



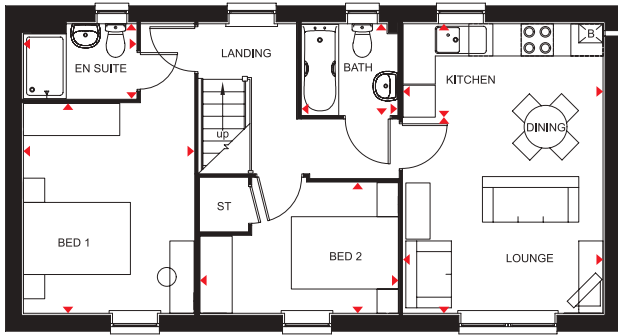
ALCESTER

2 BEDROOM COACH HOUSE

- A lovely two bed home featuring a free-flowing kitchen with dining and living areas
- Comfortable master bedroom with en suite and a further double bedroom
- Bathroom with contemporary bathroom suite

Bearscroft Lane, Godmanchester, Huntingdon PE29 2LQ

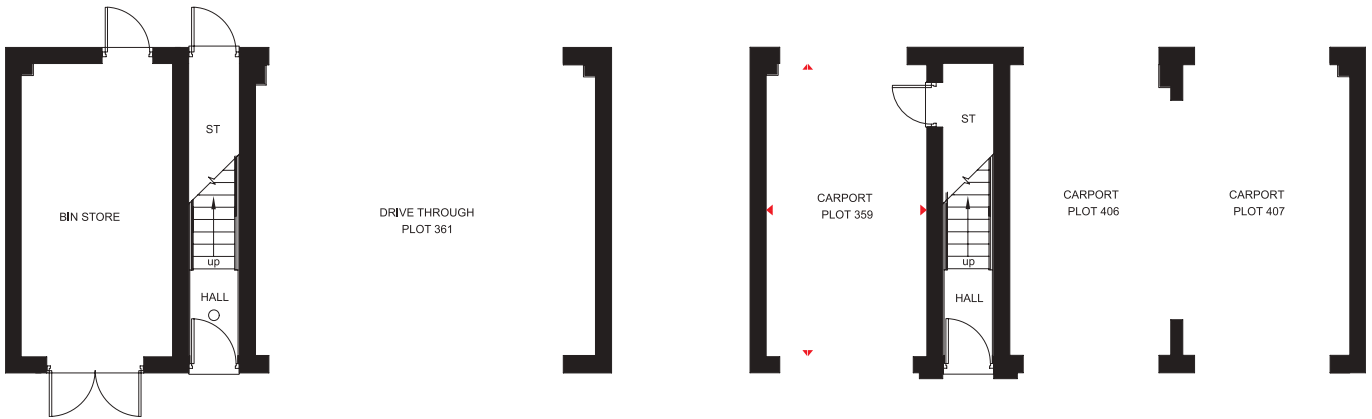




First Floor

Lounge/Dining	3740 x 3671mm	12'3" x 12'1"
Kitchen	3740 x 1757mm	12'3" x 5'9"
Bedroom 1	3199 x 3931mm	10'6" x 12'11"
En suite	2120 x 1410mm	6'11" x 4'8"
Bedroom 2	3706 x 2450mm	12'2" x 8'0"
Bathroom	1700 x 2192mm	5'7" x 7'2"

(Approximate dimensions)



Ground Floor

Carport (Plot 359)	3000 x 5480mm	9'10" x 17'12"
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(Approximate dimensions)

- KEY**
- B Boiler
 - ST Store
 - ◀▶ Dimension location



ALNWICK

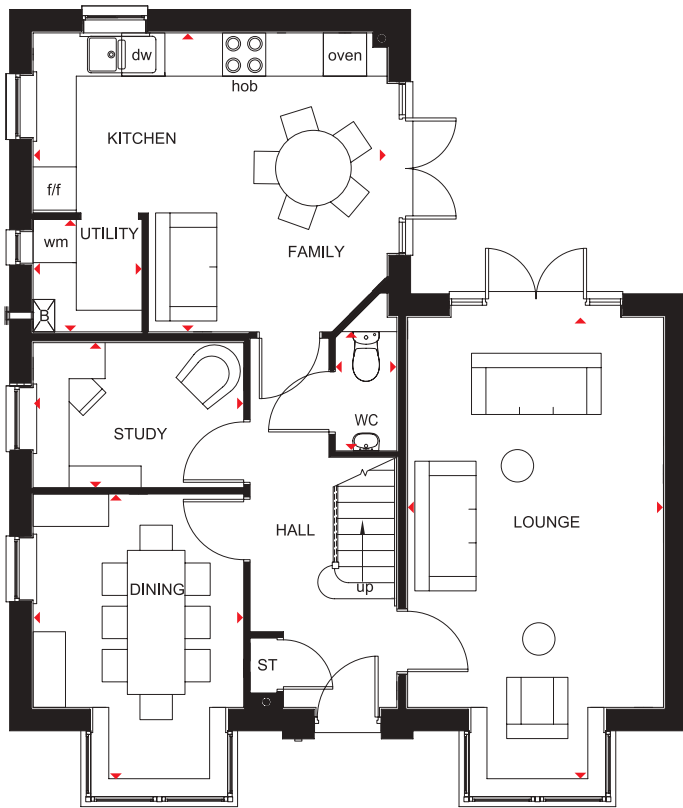
4 BEDROOM DETACHED HOME

- A beautifully presented four bedroom detached home featuring kitchen with family area and French doors leading to the garden
- The ground floor also has a study, dining room and lounge with French doors opening onto the garden
- First floor comprises master bedroom with walk-in wardrobe and en suite
- Two further double bedrooms, a single bedroom and family bathroom

Bearscroft Lane, Godmanchester, Huntingdon PE29 2LQ

Please see working drawings for plot-specific details and elevation treatments

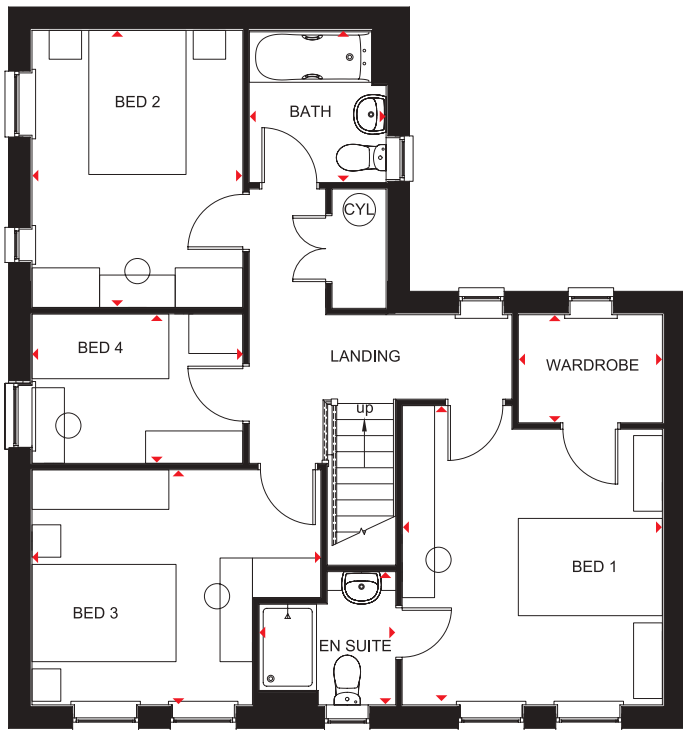




Ground Floor

Lounge	5945 x 3551mm	19'6" x 11'8"
Dining Room	3492 x 2924mm	11'5" x 9'7"
Kitchen/Family	4915 x 4149mm	16'2" x 13'7"
WC	1655 x 854mm	5'5" x 2'10"
Study	2924 x 2012mm	9'7" x 6'7"
Utility	1512 x 1561mm	5'0" x 5'1"

