

# SPIREGRASS SQUARE

Contemporary village living



A DEVELOPMENT  
BUSINESS

Over | Cambridgeshire | CB24 5PE

At This Land, we are driven to build homes and communities that leave a positive and lasting legacy. Through a design-led approach, we create homes and places that respect the environment and are fit for the future today.

David Lewis  
Acting CEO

## **SPIREGRASS SQUARE:** Let yourself be guided by a superb destination

If you think of the archetypal English village, you may very well imagine Over. Just ten miles northwest of the bustling university city of Cambridge, Over retains its unique character. Set close to the banks of the River Great Ouse, where the low-lying fenlands give way to the gently rising countryside towards Huntingdon, this quiet Cambridgeshire village offers superb transport links as well as a rich history, the natural world and a welcoming environment.

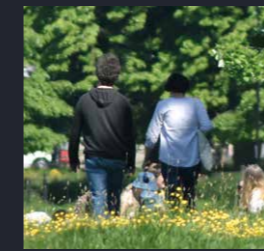
At Spiregrass Square you will find the perfect opportunity to integrate with the local community. It is the ideal place to relax, enjoying countryside walks right from your doorstep. A home on this stunning new development will combine the traditional pleasures of village life with all the comforts and convenience of contemporary living.



# AT THE CENTRE for great connections

The picturesque rural surroundings of Over are served by outstanding modern transport connections. The Cambridgeshire Guided Busway runs close by at Swavesey, providing easy links to Cambridge to the south east and west to St Ives, Huntingdon and even on to Peterborough.

The new mainline station of Cambridge North is also served by the Busway, with trains to London. Wherever you are heading, for work, shopping or study, you will find it all within easy reach of a home at Spiregrass Square.



**BY FOOT**  
A wildlife walk is a delightful way to spend an hour, a day or a weekend while the Busway is within walking distance.



**BY BIKE**  
Cambridgeshire is a paradise for cyclists. The colleges of Central Cambridge are around 30 minutes away.



**BY BUS**  
The Busway, 1.5 miles away at Swavesey, reaches the heart of Cambridge in 30 minutes – or Huntingdon in just over half an hour.



**BY TRAIN**  
Cambridge North is under 20 minutes away by car or Busway, with direct trains to London King's Cross in under an hour.



**BY ROAD**  
Central London is 90 minutes away via the M11 and Huntingdon is just 20 minutes via the A14.



**BY AIR**  
Stansted Airport is 50 minutes away from Cambridge by train, with connections to Europe and beyond. Cambridge City Airport is close by, offering private travel or flying lessons.

# HISTORIC YET CONTEMPORARY, tranquil yet central

Over has all the essentials of village life in easy reach. There is the primary school, a shop with the everyday basics and the Admiral Vernon, the traditional village pub. In recent years, these have been joined by the Over Community Centre and new sporting facilities, hosting a wealth of events, clubs and activities.

Nearby are the picturesque villages of Swavesey, with its annual festival and Willingham, offering a choice of pubs and restaurants. Both provide clubs and activities for all ages, together with walks and history to discover.

The natural world is close by. There is a rich variety of wildlife to be discovered among the fields and the woodlands that dot the fenland landscape and a huge nature reserve is being created in neighbouring Needingworth. The River Great Ouse is only a mile from Over, and perfect for boating. You can cruise to Cambridge and Ely, mooring at secluded waterside pubs as Fen lightermen have done for centuries.



