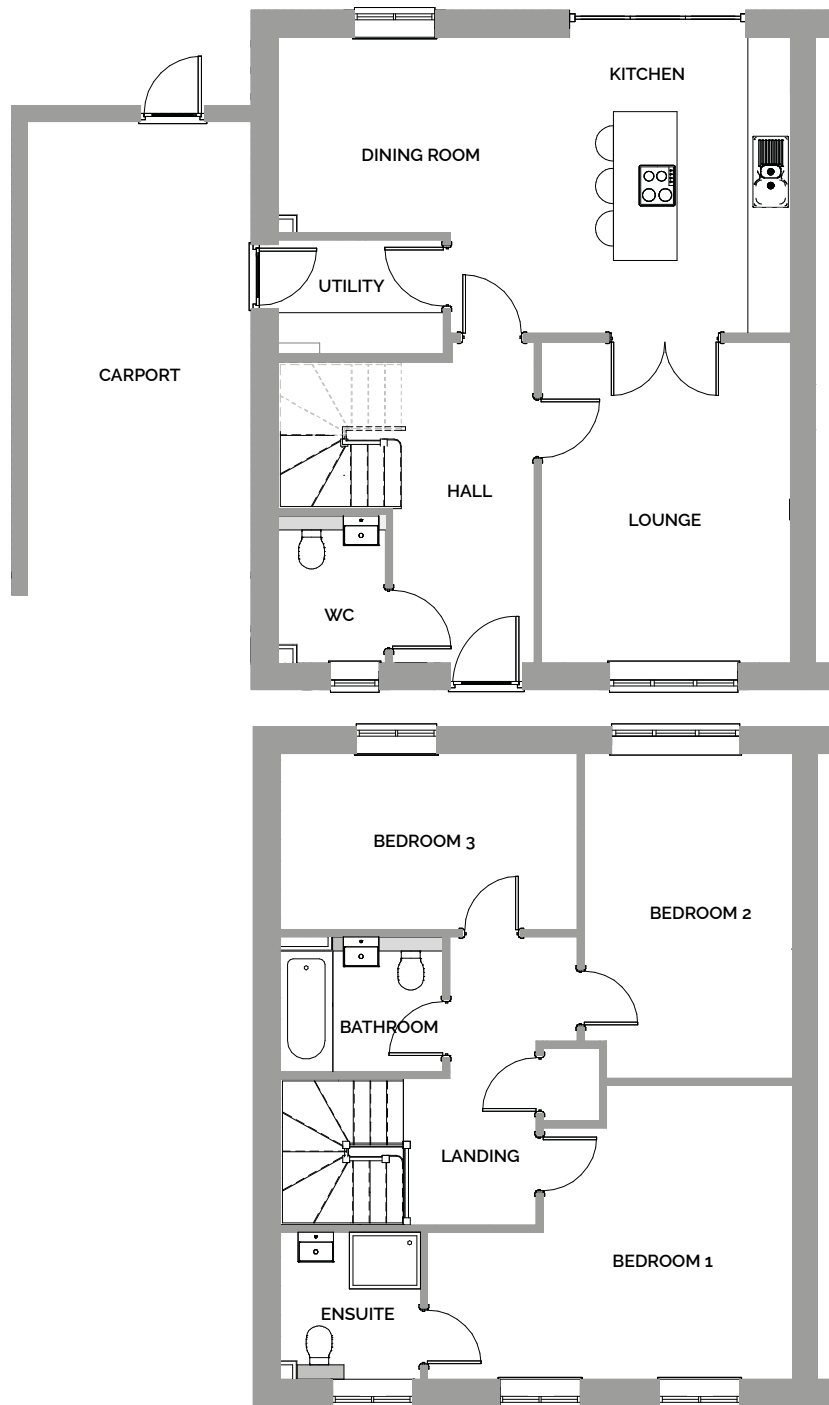
SPECIFICATION  PLATINUM

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# THE FOXGLOVE

Plot 7 & 8 - Total Area: 418'3" Sqft / 127.5m<sup>2</sup>



## GROUND FLOOR

Lounge	11'6" x 14'9"	3.50m x 4.51m
Kitchen/Diner	23'8" x 13'8"	7.22m x 4.16m
Utility	4'11" x 9'10"	1.50m x 3.00m
WC	5'4" x 6'9"	1.62m x 2.06m
Carport	10'2" x 22'5"	3.10m x 6.85m

## FIRST FLOOR

Bedroom 1	16'10" x 13'6"	5.13m x 4.13m
En-suite 1	6'9" x 6'5"	2.06m x 1.96m
Bedroom 2	14'12" x 9'7"	4.57m x 2.92m
Bedroom 3	13'8" x 7'2"	4.18m x 2.18m
Bathroom	6'1" x 7'2"	1.87m x 2.18m

# SPECIFICATIONS

## KITCHEN

- German Engineered Häcker kitchen with a choice of colours and finishes (subject to build stage)
- Quartz Worktops and downstands to Islands\*
- Quooker Hot Tap
- Integrated NEFF appliances including:
  - Slide&Hide oven
  - Combi microwave
  - Induction hob
  - Extractor
  - Wine Cooler
  - Fridge freezer
  - Dish Washer
- Porcelain floor tiles

## BATHROOM AND EN-SUITES

- Ceramic sanitary ware
- Double panel bath screens
- Chrome taps and showers
- Full height porcelain wall tiles
- Concealed toilet cisterns
- LED mirror
- Shaver sockets
- Vanity units
- Bathroom accessories

## ENVIRONMENTAL DETAILS

- Air source heat pump and hot water
- Worcester Bosch boiler
- HIVE thermostat to first floor
- Underfloor heating to ground floor
- Mid-floor insulation
- EV charging to all plots

## FINISHES AND FEATURES

- Bifold/patio doors\*
- Carpet laid in every non-tiled room
- Matwell to the hall
- Oak veneered doors with stylish handles
- Media plate to master bedroom and lounge
- TV point in every bedroom

## EXTERNAL DETAILS

- Contemporary red brickwork
- Anthracite horizontal cladding
- Co-ordinating windows
- Complimenting roof tiles
- Electric vehicle charger to the carports
- Landscaped garden with turf and patio

	PLATINUM	PLATINUM PLUS
Kitchen with integrated appliances (oven, combi-microwave, hob, extractor fridge-freezer, dishwasher, wine cooler)	✓	✓
Quartz Worktops	✓	✓
Carpets throughout with matwell to hall	✓	✓
Floor tiling Kitchen/utility/pantry* and bathrooms	✓	✓
Floor tiling to the hall		✓
Full height Bathroom tiling	✓	✓
Vanity unit, mirror & bathroom accessories	To main bathroom	To all bathrooms
Media point to lounge and master bedroom	✓	✓
TV Points to all bedrooms	✓	✓
Bifold/patio doors*	✓	✓
Prewired for EV charging / EV charger installed*	✓	✓
Wardrobe to master bedroom	✓	✓
Chrome sockets	✓	✓

\* Plot specific



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## WEST CROFT

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HOMES