(Approximate dimensions)



First Floor

Bedroom 1	3551 x 3827mm	11'8" x 12'7"
En suite	1900 x 1850mm	6'3" x 6'1"
Wardrobe	2000 x 1500mm	6'7" x 4'11"
Bedroom 2	2927 x 3834mm	9'7" x 12'7"
Bedroom 3	4080 x 3264mm	13'5" x 10'9"
Bedroom 4	2927 x 2076mm	9'7" x 6'10"
Bathroom	2112 x 1900mm	6'11" x 6'3"

(Approximate dimensions)

KEY	B	Boiler	wm	Washing machine space	◀▶	Dimension location
	ST	Store	f/f	Fridge/freezer space		
	CYL	Cylinder	dw	Dishwasher space		



CAMBRIDGE

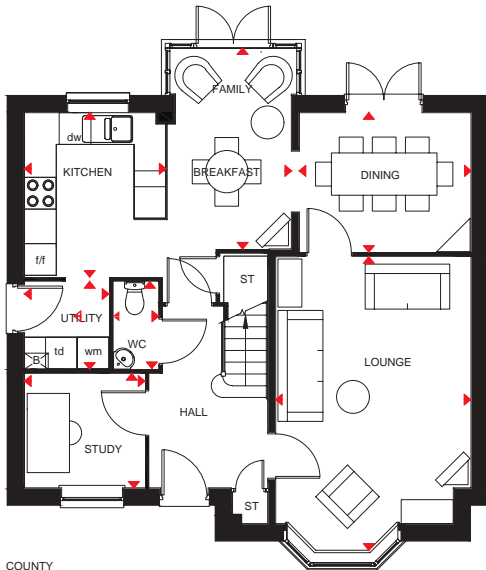
4 BEDROOM DETACHED HOME

- A beautifully presented four bedroom detached home featuring kitchen with family and breakfast areas and glazed bay leading to the garden
- Delightful lounge, study and dining room with French doors opening onto the garden
- First floor comprises master bedroom with en suite shower room, three further double bedrooms and family bathroom

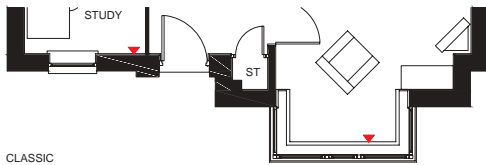
Bearcroft Lane, Godmanchester, Huntingdon PE29 2LQ

Please see working drawings for plot-specific details and elevation treatments





COUNTY

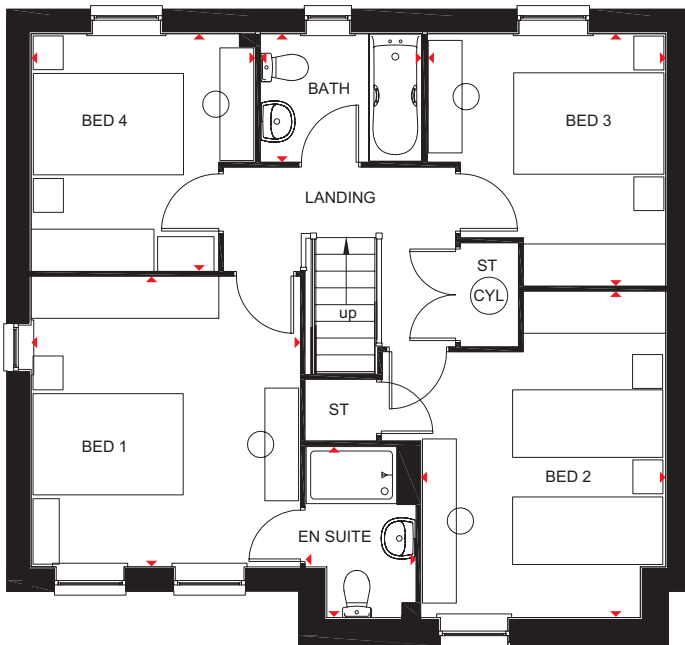


CLASSIC

Ground Floor

Kitchen Area	3111 x 2674mm	10'2" x 8'9"
Family/Breakfast Area	3803 x 2377mm	12'6" x 7'9"
Lounge	5577 x 3700mm	18'4" x 12'2"
Dining Room	3250 x 2640mm	10'8" x 8'8"
Study	2276 x 2161mm	7'6" x 7'1"
Utility	1656 x 1595mm	5'5" x 5'3"
WC	1656 x 850mm	5'5" x 2'9"

(Approximate dimensions)



First Floor

Bedroom 1	3861 x 3574mm	12'8" x 11'9"
En Suite	2279 x 1450mm	7'6" x 4'9"
Bedroom 2	4338 x 3252mm	14'3" x 10'8"
Bedroom 3	3352 x 3164mm	11'0" x 10'5"
Bedroom 4	3154 x 2976mm	10'4" x 9'9"
Bathroom	2137 x 1700mm	7'0" x 5'7"

(Approximate dimensions)

KEY	B	Boiler	wm	Washing machine space	td	Tumble dryer space
	ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
	CYL	Cylinder	dw	Dishwasher space		



CHESHAM SPECIAL

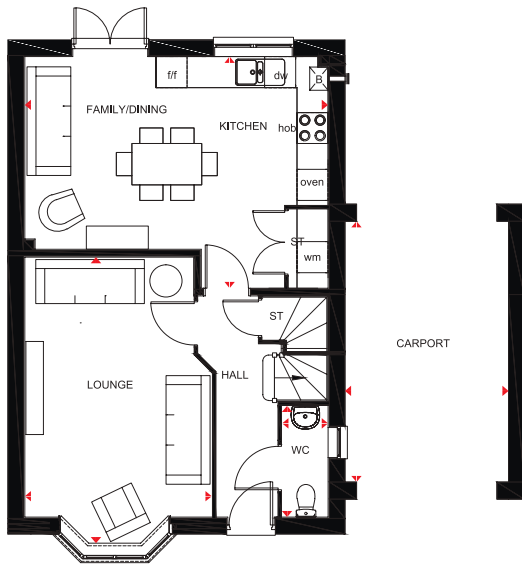
4 BEDROOM LINK-DETACHED HOME

- A delightful four bed home offering contemporary kitchen with dining and family areas and French doors leading to the rear garden
- Ground floor also has a full bay-fronted lounge
- The first floor features three double bedrooms, the master with en suite, a single bedroom and modern family bathroom

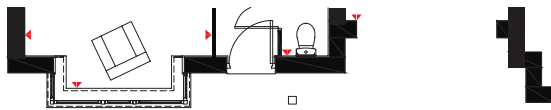
Bearscroft Lane, Godmanchester, Huntingdon PE29 2LQ