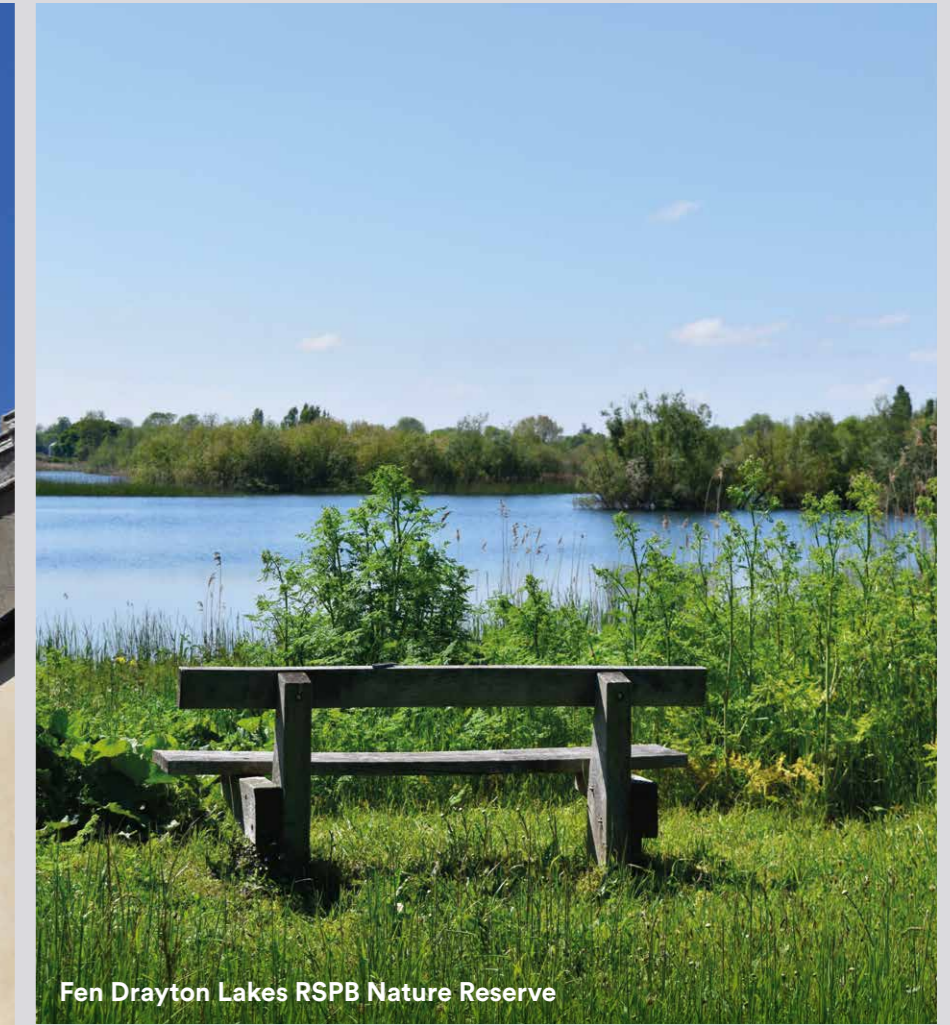
Village Cricket Pitch, Over



Admiral Vernon, Over



St Mary's Church, Over



Fen Drayton Lakes RSPB Nature Reserve

Cambridge is home to the prestigious University of Cambridge and the thriving tech companies that have grown up around it, combining a fascinating history with an even more exciting view of the future. Of course, Cambridge is not all about work and study. There is world-class shopping, with everything from designer stores to big name retailers and exciting nightlife with every type of music, theatres, bars and restaurants to discover. For a career, for education, for fun, Cambridge is hard to beat.

# STYLISH DETAILS that make your home

Extra care and quality can be seen in every room. There is tiling from Porcelanosa that will ensure style and hard-wearing durability. The kitchens are from ROK with integrated appliances and low carbon emission air source heat pumps. These are the details that make Spiregrass Square the perfect place to come home to.



# GENERAL specification

- Traditionally constructed in either Lindebloem or Anglian Cream Facing brick with slate effect roofs
- High performance double glazed uPVC windows and doors
- Security locking systems and window locks to ground floor
- High level of insulation to walls and floors
- Premium ladder moulded door, white painted with chrome door furniture
- Detailed skirting and architrave to compliment internal doors painted white
- Fitted wardrobes to bedroom 1
- Plastered smooth and white painted ceilings and walls
- High speed Fibre Optic Broadband (up to 1,000MBps supplied by Grain)
- 10 year warranty is provided with our homes via LABC

\*Please note that all choices will be subject to stage of construction.  
\*\*Please note The Astelia has a separate fridge and freezer.



## BATHROOMS AND EN SUITES

- To improve the sustainable performance of your home, the white sanitaryware has been selected from ROCA who offer over 100 years of bathroom expertise and specialise in water and energy saving bathroom solutions, reinforcing their commitment to the environment
- Back to wall WC with soft close seat
- Modern basin with chrome mixer tap
- Contemporary square thermostatic shower head and 3-way chrome valve
- Chrome heated towel rail to bathrooms and en suites
- Full height ceramic tiling to all shower areas, with splashback tiling to bath and basin units
- Choice of Porcelanosa floor tiling from specified range\*

## ELECTRICS AND LIGHTING

- Pendant lighting to habitable areas and low voltage recessed lighting to kitchen, bathroom and en suite
- Mains powered smoke detectors
- TV points to lounge and bedroom 1
- Multi grid switch for kitchen appliances
- Generous provision of sockets throughout with USB points on sockets to lounge, dining, kitchen and bedrooms

## HEATING AND HOT WATER

- Air Source Heat Pumps provide the central heating and hot water
- Underfloor heating to ground floor
- Heating via radiators to first floor

## KITCHEN

- Contemporary handleless kitchen by ROK with soft closure system and LED under unit lighting
- Choice of colour for kitchen doors\*
- Choice of modern 40mm laminate worktop (20mm Silestone upgrade available) and 120mm upstand\*
- Blum drawer boxes with co-ordinated cutlery drawer
- Integrated Bosch single oven
- Integrated Bosch fridge/freezer\*\*
- Integrated Bosch dishwasher in some homes (please ask the Home Buying Executive for more details)
- Ceramic four ring hob with glass hob panel behind
- Canopy extractor incl. charcoal filter
- Stainless steel 1.5 bowl inset sink
- Chrome monobloc mixer tap
- Choice of Porcelanosa floor tiling to kitchen/breakfast from specified range\*

## EXTERNAL

- Landscaped front garden
- Lighting to front door
- Patio to rear (please ask the Home Buying Executive for exact location and size)
- Wired for electric car charging point

Specifications are correct at time of going to print. This Land reserves the right to implement changes to the specifications without warning. All particulars are prepared with care for the convenience of intending purchasers, the information is intended as a preliminary guide only. For more information please speak to your Home Buying Executive.

# GREAT ABODES

## the choice is yours

Spiregrass Square offers quality homes, with clever contemporary design and quality construction that provide everything you need for modern living. It also allows you to select a home that will fit your needs now, and for the future.

Choose from a two, three or four bedroom home, a carefully designed semi-detached or an imposing detached house. At Spiregrass Square, the choice and the pleasure of owning a superior home is yours.

