



# CASTLE COPSE

CASTLE CAMPS

REASON HOMES





# CASTLE COPSE

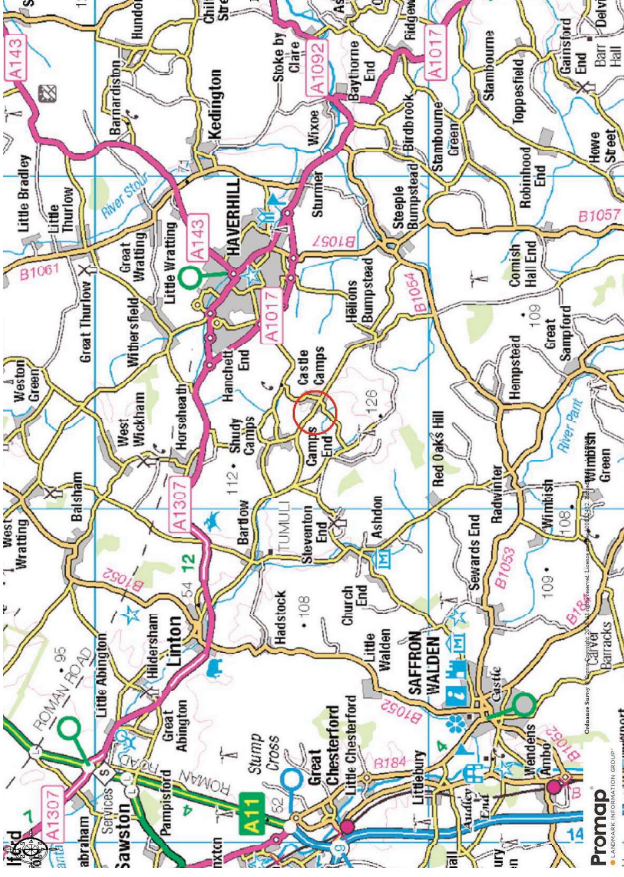
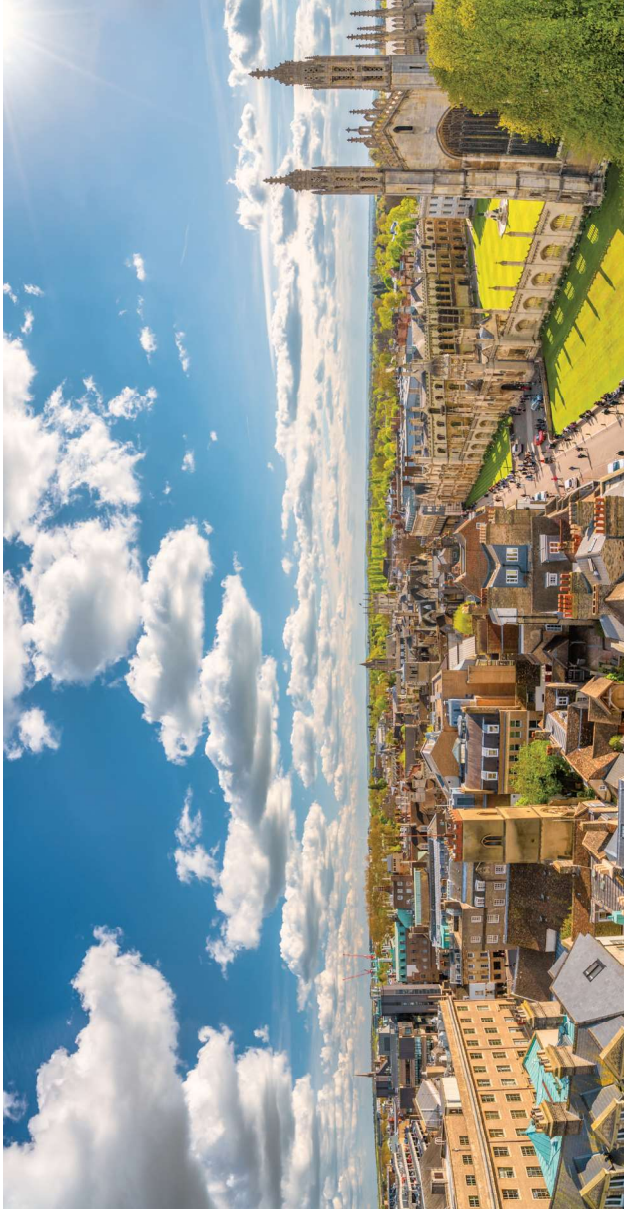
## CASTLE CAMPS

### WELCOME TO

A stunning and rather special collection of three and four bedroom homes occupying an enchanting position backing on to open countryside.