Please see working drawings for plot-specific details and elevation treatments





COUNTY



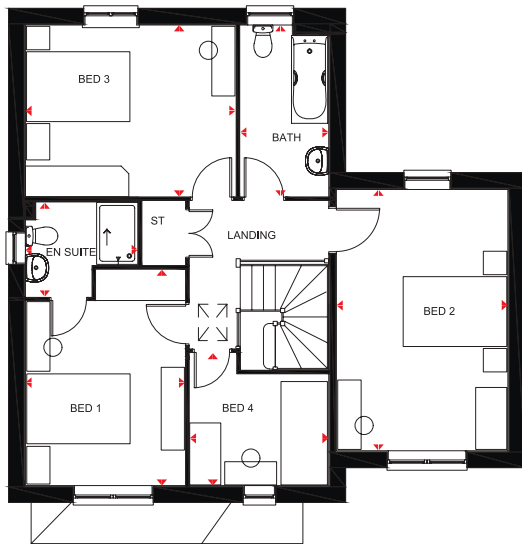
CLASSIC

Ground Floor

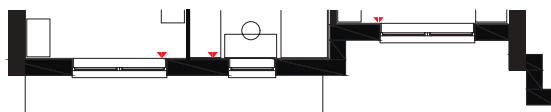
Lounge*	3613 x 5678mm	11'10" x 18'8"
Kitchen/Dining/Family	5864 x 4474mm	19'3" x 14'8"
WC	885 x 2150mm	2'11" x 7'1"
Carport	3165 x 5045mm	10'5" x 16'7"

(Approximate dimensions)

*Lounge dimensions on County style are 3613 x 5555mm



COUNTY



CLASSIC

First Floor

Bedroom 1	3085 x 4174mm	10'1" x 13'8"
En Suite	2172 x 1816mm	7'2" x 5'11"
Bedroom 2	5050 x 3315mm	16'6" x 10'10"
Bedroom 3	4061 x 3311mm	13'3" x 10'10"
Bedroom 4	2553 x 2676mm	8'4" x 8'9"
Bathroom	1709 x 3311mm	5'7" x 10'10"

(Approximate dimensions)

KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location



CHESHAM

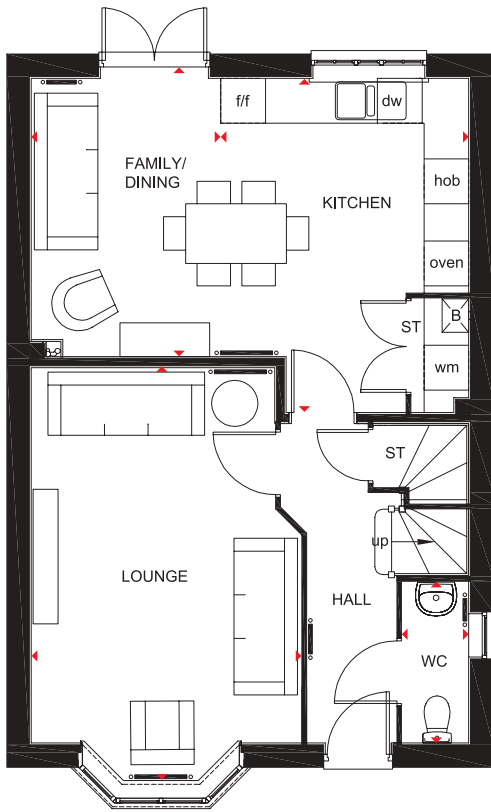
4 BEDROOM HOME

- A delightful four bed detached home offering a contemporary kitchen with dining and family areas and French doors leading to the rear garden
- The ground floor also has a full bay-fronted lounge
- The first floor features two double bedrooms, with an en suite to the master bedroom, two single bedrooms and a modern family bathroom

Bearscroft Lane, Godmanchester, Huntingdon PE29 2LQ

Please see working drawings for plot-specific details and elevation treatments

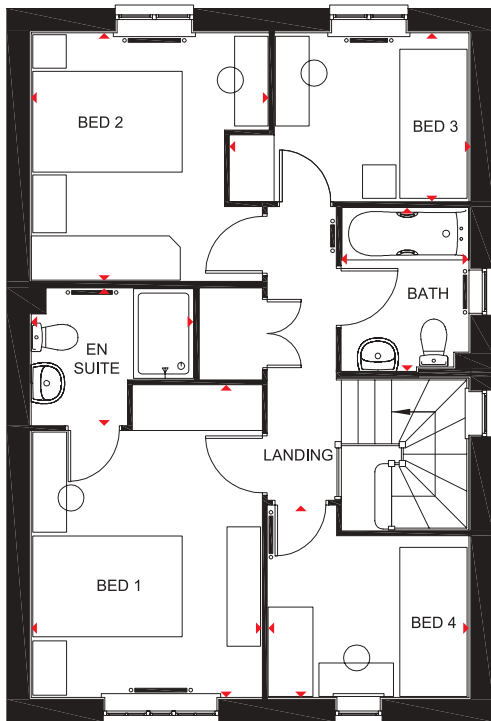




Ground Floor

Lounge	5679 x 3617mm	18'8" x 11'10"
Kitchen/ Family/Dining	5865 x 3725mm	19'3" x 12'3"
WC	2153 x 889mm	7'1" x 2'11"

(Approximate dimensions)



First Floor

Bedroom 1	4178 x 3088mm	13'8" x 10'2"
En Suite	2176 x 1823mm	7'2" x 6'0"
Bedroom 2	3315 x 3178mm	10'11" x 10'5"
Bedroom 3	2599 x 2251mm	8'6" x 7'5"
Bedroom 4	2689 x 2153mm	8'10" x 7'1"
Bathroom	2198 x 1701mm	7'3" x 5'7"

(Approximate dimensions)

KEY	Radiator	wm	Washing machine space	Dimension location
	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space



COLEFORD, LOUGHTON & HORNSEA

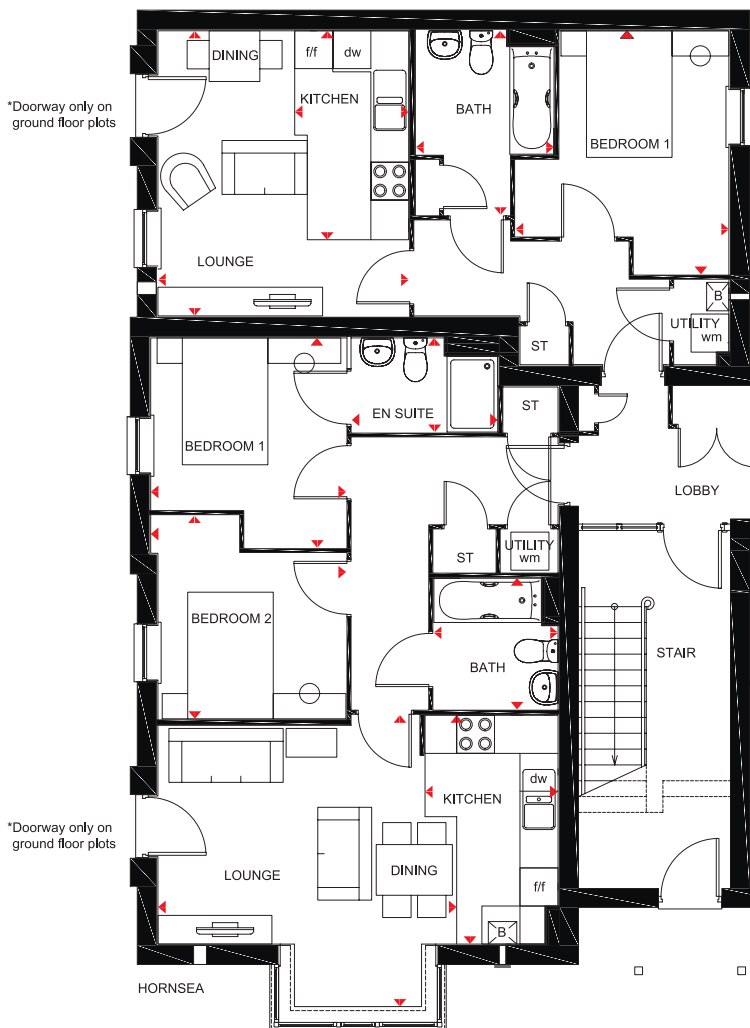
1 & 2 BEDROOM APARTMENTS

- The Coleford provides two double bedrooms with en suite to the master and open-plan living space
- The Loughton provides one double bedroom and an open-plan living space
- The Hornsea provides two double bedrooms with en suite to the master and open-plan living space