### SITE PLAN & HOUSE TYPES

- **THE ASTELIA**  
Plots 2, 3, 14, 15, 16, 49, 50, 51, 52 & 53  
2 bedroom semi-detached, terrace & end of terrace home
- **THE ACORUS**  
Plots 17 & 48  
3 bedroom semi-detached home
- **THE HANSEN**  
Plot 47  
3 bedroom semi-detached home
- **THE FOXTAIL**  
Plots 1 & 37  
3 bedroom detached home
- **THE MARRAM**  
Plots 30, 31, 32 & 33  
3 bedroom semi-detached home
- **THE EVERGOLD**  
Plots 18, 29, 34, 38 & 46  
4 bedroom detached home
- **THE WOODSIDE**  
Plots 19, 40, 42 & 44  
4 bedroom detached home
- **THE SUNNINGDALE**  
Plots 39, 41, 43 & 45  
4 bedroom detached home



Spiregrass Square  
CB24 5PE



Help to Buy available for selected homes. Please speak to your Home Buying Executive for more information.

This brochure and the description, images and measurements herein are illustrative and for guidance purposes only. This brochure shows typical images, styles of homes and materials, finishes and landscaping layouts may vary. Whilst every effort has been made to ensure accuracy of the site and homes shown, this cannot be guaranteed. The information and imagery contained in this brochure may have been electronically enhanced and may vary from the finished property and/or site. The content of this brochure does not constitute an exact description of any individual property or development site, and does not form any part of a contract, representation or warranty. For more detailed site specifications and site plans please speak to your Home Buying Executive.



**This Land™**  
Compass House, Vision Park, Histon,  
Cambridge, CB24 9AD  
this-land.co.uk

**Spiregrass Square**  
spiregrass@this-land.co.uk  
spiregrass.co.uk

# The Astelia

Plots 2, 3, 14, 15, 16, 49, 50,  
51, 52 & 53

2 bedroom semi-detached,  
terrace & end of terrace home

The Astelia combines an exciting contemporary style with a practical open-plan layout. The ground floor comprises a comfortable lounge and dining area, while a spacious kitchen opens to the private rear garden. On the first floor, there are two double bedrooms and a family bathroom. There are two allocated parking spaces.

## SPIREGRASS SQUARE

Windmill Close  
Over | Cambridgeshire  
CB24 5PE



A DEVELOPMENT  
BUSINESS

**This Land™**

Compass House,  
Vision Park, Histon,  
Cambridge, CB24 9AD  
[this-land.co.uk](http://this-land.co.uk)

**Spiregrass Square**

[spiregrass@this-land.co.uk](mailto:spiregrass@this-land.co.uk)  
[spiregrass.co.uk](http://spiregrass.co.uk)



Plots 49 and 50 | Computer Generated Image

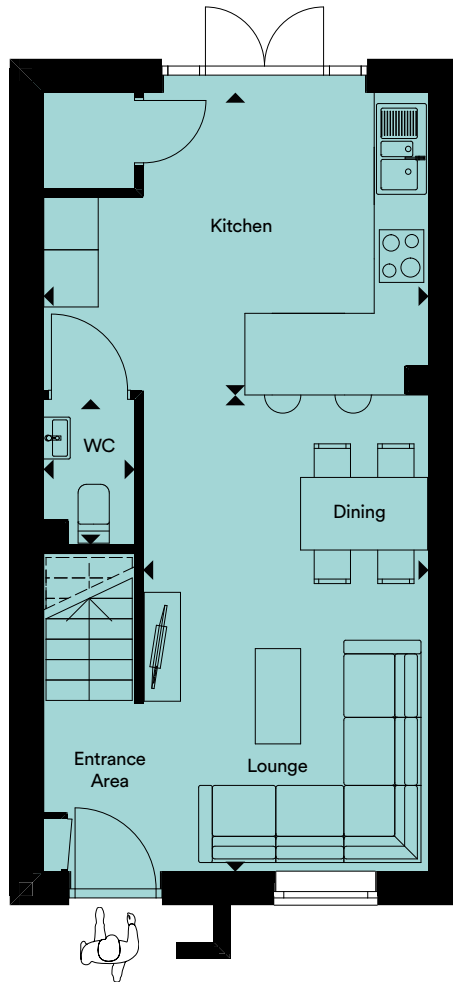
# The Astelia

## Floor Plans

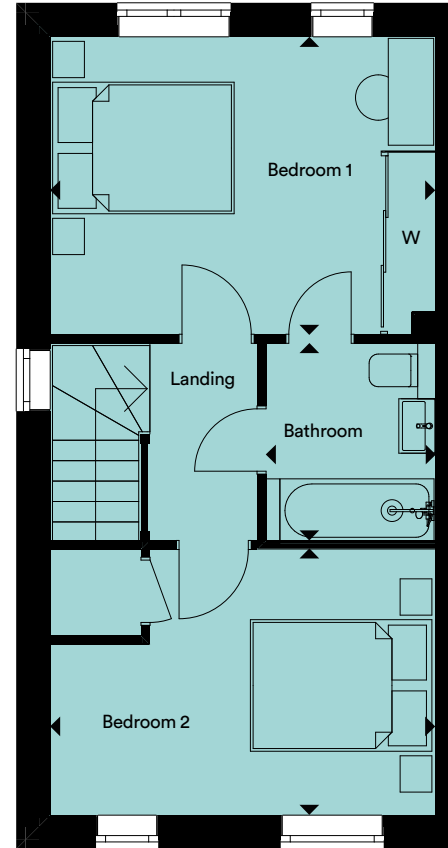
W = Wardrobe

▶ = Measuring Points

Please note plots 2, 14, 16, 49 & 51 are handed



GROUND FLOOR	MM	FT
Lounge/Dining	3141mm x 5248mm	10'4" x 17'3"
Kitchen	4241mm x 3330mm	13'11" x 10'11"
WC	1000mm x 1600mm	3'3" x 5'3"



FIRST FLOOR	MM	FT
Bedroom 1	4241mm x 3278mm	13'11" x 10'9"
Bedroom 2	4241mm x 2927mm	13'11" x 9'7"
Bathroom	1863mm x 2173mm	6'1" x 7'1"

This brochure and the description, images and measurements herein are illustrative and for guidance purposes only. This brochure shows typical images, styles of homes and materials, finishes and landscaping layouts may vary. Whilst every effort has been made to ensure accuracy of the site and homes shown, this cannot be guaranteed. The information and imagery contained in this brochure may have been electronically enhanced and may vary from the finished property and/or site. The content of this brochure does not constitute an exact description of any individual property or development site, and does not form any part of a contract, representation or warranty. For more detailed site specifications and site plans please speak to your Home Buying Executive.