The properties have been expertly designed to take full advantage of the south-facing aspect and enjoy far reaching, panoramic views and a high degree of privacy.

*Let's explore your new home*



Castle Camps is conveniently situated for easy access to Cambridge, London and beyond by road and rail.

The A11 to Cambridge and M11 to London and Stansted Airport are within easy reach as well as a mainline train station at Audley End providing links to the north and south.

**BY ROAD:**  
 Cambridge 25 mins  
 Saffron Walden 17 mins  
 Stansted Airport 30mins  
 M11 18mins  
 All 15 mins  
*(Approximate times)*

**BY RAIL:**  
 Cambridge Central 20 mins  
 Cambridge North 28 mins  
 Ely 35 Mins  
 Stansted Airport 18 mins  
 London Kings Cross 1hr 2mins  
 London Kings Cross 1hr 2mins  
*(Depending on rail times)*

**EDUCATION:**  
 Castle Camps Primary School  
 Castle Camps, Cambridge CB21 4SX  
 Tel: 01799 584270

Linton Village College  
 Cambridge Rd, Linton, CB21 4JB  
 Tel: 01223 891233

**LOCAL AUTHORITY:**  
 South Cambs District Council  
 South Cambridgeshire Hall,  
 Cambourne Business Park  
 Cambourne, CB23 6EA  
 Tel: 03450 455218

**TRANSPORT LINKS:**  
 Audley End Rail Station  
 Station Rd, Wendens Ambo CB11 4LB

**DOCTORS:**  
 Haverhill Family Practice  
 Camps Rd, Haverhill CB9 8HF  
 Tel: 01440 702010

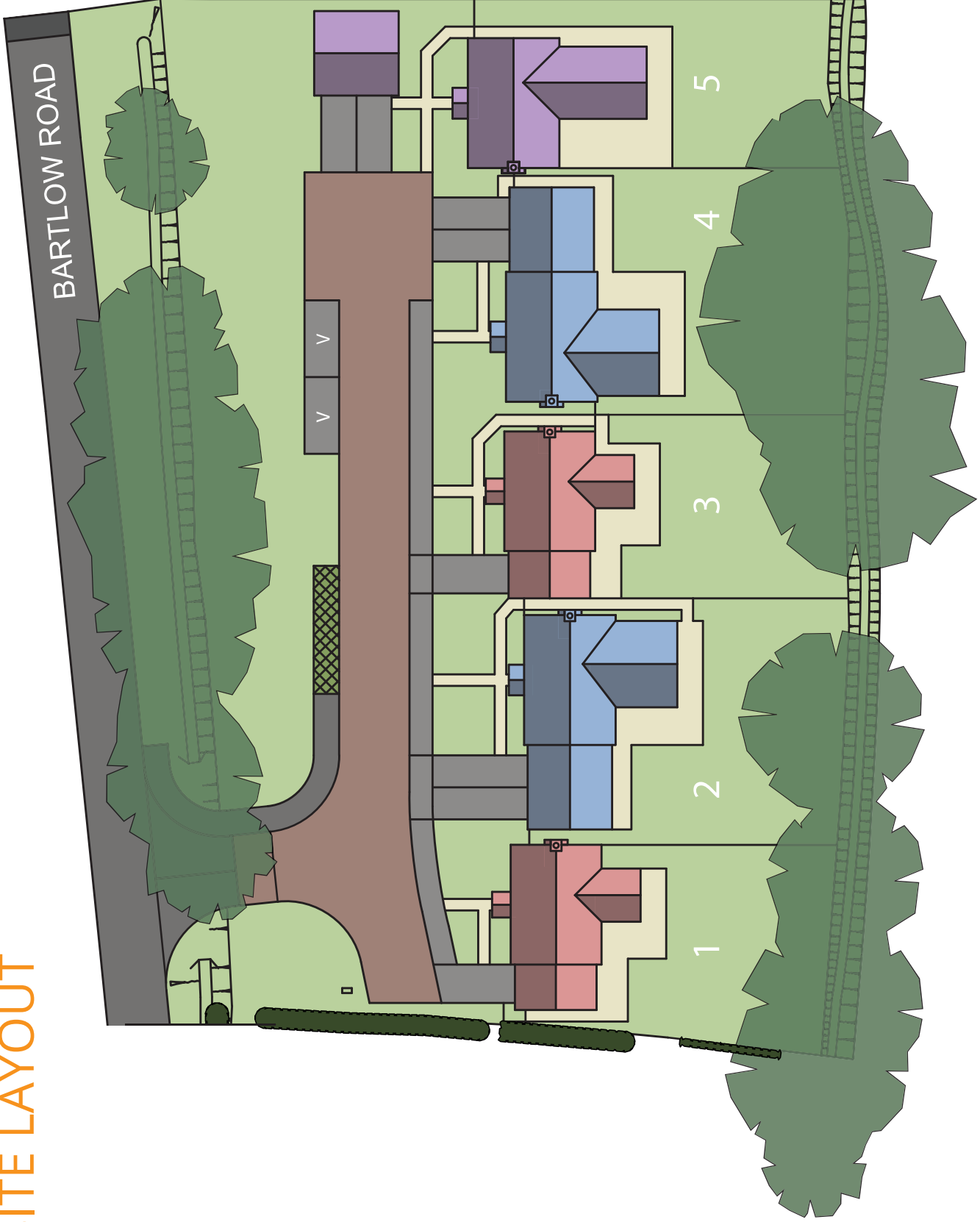
**DENTIST:**  
 Haverhill Dental Practice  
 35 Queen St, Haverhill CB9 9DZ  
 Tel: 01440 714268