Bearscroft Lane, Godmanchester, Huntingdon PE29 2LQ



LOUGHTON



Loughton

Lounge/Dining	3959 x 4499mm	12'12" x 14'9"
Kitchen	1799 x 3299mm	5'11" x 10'10"
Bedroom	3368 x 3842mm	11'1" x 12'7"
Bathroom	2175 x 2906mm	7'2" x 9'6"

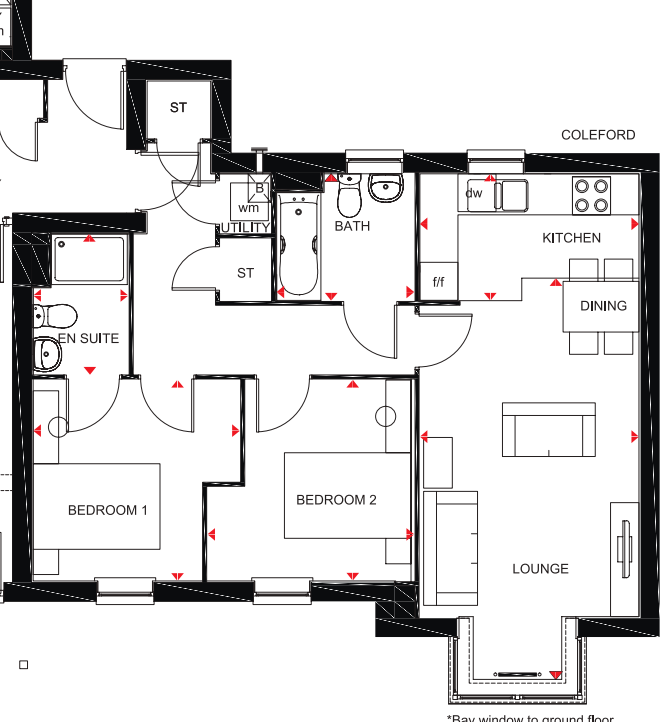
[Approximate dimensions]

*Doorway only on ground floor plots

*Bay window to ground floor plots only

*Bay window to ground floor plots only

COLEFORD



Hornsea

Lounge/Dining (Ground)	4714 x 4624mm	15'6" x 15'2"
Lounge/Dining (1st/2nd)	4714 x 3609mm	15'6" x 11'10"
Kitchen	2096 x 3609mm	6'11" x 11'10"
Bedroom 1	3081 x 3309mm	10'1" x 10'10"
En Suite	2302 x 1484mm	7'7" x 4'10"
Bedroom 2	3081 x 3208mm	10'1" x 10'6"

[Approximate dimensions]

Coleford

Lounge/Dining (Ground)	3449 x 6367mm	11'4" x 20'11"
Lounge/Dining (1st/2nd)	3449 x 5339mm	11'4" x 17'6"
Kitchen	3449 x 2002mm	11'4" x 6'7"
Bedroom 1	3259 x 3170mm	10'8" x 10'5"
En Suite	1499 x 2212mm	4'11" x 7'3"
Bedroom 2	3258 x 3170mm	10'8" x 10'5"

[Approximate dimensions]

- KEY**
- B Boiler
 - ST Store
 - wm Washing machine space
 - f/f Fridge/freezer space
 - dw Dishwasher space
 - ◄► Dimension location



FAWLEY

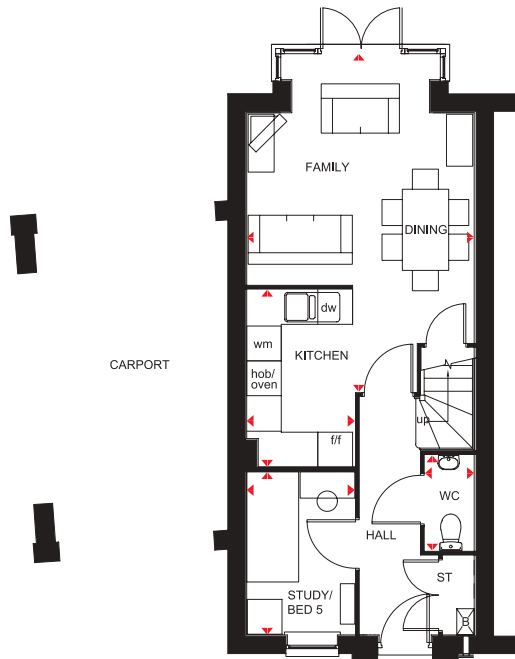
5 BEDROOM LINK-DETACHED HOME

- A modern five bedroom home featuring an open-plan kitchen/family/dining room and study/fifth bedroom to the ground floor
- The first floor provides two double bedrooms with en suite to master bedroom and a family lounge
- The second floor provides a further two double bedrooms and a family bathroom

Bearscroft Lane, Godmanchester, Huntingdon PE29 2LQ

Please see working drawings for plot-specific details and elevation treatments

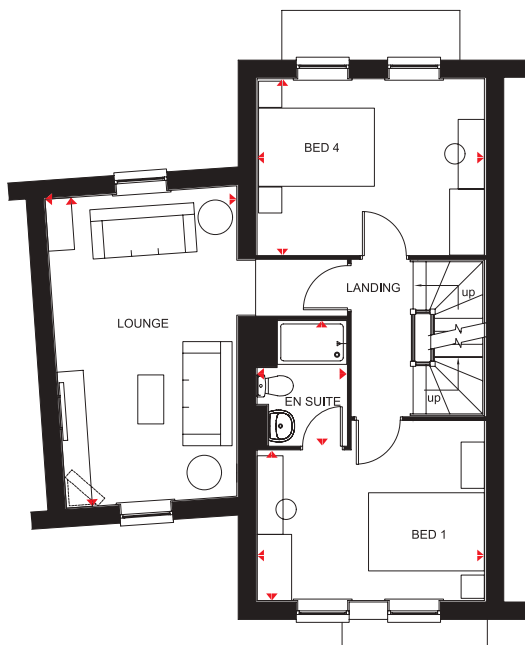




Ground Floor

Family/Dining	3937 x 5843mm	12'11" x 19'2"
Kitchen	1867 x 3061mm	6'2" x 10'1"
Bed 5/Study	1867 x 2812mm	6'2" x 9'3"
WC	860 x 1649mm	2'10" x 5'5"

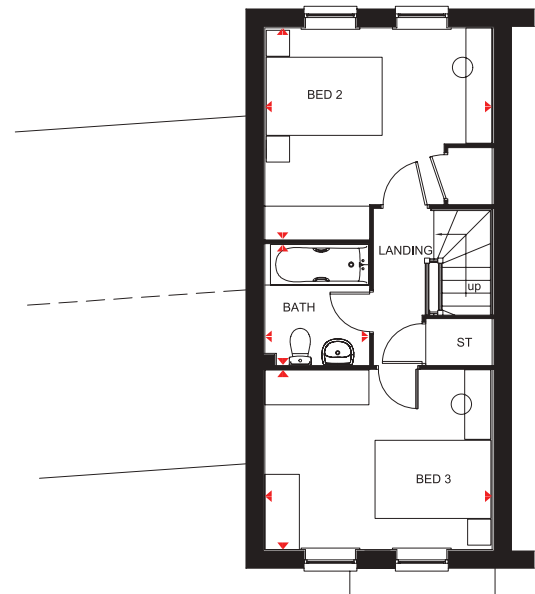
(Approximate dimensions)