# The Acorus

Plots 17 & 48

3 bedroom semi-detached home

The Acorus offers a practical use of space, ideal for the growing family. On the ground floor the hallway leads to the lounge, while a spacious kitchen and dining area enjoys ample natural light and access to the rear garden through patio doors. On the first floor, there are two double bedrooms, a single bedroom, family bathroom and a contemporary en suite to bedroom 1. There are two allocated parking spaces.

## SPIREGRASS SQUARE

Windmill Close  
Over | Cambridgeshire  
CB24 5PE



A DEVELOPMENT  
BUSINESS

**This Land™**

Compass House,  
Vision Park, Histon,  
Cambridge, CB24 9AD  
[this-land.co.uk](http://this-land.co.uk)

**Spiregrass Square**

[spiregrass@this-land.co.uk](mailto:spiregrass@this-land.co.uk)  
[spiregrass.co.uk](http://spiregrass.co.uk)

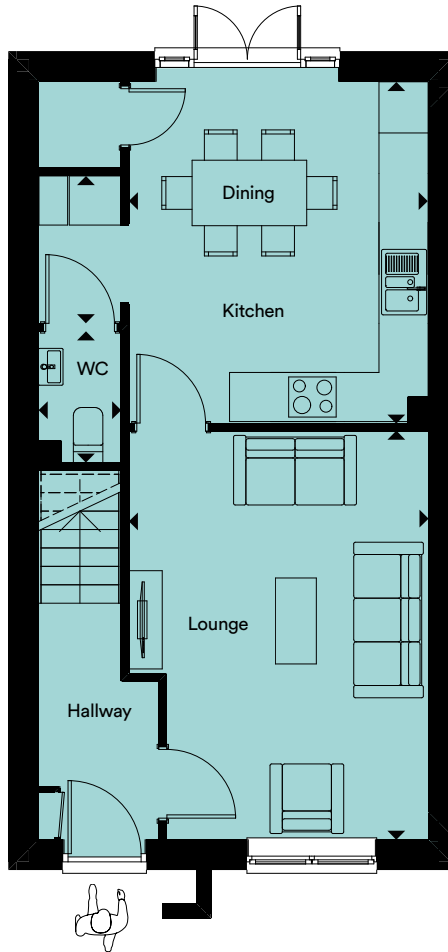


# The Acorus

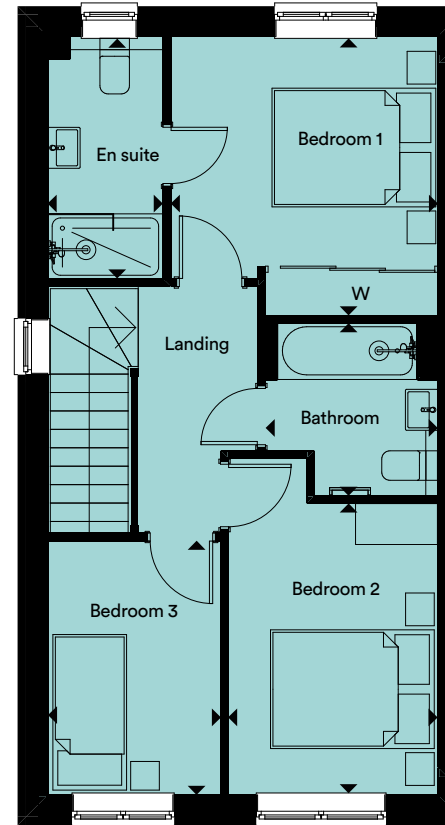
## Floor Plans

W = Wardrobe

▶ = Measuring Points



GROUND FLOOR	MM	FT
Lounge	3653mm x 4985mm	11'11" x 16'4"
Kitchen/Dining	3653mm x 4168mm	11'11" x 13'8"
WC	1000mm x 1600mm	3'3" x 5'3"



FIRST FLOOR	MM	FT
Bedroom 1	3253mm x 3400mm	10'8" x 11'1"
Bedroom 2	2550mm x 3553mm	8'4" x 11'8"
Bedroom 3	2103mm x 3095mm	6'11" x 10'2"
Bathroom	2100mm x 2100mm	6'11" x 6'11"
En suite	1400mm x 2950mm	4'7" x 9'8"

This brochure and the description, images and measurements herein are illustrative and for guidance purposes only. This brochure shows typical images, styles of homes and materials, finishes and landscaping layouts may vary. Whilst every effort has been made to ensure accuracy of the site and homes shown, this cannot be guaranteed. The information and imagery contained in this brochure may have been electronically enhanced and may vary from the finished property and/or site. The content of this brochure does not constitute an exact description of any individual property or development site, and does not form any part of a contract, representation or warranty. For more detailed site specifications and site plans please speak to your Home Buying Executive.