**SUPERMARKET & PETROL STATION:**  
 Sainsbury's  
 Haycocks Rd, Haverhill CB9 7YL

**RECREATION:**  
 Abbeycroft Leisure  
 Ehringshausen Way, Haverhill CB9 0ER  
 Tel: 01284 757473

**KEEPING CONNECTED**

# SITE LAYOUT



- 4 Bedroom
- 4 Bedroom
- 3 Bedroom



*This layout is indicative of the site plan and no details should be scaled from it, Details are subject to change without prior notice*



# THE BAMBURGH PLOTS 1 & 3

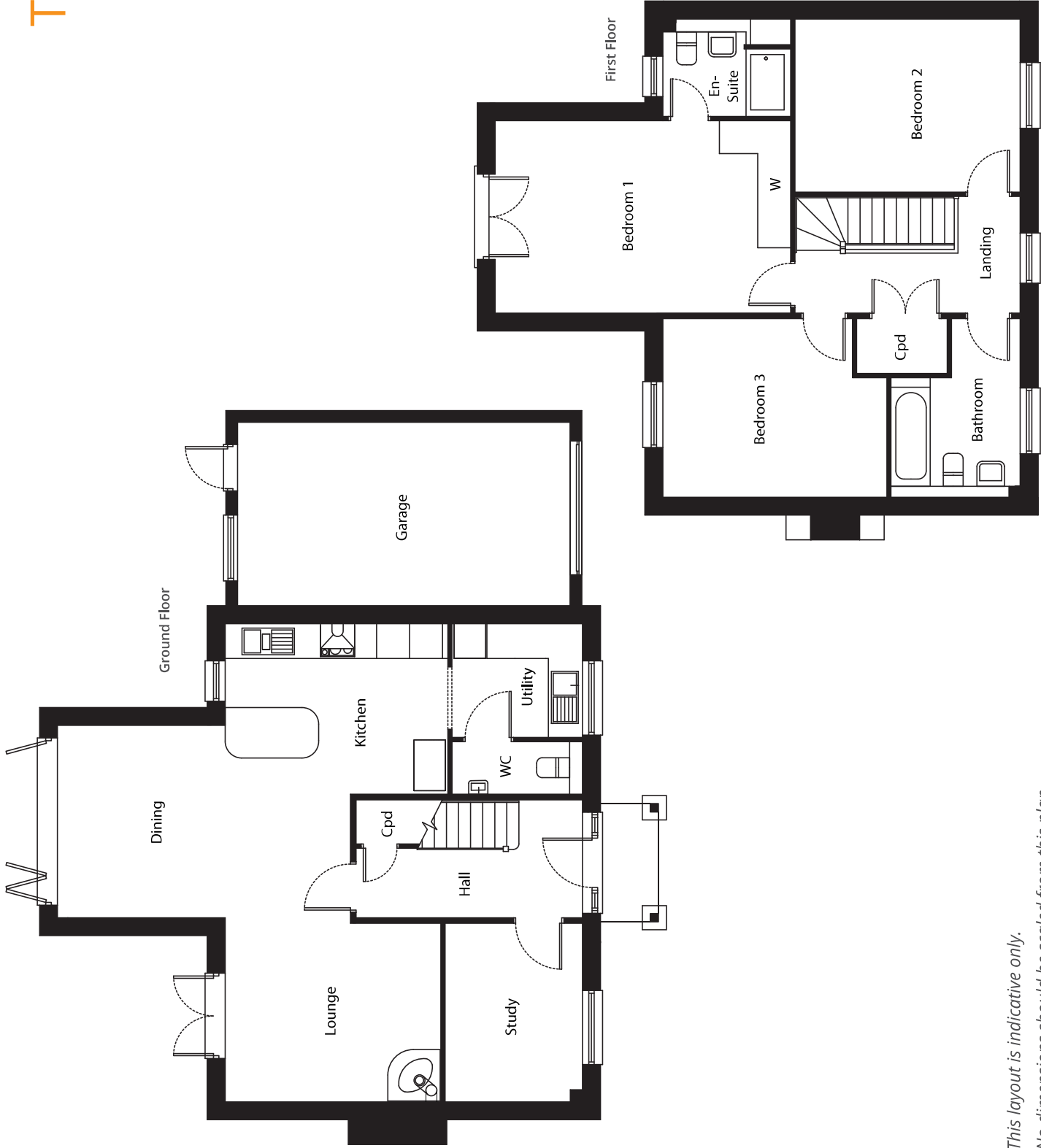
3 Bedroom Detached  
Approx. GIA - 132 sqm (1,420 sqft)