First Floor

Lounge	3315 x 5362mm	10'11" x 17'7"
Bedroom 1	3937 x 3101mm	12'11" x 10'2"
En suite	1550 x 2163mm	5'1" x 7'1"
Bedroom 4	3937 x 3044mm	12'11" x 9'12"

(Approximate dimensions)



Second Floor

Bedroom 2	3937 x 3654mm	12'11" x 11'12"
Bedroom 3	3937 x 3101mm	12'11" x 10'2"
Bathroom	1800 x 2084mm	5'11" x 6'10"

(Approximate dimensions)

KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location



FINCHLEY

3 BEDROOM SEMI-DETACHED HOME

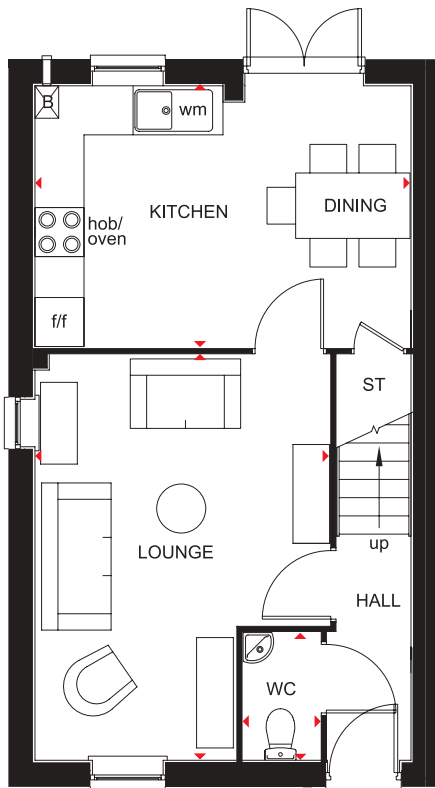
- A lovely three bed home featuring a free-flowing kitchen with dining area, and French doors opening onto the garden
- A comfortable lounge is also located on the ground floor
- First floor provides two double bedrooms with en suite to master bedroom, a single bedroom and family bathroom

Bearscroft Lane, Godmanchester, Huntingdon PE29 2LQ

Please see working drawings for plot-specific details and elevation treatments



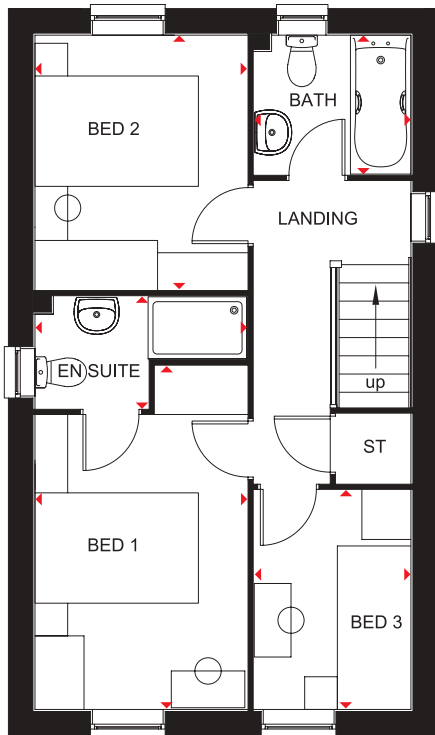
BARRATT
HOMES



Ground Floor

Lounge	3606 x 4960mm	11'10" x 16'3"
Kitchen/Dining	4600 x 3202mm	15'1" x 10'6"
WC	1563 x 957mm	5'2" x 3'2"

(Approximate dimensions)



First Floor

Bedroom 1	3596 x 2595mm	11'10" x 8'6"
En suite	2595 x 1365mm	8'6" x 4'6"
Bedroom 2	3113 x 2595mm	10'3" x 8'6"
Bedroom 3	1918 x 2681mm	6'3" x 8'10"
Bathroom	1918 x 1703mm	6'3" x 5'7"

(Approximate dimensions)

KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	◄►	Dimension location
	wm	Washing machine space		



HELMSLEY

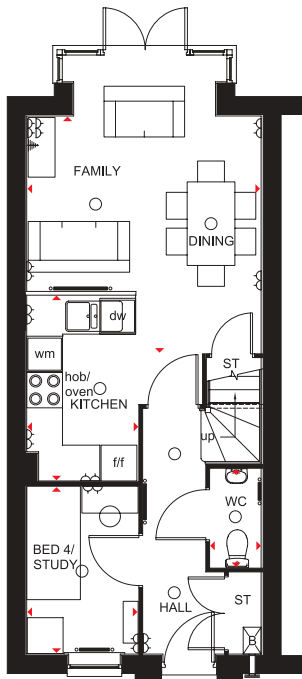
4 BEDROOM HOME

- A flexible four bedroom home offering open-plan kitchen with dining room and family area, and French doors leading to the back garden
- A study/fourth bedroom is also on the ground floor
- Lounge and master bedroom with en suite are located on the first floor
- The second floor includes one double bedroom, one single bedroom and a family bathroom

Bearscroft Lane, Godmanchester, Huntingdon PE29 2LQ

Please see working drawings for plot-specific details and elevation treatments

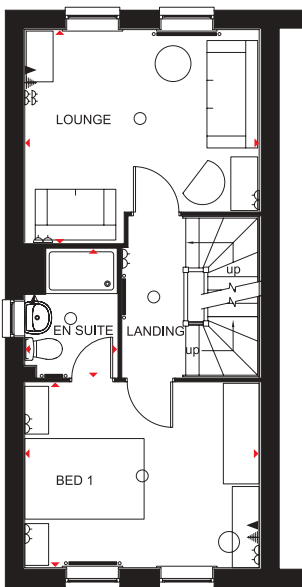




Ground Floor

Family/Dining	3972 x 3937mm	13'1" x 13'0"
Kitchen	3061 x 1868mm	10'1" x 6'2"
Bedroom 4/ Study	2812 x 1867mm	9'3" x 6'2"
WC	1649 x 860mm	5'5" x 2'10"

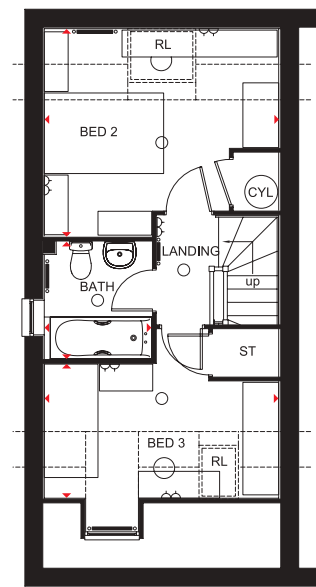
(Approximate dimensions)



First Floor

Lounge	3937 x 3045mm	13'0" x 10'0"
Bedroom 1	3937 x 3089mm	13'0" x 10'2"
En Suite	2175 x 1551mm	7'2" x 5'1"

(Approximate dimensions)



Second Floor

Bedroom 2	3937 x 3483mm	13'0" x 11'5"
Bedroom 3	3937 x 2247mm	13'0" x 7'4"
Bathroom	1962 x 1702mm	6'5" x 5'7"

(Approximate dimensions)

KEY	○ Light fitting	▲ T.V. aerial socket	B Boiler	wm Washing machine space	◀▶ Dimension location
	◊ Electric socket	▲ Shaver socket	ST Store	f/f Fridge/freezer space	RL Roof light
	◀ Telephone outlet point	— Radiator	CYL Cylinder	dw Dishwasher space	