# The Hansen

Plot 47

3 bedroom semi-detached home

The Hansen offers generous space planned for family living. An impressive hall features an elegant staircase, with doors leading to the rest of the ground floor. A spacious lounge and a contemporary kitchen diner enjoy ample natural light with patio doors bringing the outside in. On the first floor, there are two double bedrooms and a single bedroom with an en suite to bedroom 1 and a family bathroom. There are two allocated parking spaces.

## SPIREGRASS SQUARE

Windmill Close  
Over | Cambridgeshire  
CB24 5PE



A DEVELOPMENT  
BUSINESS

**This Land™**

Compass House,  
Vision Park, Histon,  
Cambridge, CB24 9AD  
[this-land.co.uk](http://this-land.co.uk)

**Spiregrass Square**

[spiregrass@this-land.co.uk](mailto:spiregrass@this-land.co.uk)  
[spiregrass.co.uk](http://spiregrass.co.uk)

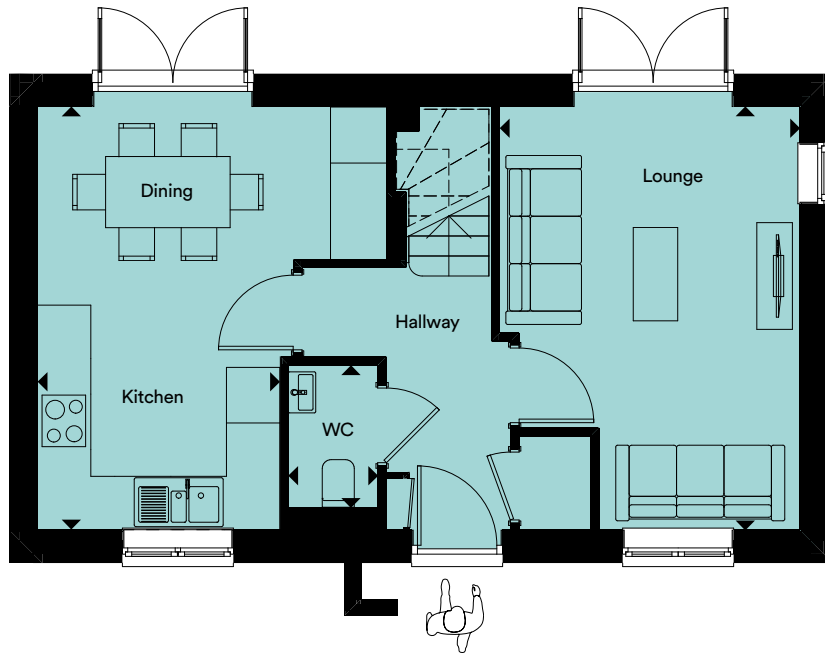


Plot 47 | Computer Generated Image

# The Hansen Floor Plans

W = Wardrobe

▶ = Measuring Points

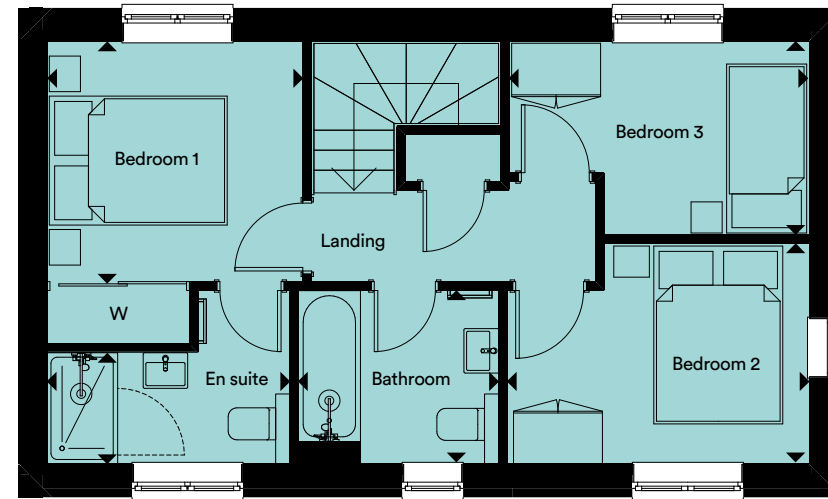


## GROUND FLOOR

MM

FT

Lounge	3367mm x 4753mm	11'0" x 15'7"
Kitchen/Dining	2725mm x 4753mm	8'11" x 15'7"
WC	1000mm x 1600mm	3'3" x 5'3"



## FIRST FLOOR

MM

FT

Bedroom 1	2825mm x 2703mm	9'3" x 8'10"
Bedroom 2	3393mm x 2475mm	11'1" x 8'1"
Bedroom 3	3367mm x 2178mm	11'0" x 7'1"
Bathroom	2250mm x 1950mm	7'5" x 6'5"
En suite	2725mm x 1250mm	8'11" x 4'1"

This brochure and the description, images and measurements herein are illustrative and for guidance purposes only. This brochure shows typical images, styles of homes and materials, finishes and landscaping layouts may vary. Whilst every effort has been made to ensure accuracy of the site and homes shown, this cannot be guaranteed. The information and imagery contained in this brochure may have been electronically enhanced and may vary from the finished property and/or site. The content of this brochure does not constitute an exact description of any individual property or development site, and does not form any part of a contract, representation or warranty. For more detailed site specifications and site plans please speak to your Home Buying Executive.