## GROUND FLOOR:

- Kitchen: 3.93m x 3.03m
- Dining Area: 5.33m x 3.04m
- Lounge Area: 3.93m x 3.25m
- Study: 3.25m x 2.50m
- Utility Room: 2.50m x 2.07m

## FIRST FLOOR:

- Master Bedroom: 3.45m x 5.38m
- Bedroom 2: 4.10m x 3.15m
- Bedroom 3: 3.25m x 3.45m
- Bathroom: 3.25m x 2.35m



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No dimensions should be scaled from this plan.*





# THE HEDINGHAM PLOT 2

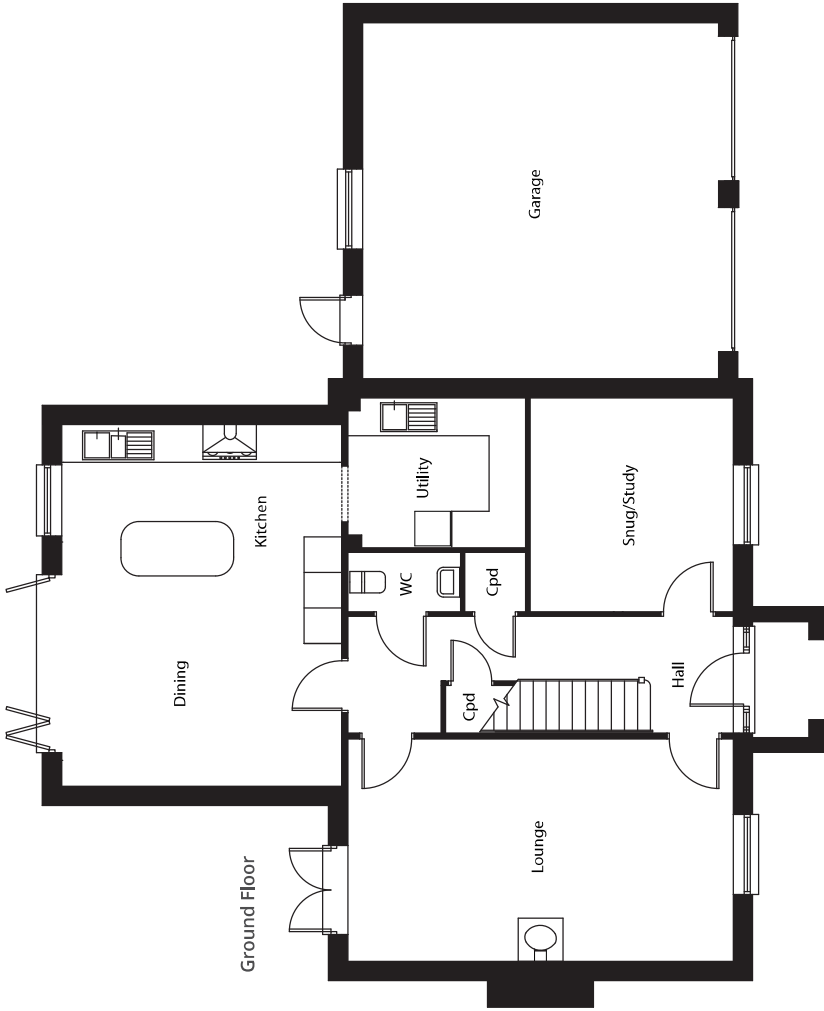
4 Bedroom Detached  
Approx. GIA - 180 sqm (1,931 sqft)