HEXHAM

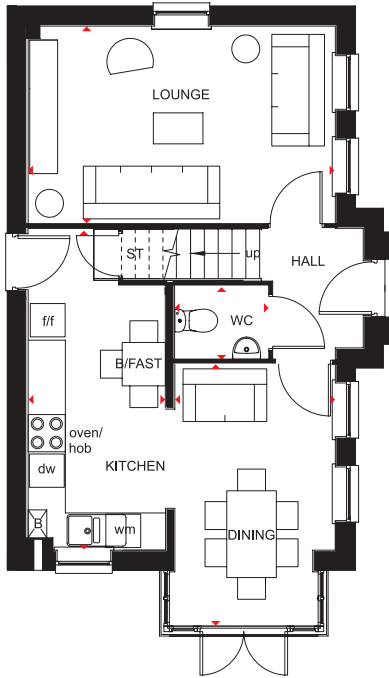
4 BEDROOM HOME

- A four bedroom home featuring free-flowing kitchen with breakfast area and dining room with full-height glazed bay leading to garden
- Ground floor also provides a dual-aspect lounge
- The first floor has two double bedrooms with en suite to master bedroom and family bathroom
- Second floor offers two further double bedrooms and dual-access shower room

Bearscroft Lane, Godmanchester, Huntingdon PE29 2LQ

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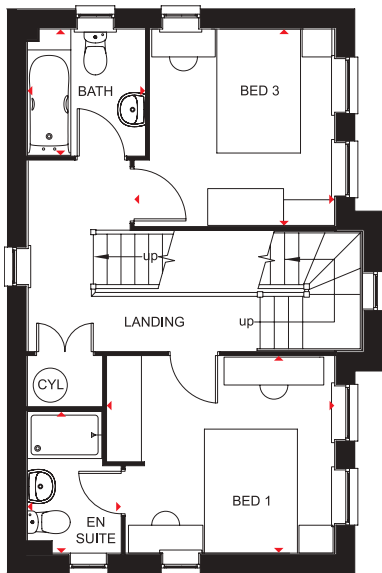




Ground Floor

Lounge	3173 x 4965mm	10'5" x 16'3"
Kitchen/ Breakfast	2225 x 5190mm	7'4" x 17'0"
Dining	2588 x 4214mm	8'6" x 13'10"
WC	1507 x 1170mm	4'11" x 3'10"

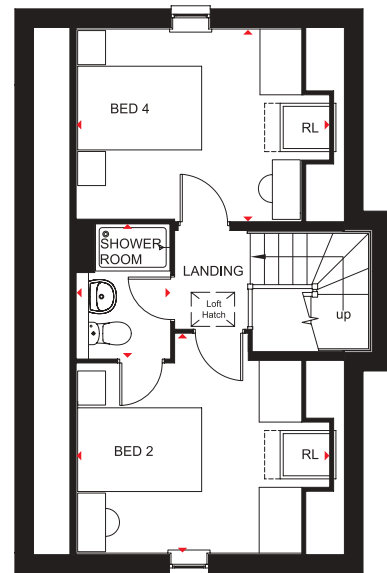
(Approximate dimensions)



First Floor

Bedroom 1	3667 x 3174mm	12'0" x 10'5"
En suite	2286 x 1510mm	7'6" x 4'11"
Bedroom 3	3174 x 2974mm	10'5" x 9'9"
Bathroom	2038 x 1902mm	6'8" x 6'3"

(Approximate dimensions)



Second Floor

Bedroom 2	3615 x 3054mm	11'10" x 10'0"
Bedroom 4	3615 x 3054mm	11'10" x 10'0"
Shower room	2168 x 1500mm	7'1" x 4'11"

(Approximate dimensions)

- B Boiler
- ST Store
- CYL Cylinder
- wm Washing machine space
- f/f Fridge/freezer space
- dw Dishwasher space
- ◀▶ Dimension location
- RL Roof light



LINCOLN

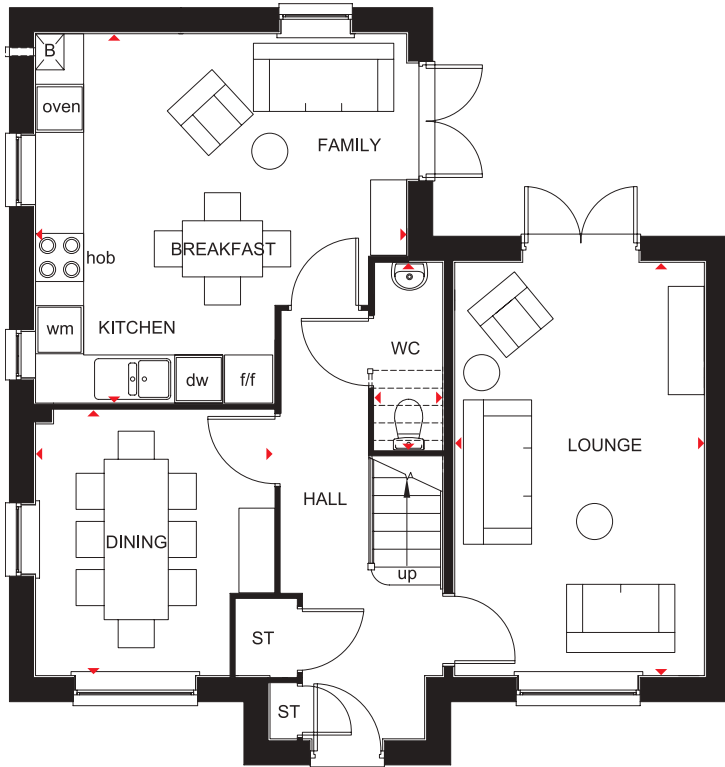
4 BEDROOM DETACHED HOME

- A beautifully presented four bedroom home featuring an open-plan kitchen with breakfast and family areas and French doors leading to the garden
- The ground floor also includes a separate dining room and a spacious lounge with French doors leading to the garden
- The first floor features a master bedroom with en suite, two further double bedrooms, a single bedroom and a family bathroom

Bearscroft Lane, Godmanchester, Huntingdon PE29 2LQ

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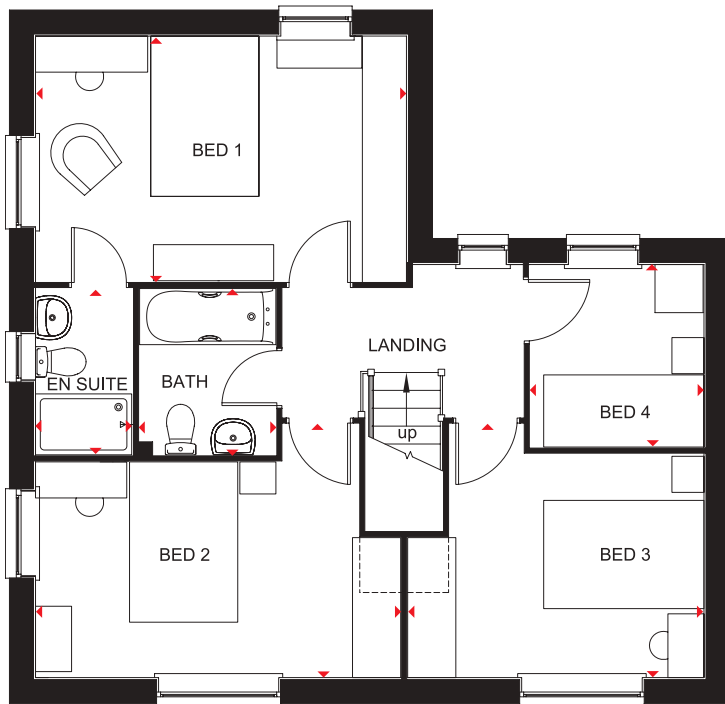