# The Foxtail

Plots 1 & 37

3 bedroom detached home

The Foxtail offers an imposing hall and a spacious lounge, while a generously proportioned kitchen diner enjoys natural light from front and side. Patio doors provide access to the garden. On the first floor, there are two double bedrooms and a single bedroom, served by a family bathroom, with an en suite to bedroom 1. There are two allocated parking spaces.

## SPIREGRASS SQUARE

Windmill Close  
Over | Cambridgeshire  
CB24 5PE



A DEVELOPMENT  
BUSINESS

**This Land™**

Compass House,  
Vision Park, Histon,  
Cambridge, CB24 9AD  
[this-land.co.uk](http://this-land.co.uk)

**Spiregrass Square**

[spiregrass@this-land.co.uk](mailto:spiregrass@this-land.co.uk)  
[spiregrass.co.uk](http://spiregrass.co.uk)



Plot 1 | Computer Generated Image

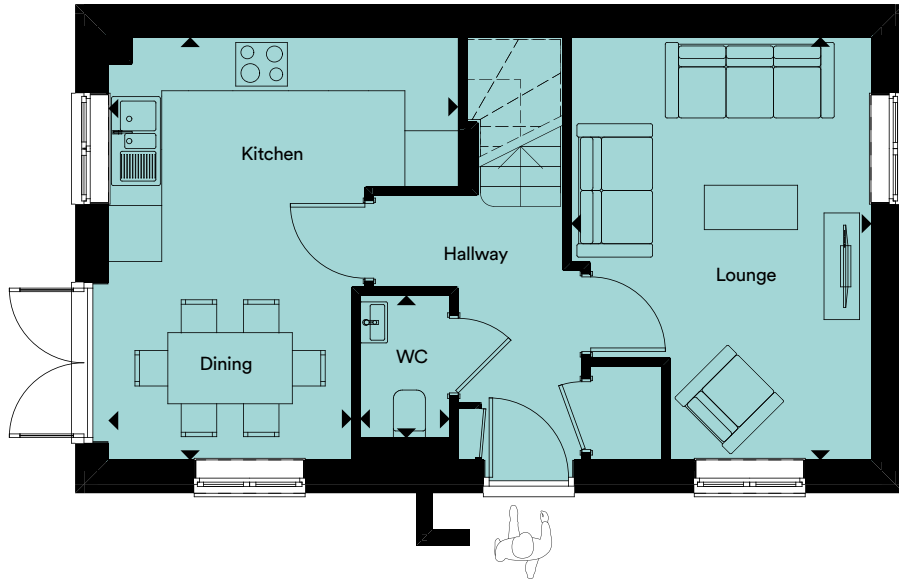
# The Foxtail

## Floor Plans

W = Wardrobe

▶ = Measuring Points  
\*Max. measurements

Please note plot 1 is handed

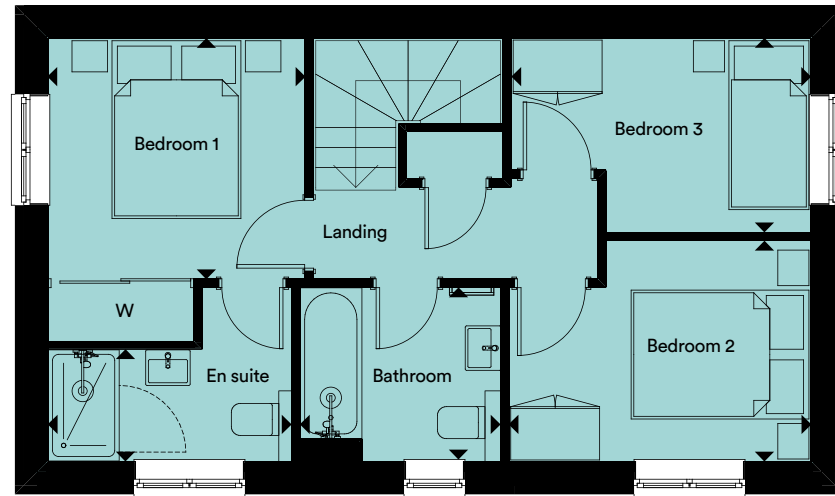


### GROUND FLOOR

MM

FT

Lounge	3367mm x 4753mm	11'0" x 15'7"
Kitchen/Dining	3935mm* x 4753mm	12'11"* x 15'7"
WC	1000mm x 1600mm	3'3" x 5'3"



### FIRST FLOOR

MM

FT

Bedroom 1	2885mm x 2703mm	9'6" x 8'10"
Bedroom 2	3393mm x 2475mm	11'1" x 8'1"
Bedroom 3	2178mm x 3367mm	7'2" x 11'0"
Bathroom	2250mm x 1950mm	7'5" x 6'5"
En suite	2735mm x 1250mm	8'11" x 4'1"

This brochure and the description, images and measurements herein are illustrative and for guidance purposes only. This brochure shows typical images, styles of homes and materials, finishes and landscaping layouts may vary. Whilst every effort has been made to ensure accuracy of the site and homes shown, this cannot be guaranteed. The information and imagery contained in this brochure may have been electronically enhanced and may vary from the finished property and/or site. The content of this brochure does not constitute an exact description of any individual property or development site, and does not form any part of a contract, representation or warranty. For more detailed site specifications and site plans please speak to your Home Buying Executive.

# The Marram

Plots 30, 31, 32 & 33

3 bedroom semi-detached home

The Marram is ideal for the family with teenagers, offering parents a floor of their own in this three storey property. On the ground floor there is a good size lounge and a kitchen diner that enjoys patio doors providing access to the garden. On the first floor there is one double bedroom and a single bedroom, served by a family bathroom, with an en suite to bedroom 2. The second floor provides a master suite, with en suite bathroom and dressing area. There are two allocated parking spaces.