## GROUND FLOOR:

- Kitchen/Dining Room: 6.10m x 4.72m
- Lounge: 5.85m x 3.75m
- Study: 3.68m x 3.42m
- Utility Room: 2.53m x 3.00m

## FIRST FLOOR:

- Master Bedroom: 4.72m x 3.50m
- Bedroom 2: 3.72m x 3.63m
- Bedroom 3: 3.78m x 3.20m
- Bedroom 4: 3.23m x 3.78m
- Bathroom: 1.92m x 2.67m



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# THE HEDINGHAM PLOT 4

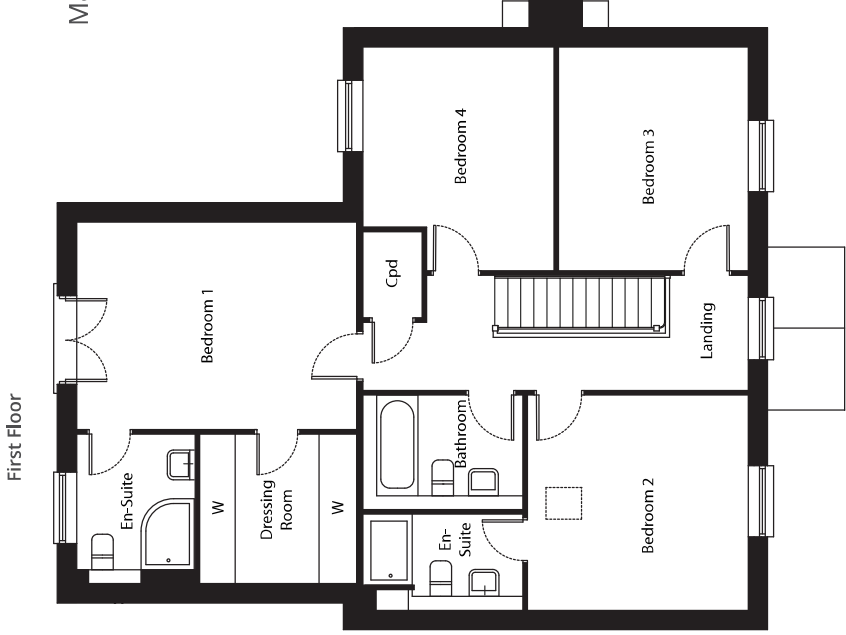
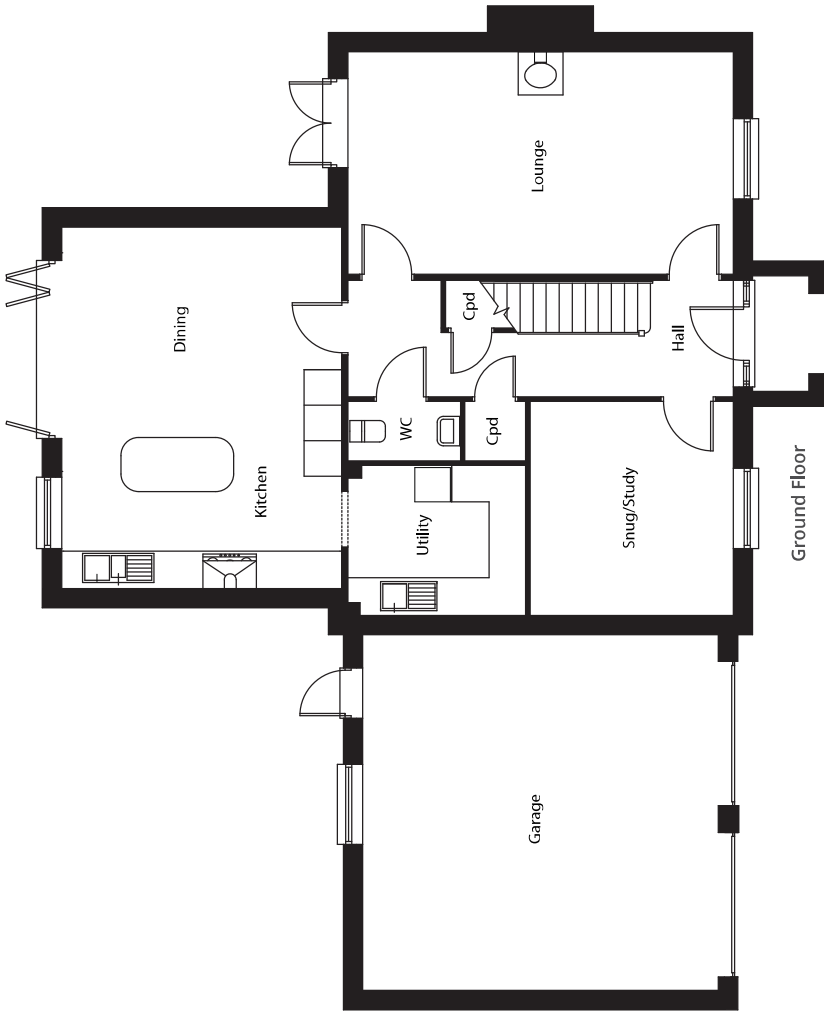
4 Bedroom Detached  
Approx. GIA - 180 sqm (1,931 sqft)