Ground Floor

Lounge	3111 x 5152mm	10'2" x 16'11"
Kitchen/Family	4627 x 4602mm	15'2" x 15'1"
WC	849 x 2331mm	2'9" x 7'8"
Dining	2970 x 3315mm	9'9" x 10'11"

(Approximate dimensions)



First Floor

Bed 1	4627 x 3058mm	15'2" x 10'0"
En Suite	1197 x 2069mm	3'11" x 6'9"
Bed 2	4530 x 3159mm	14'10" x 10'4"
Bed 3	3714 x 3159mm	12'2" x 10'4"
Bed 4	2151 x 2274mm	7'1" x 7'6"
Bathroom	1695 x 2069mm	5'7" x 6'9"

(Approximate dimensions)

KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◄►	Dimension location



MORPETH

3 BEDROOM HOME

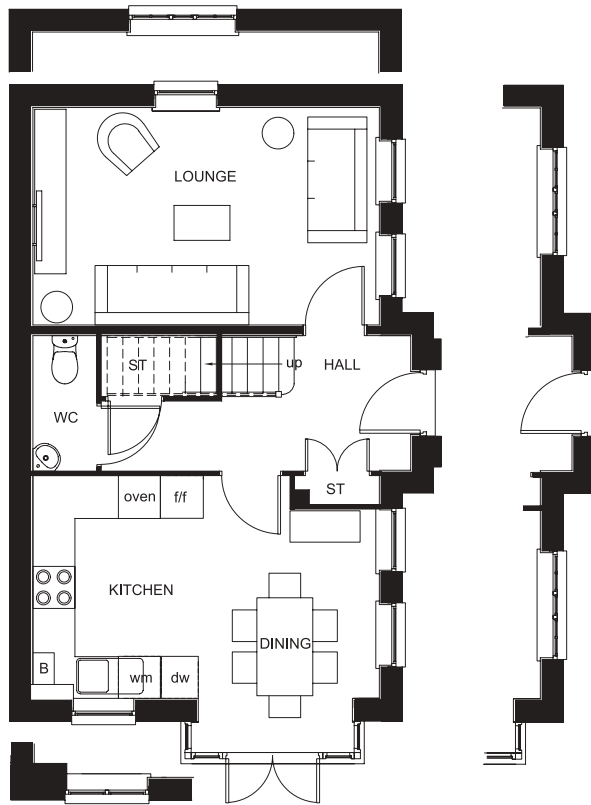
- A delightful three bedroom family home featuring free-flowing kitchen and dining area with glazed bay opening onto the garden
- The ground floor also features a spacious lounge
- First floor offers master bedroom with en suite shower room, a further double bedroom, a single bedroom and family bathroom

Bearscroft Lane, Godmanchester, Huntingdon PE29 2LQ

Please see working drawings for plot-specific details and elevation treatments



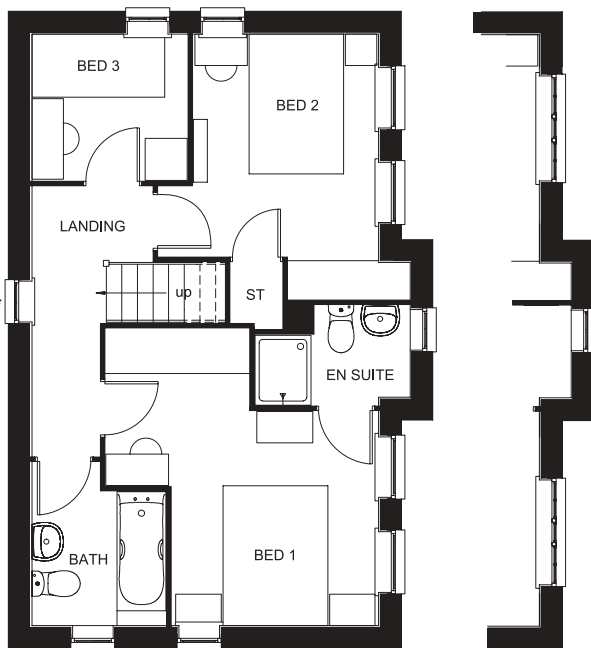
BARRATT
HOMES



Ground Floor

Lounge	4964 x 3109mm	16'3" x 10'2"
Kitchen/Dining	4964 x 3174mm	16'3" x 10'5"
WC	1927 x 910mm	6'4" x 3'0"

(Approximate dimensions)



First Floor

Bedroom 1	4242 x 3900mm	13'11" x 12'10"
En Suite	2219 x 1427mm	7'3" x 4'8"
Bedroom 2	3174 x 2648mm	10'5" x 8'8"
Bedroom 3	2230 x 2092mm	7'4" x 6'10"
Bathroom	1927 x 1913mm	6'4" x 6'3"

(Approximate dimensions)

*Window to plots 355 and 414 only

- KEY**
- B Boiler
 - ST Store
 - wm Washing machine space
 - f/f Fridge/freezer space
 - dw Dishwasher space



STRATFORD

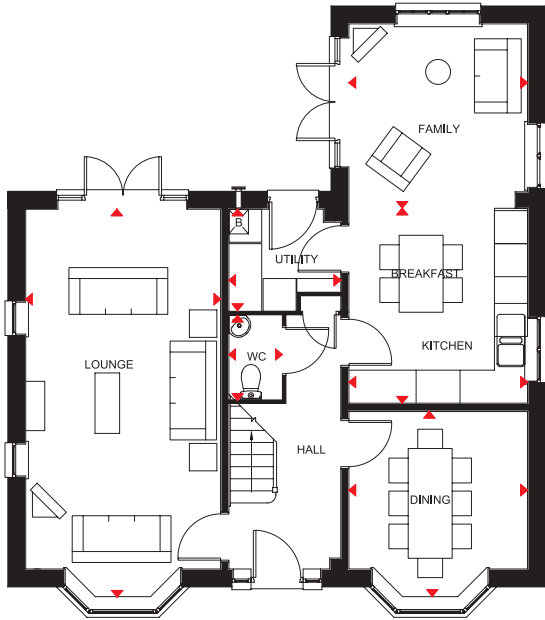
5 BEDROOM DETACHED HOME

- The ground floor features dual-aspect lounge with bay window and French doors leading to the rear garden, a separate dining room and kitchen with family and breakfast area and adjoining utility room
- The first floor offers master bedroom with dressing area and en suite, one further double bedroom, one single bedroom and family bathroom
- The second floor provides one double bedroom, one single bedroom and shower room

Bearscroft Lane, Godmanchester, Huntingdon PE29 2LQ

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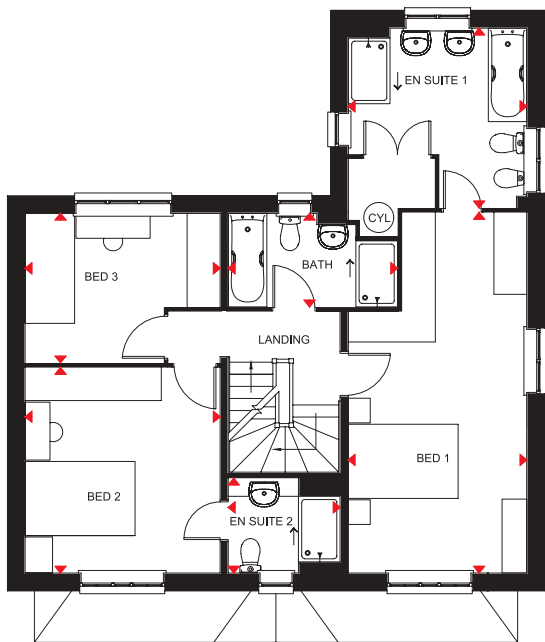