## SPIREGRASS SQUARE

Windmill Close  
Over | Cambridgeshire  
CB24 5PE



A DEVELOPMENT  
BUSINESS

This Land™

Compass House,  
Vision Park, Histon,  
Cambridge, CB24 9AD  
[this-land.co.uk](http://this-land.co.uk)

**Spiregrass Square**

[spiregrass@this-land.co.uk](mailto:spiregrass@this-land.co.uk)  
[spiregrass.co.uk](http://spiregrass.co.uk)



Plots 32 and 33 | Computer Generated Image

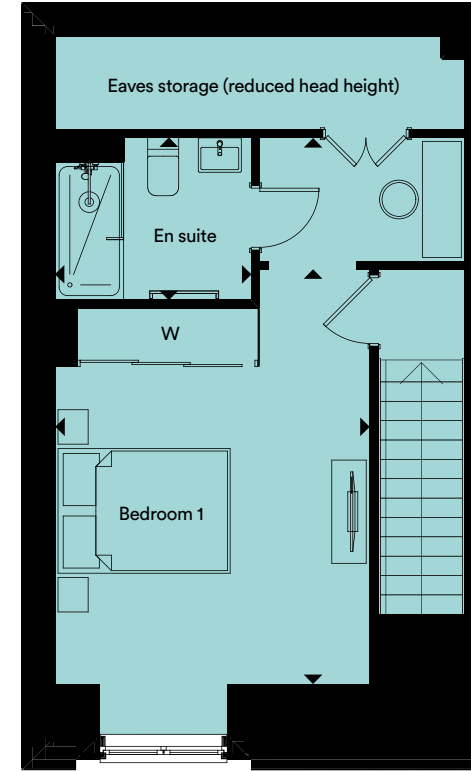
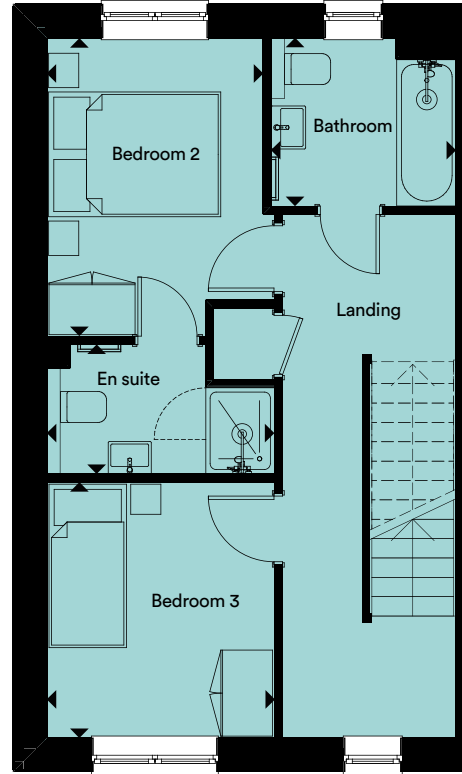
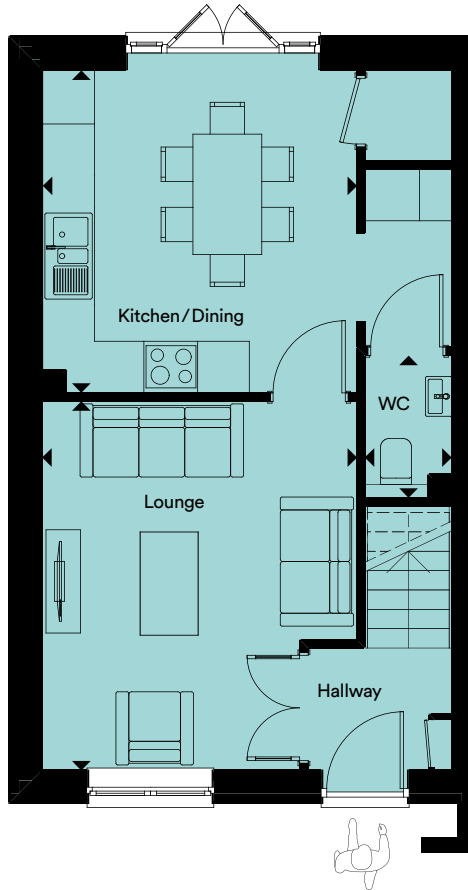
# The Marram

## Floor Plans

W = Wardrobe

▶ = Measuring Points  
\*Max. measurements

Please note plots 30 & 32 are handed



GROUND FLOOR	MM	FT
Lounge	3648mm x 4278mm	11'11" x 14'0"
Kitchen/Dining	3648mm x 3750mm	11'11" x 12'4"
WC	1000mm x 1650mm	3'3" x 5'5"

FIRST FLOOR	MM	FT
Bedroom 2	2505mm x 3462mm	8'2" x 11'4"
Bedroom 3	2635mm x 2965mm	8'8" x 9'8"
Bathroom	2124mm x 1950mm	6'11" x 6'5"
En suite	2635mm x 1500mm	8'8" x 4'11"

SECOND FLOOR	MM	FT
Bedroom 1	3648mm x 5975mm*	12'0" x 19'7"*
En suite	2770mm x 1882mm	7'5" x 6'2"

This brochure and the description, images and measurements herein are illustrative and for guidance purposes only. This brochure shows typical images, styles of homes and materials, finishes and landscaping layouts may vary. Whilst every effort has been made to ensure accuracy of the site and homes shown, this cannot be guaranteed. The information and imagery contained in this brochure may have been electronically enhanced and may vary from the finished property and/or site. The content of this brochure does not constitute an exact description of any individual property or development site, and does not form any part of a contract, representation or warranty. For more detailed site specifications and site plans please speak to your Home Buying Executive.