**GROUND FLOOR:**

- Kitchen/Dining Room: 6.10m x 4.72m
- Lounge: 5.85m x 3.75m
- Study: 3.68m x 3.42m
- Utility Room: 2.53m x 3.00m

**FIRST FLOOR:**

- Master Bedroom: 4.72m x 3.50m
- Bedroom 2: 3.72m x 3.63m
- Bedroom 3: 3.78m x 3.20m
- Bedroom 4: 3.23m x 3.78m
- Bathroom: 1.92m x 2.67m



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# THE FRAMLINGHAM PLOT 5

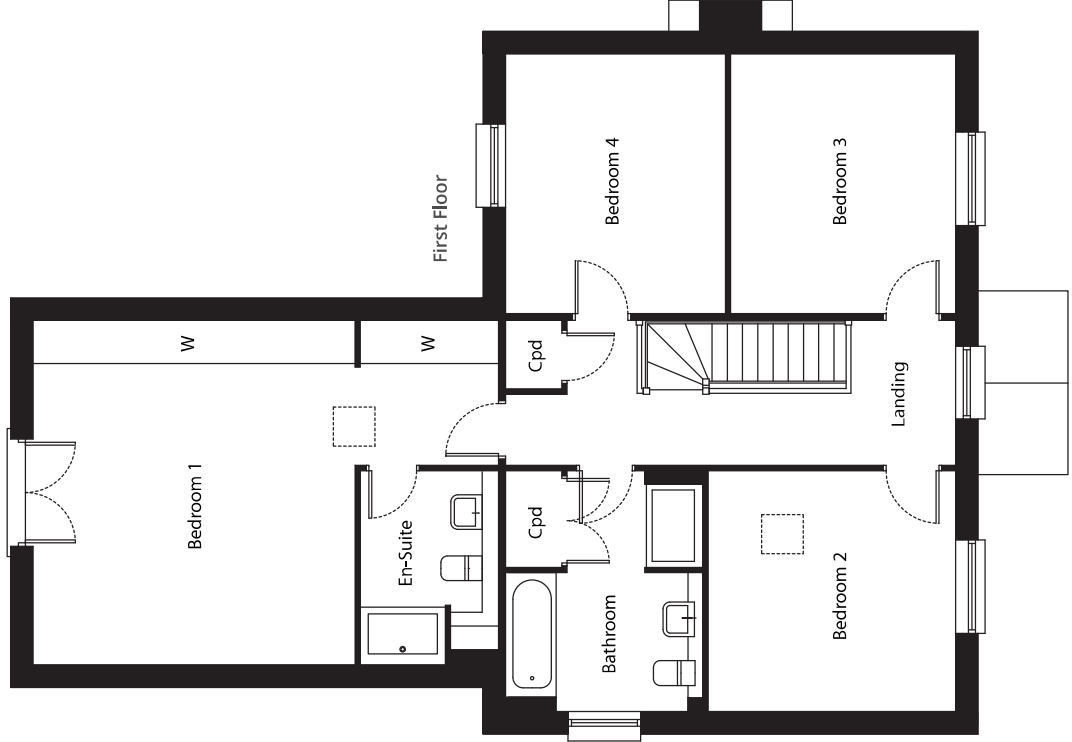
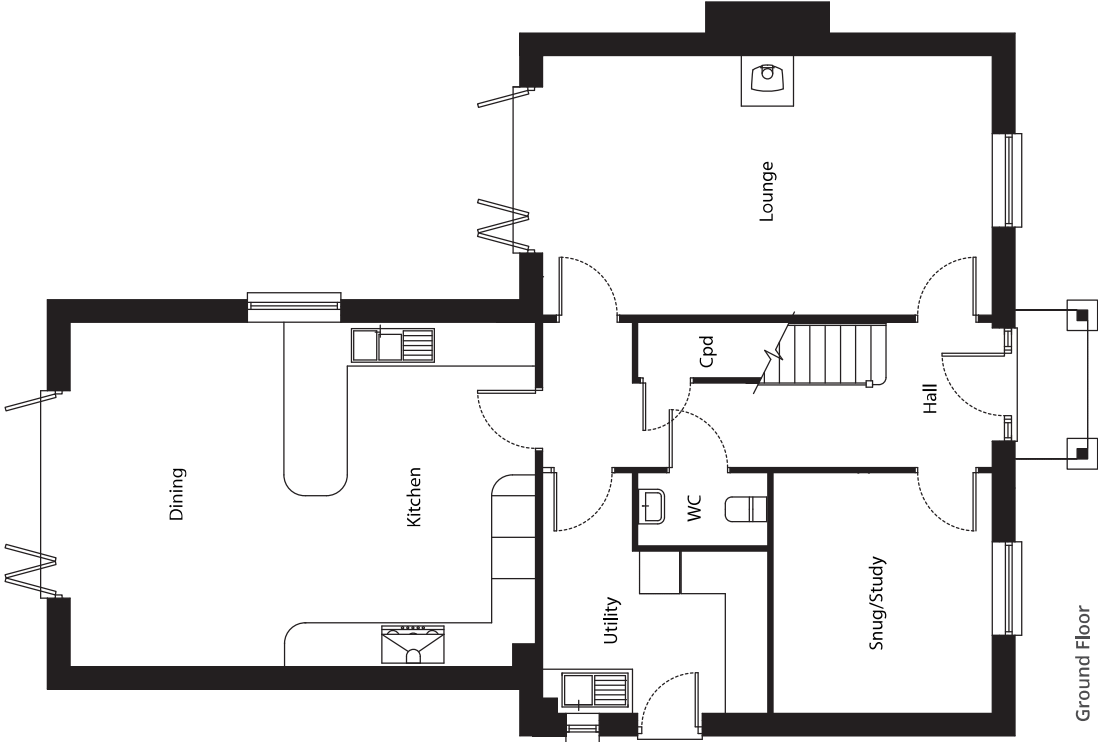
4 Bedroom Detached  
Approx. GIA - 188 sqm (2,026 sqft)

## GROUND FLOOR:

Kitchen/Dining Room: 6.73m x 4.98m  
Lounge: 6.5m x 3.75m  
Study/Snug: 3.10m x 3.43m  
Utility Room: 2.50m x 3.20m

## FIRST FLOOR:

Master Bedroom: 4.65m x 4.98m  
Bedroom 2: 3.52m x 3.58m  
Bedroom 3: 3.75m x 3.18m  
Bedroom 4: 3.75m x 3.18m  
Bathroom: 2.85m x 3.53m



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# SPECIFICATION

## KITCHEN:

- Bespoke kitchens designed by Lubina
- Range of custom eye and base level units with Quartz work surface over
- Atmospheric downlights under eye level units
- Inset sink with chrome mixer tap
- Integrated Neff\* appliances including - double oven, induction hob and extractor hood over, American style fridge/freezer and dishwasher