Ground Floor

Lounge	7079 x 3550mm	23'3" x 11'8"
Kitchen/ Breakfast	3550 x 3250mm	11'8" x 10'8"
Family	3353 x 3250mm	11'0" x 10'8"
Dining Room	3398 x 3250mm	11'2" x 10'8"
Utility	2036 x 1847mm	6'8" x 6'1"
WC	1519 x 961mm	5'0" x 3'2"

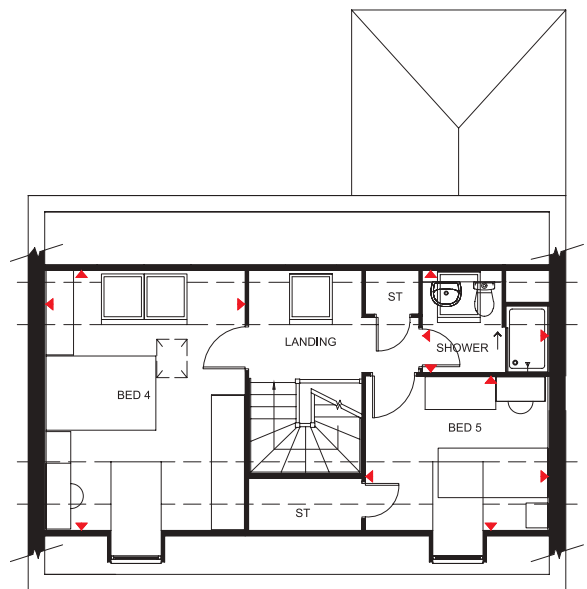
(Approximate dimensions)



First Floor

Bedroom 1	6564 x 3250mm	21'6" x 10'8"
En Suite 1	3270 x 3250mm	10'9" x 10'8"
Bedroom 2	3742 x 3550mm	12'3" x 11'8"
En Suite 2	2036 x 1726mm	6'8" x 5'8"
Bedroom 3	3550 x 2719mm	11'8" x 8'11"
Bathroom	3082 x 1700mm	10'1" x 5'7"

(Approximate dimensions)



Second Floor

Bedroom 4	5172 x 3531mm	17'0" x 11'7"
Bedroom 5	3247 x 3231mm	10'8" x 10'7"
Shower	2272 x 1837mm	7'5" x 6'0"

(Approximate dimensions)

- KEY**
- B Boiler
 - CYL Cylinder
 - ◄► Dimension location



WARWICK

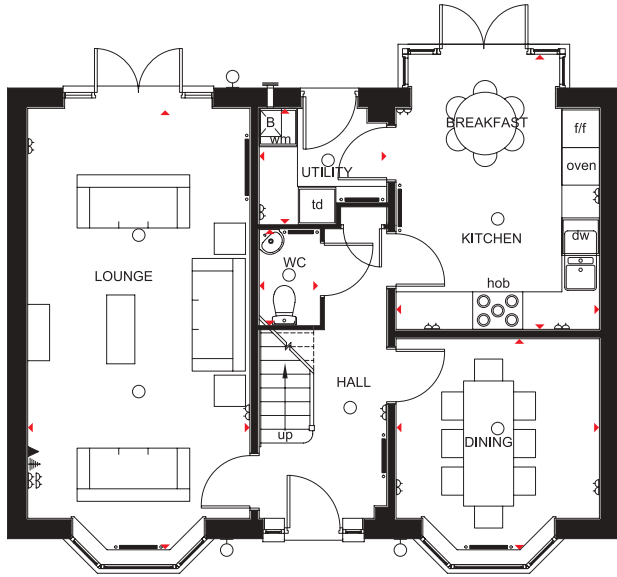
5 BEDROOM HOME

- A beautiful five bedroom detached home featuring dual-aspect lounge, an attractive fitted kitchen with breakfast area and integrated appliances, utility room and bay-fronted dining room
- The first floor comprises a master bedroom with full en suite, one double bedroom with en suite, one single bedroom and a family bathroom
- The second floor offers one double bedroom, one single bedroom and a shower room

Bearscroft Lane, Godmanchester, Huntingdon PE29 2LQ

Please see working drawings for plot-specific details and elevation treatments

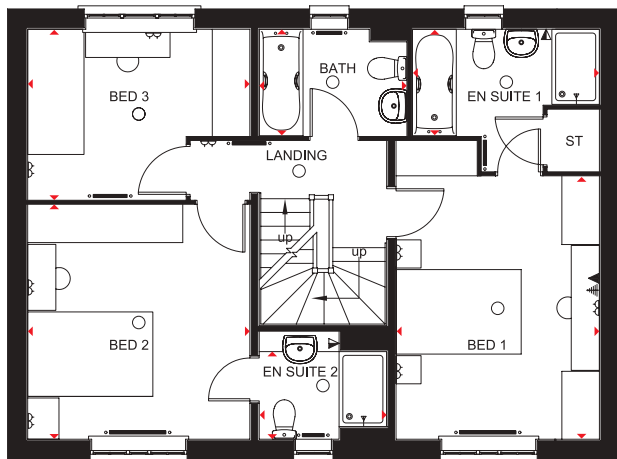




Ground Floor

Lounge	6550 x 3550mm	21'6" x 11'8"
Dining	3250 x 2868mm	10'8" x 9'5"
Kitchen/Breakfast	4396 x 3250mm	14'5" x 10'8"
Utility	2036 x 1844mm	6'8" x 6'1"
WC	1519 x 961mm	5'0" x 3'2"

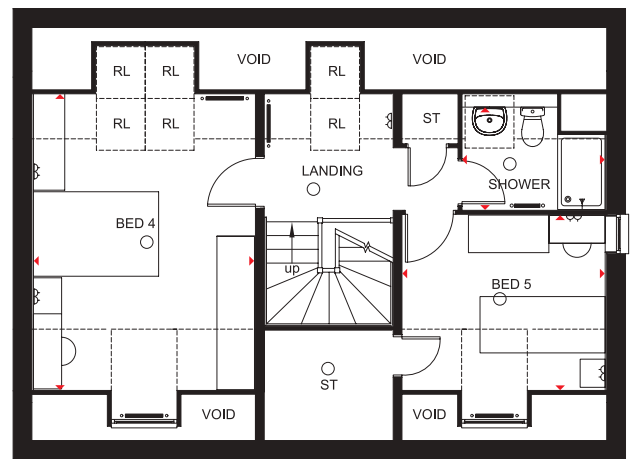
(Approximate dimensions)



First Floor

Bedroom 1	4193 x 3250mm	13'9" x 10'8"
En Suite 1	2984 x 2262mm	9'9" x 7'5"
Bedroom 2	3739 x 3550mm	12'3" x 11'8"
En Suite 2	2036 x 1723mm	6'8" x 5'8"
Bedroom 3	3550 x 2716mm	11'8" x 8'11"
Bathroom	2361 x 1697mm	7'9" x 5'7"

(Approximate dimensions)



Second Floor

Bedroom 4	4709 x 3532mm	15'5" x 11'7"
Bedroom 5	3231 x 2784mm	10'7" x 9'2"
Shower	2272 x 1831mm	7'6" x 6'0"

(Approximate dimensions)

KEY	○ Light fitting	⚡ T.V. aerial socket	B Boiler	f/f Fridge/freezer space	◀▶ Dimension location
	⦿ Electric socket	⚡ Shaver socket	ST Store	dw Dishwasher space	RL Roof light
	◀ Telephone outlet point	— Radiator	wm Washing machine space	td Tumble dryer space	