## UTILITY:

- Bespoke designed by Lubina to compliment kitchens
- Eye and base level units with Quartz work surface over
- Inset sink with chrome mixer tap
- Integrated Neff washing machine and separate tumble dryer

## BATHROOMS AND EN-SUITES:

- Contemporary suites with brassware and sanitaryware by Crosswater
- Fully tiled bathrooms and en-suites
- Generous shower enclosures with low rise shower trays
- Freestanding bath to plot 5
- Wash basins with built in vanity units and chrome mixer taps
- LED mirror with de-mist and USB charging point
- Heated towel rail

## MISCELLANEOUS:

- Built in sliding wardrobes to master bedrooms
- Air Source heat pumps
- All internal walls painted in white
- All internal and external wood work in gloss
- Guttering all in black PVC
- Facia, bargeboard in white PVCu
- Outside tap
- White grained PVCu windows with sealed Double glazing

## INTERNAL FEATURES:

- Oak faced vertical panel cottage style doors
- Grey bifold doors to kitchens
- Log burner
- Oak staircase with oak balustrades
- Underfloor heating to ground floor
- Air Conditioning to bedrooms
- High quality flooring throughout ground floor

## EXTERNAL FEATURES:

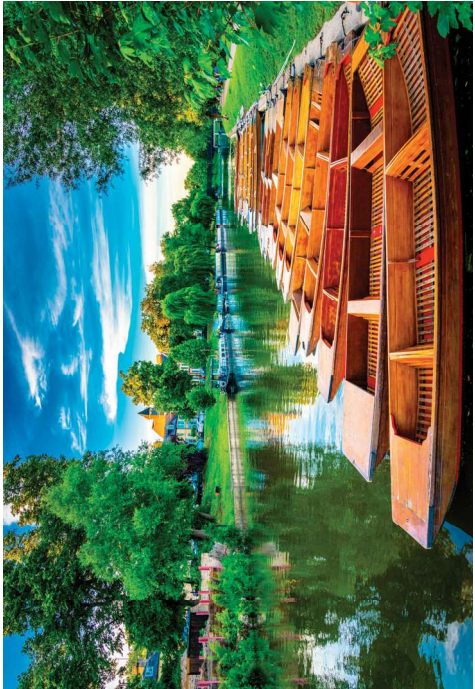
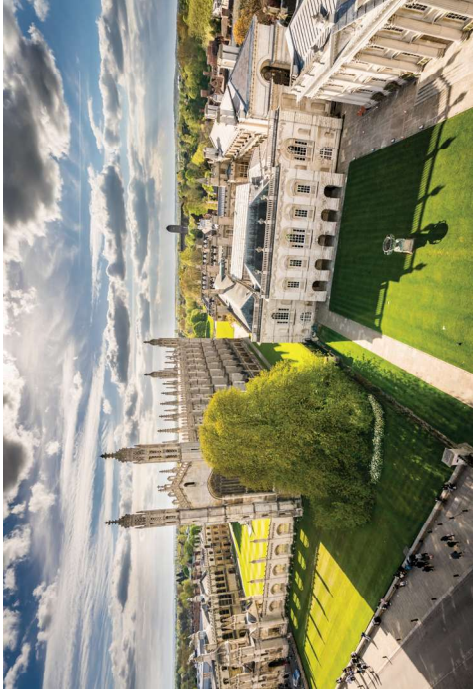
- Rear gardens principally laid to lawn with paved patio area
- GRP composite front door with polished chrome hardware
- Electric up and over garage door

## ELECTRICAL:

- BT Fibre optic broadband to kitchen, living room, study and bedrooms
- Multimedia socket plates
- External lighting to front and rear
- Power and lighting to garages
- Energy efficient downlights to bathrooms and en-suites
- Downlights to kitchen/dining room and utility room
- Fitted solar panels
- EV charging points

\*Or similar, subject to supplier availability

Important: Although care has been taken in preparation to these particulars, plans and specification, their accuracy is not guaranteed and subject to updating and variation. Also subject to availability.





# CASTLE COPSE

CASTLE CAMPS

CHEFFINS

For enquires please contact Cheffins on

01223 214214

**REASON  
HOMES**

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Raising Standards. Protecting Homeowners