# The Evergold

Plots 18, 29, 34, 38 & 46

4 bedroom detached home

The Evergold provides a home ideal for the larger family. An airy hall offers double door access to a spacious lounge, while the kitchen diner ensures that there is ample space for everyday living and family gatherings. On the first floor there are three double bedrooms and a single bedroom, with an en suite to bedroom 1 and a family bathroom. There is a single garage with two allocated parking spaces for plots 18, 29, 34 and 38, while plot 46 has two parking spaces.

## SPIREGRASS SQUARE

Windmill Close  
Over | Cambridgeshire  
CB24 5PE



A DEVELOPMENT  
BUSINESS

**This Land™**

Compass House,  
Vision Park, Histon,  
Cambridge, CB24 9AD  
[this-land.co.uk](http://this-land.co.uk)

**Spiregrass Square**

[spiregrass@this-land.co.uk](mailto:spiregrass@this-land.co.uk)  
[spiregrass.co.uk](http://spiregrass.co.uk)



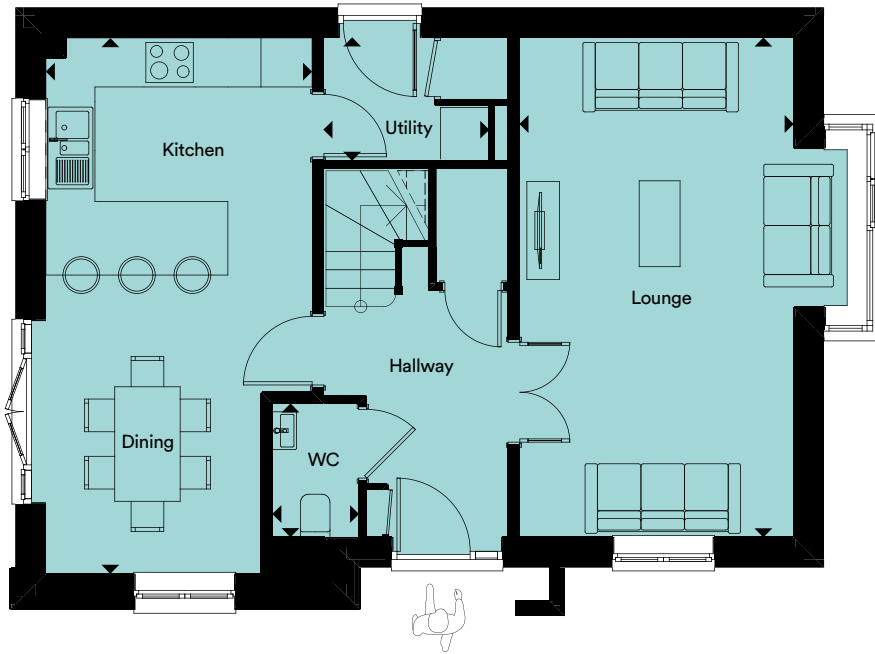
Plot 38 | Computer Generated Image

# The Evergold Floor Plans

W = Wardrobe

▶ = Measuring Points

Please note plots 18, 29 & 38 are handed



GROUND FLOOR	MM	FT
Lounge	3345mm x 6103mm	11'0" x 20'0"
Kitchen/Dining	3255mm x 6496mm	10'8" x 21'3"
Utility	2015mm x 1500mm	6'8" x 4'11"
WC	1050mm x 1629mm	3'5" x 5'4"



FIRST FLOOR	MM	FT
Bedroom 1	3390mm x 3314mm	11'2" x 10'10"
Bedroom 2	3300mm x 3279mm	10'10" x 10'9"
Bedroom 3	2975mm x 3173mm	9'9" x 10'5"
Bedroom 4	3390mm x 2689mm	11'2" x 8'10"
Bathroom	2575mm x 1700mm	8'6" x 5'7"
En suite	2250mm x 1500mm	7'5" x 4'11"

This brochure and the description, images and measurements herein are illustrative and for guidance purposes only. This brochure shows typical images, styles of homes and materials, finishes and landscaping layouts may vary. Whilst every effort has been made to ensure accuracy of the site and homes shown, this cannot be guaranteed. The information and imagery contained in this brochure may have been electronically enhanced and may vary from the finished property and/or site. The content of this brochure does not constitute an exact description of any individual property or development site, and does not form any part of a contract, representation or warranty. For more detailed site specifications and site plans please speak to your Home Buying Executive.

# The Woodside

Plots 19, 40, 42 & 44

4 bedroom detached home

The Woodside offers a flowing layout for the larger family. Double doors lead from the hall to a generous lounge and there is a spacious kitchen dining area with the perfect location for sitting and enjoying the view of the garden through patio doors. On the first floor, there are three double bedrooms and a single bedroom, with an en suite to bedroom 1 and a family bathroom. There is a single garage and two allocated parking spaces.

## SPIREGRASS SQUARE

Windmill Close  
Over | Cambridgeshire  
CB24 5PE



A DEVELOPMENT  
BUSINESS

**This Land™**

Compass House,  
Vision Park, Histon,  
Cambridge, CB24 9AD  
[this-land.co.uk](http://this-land.co.uk)

**Spiregrass Square**

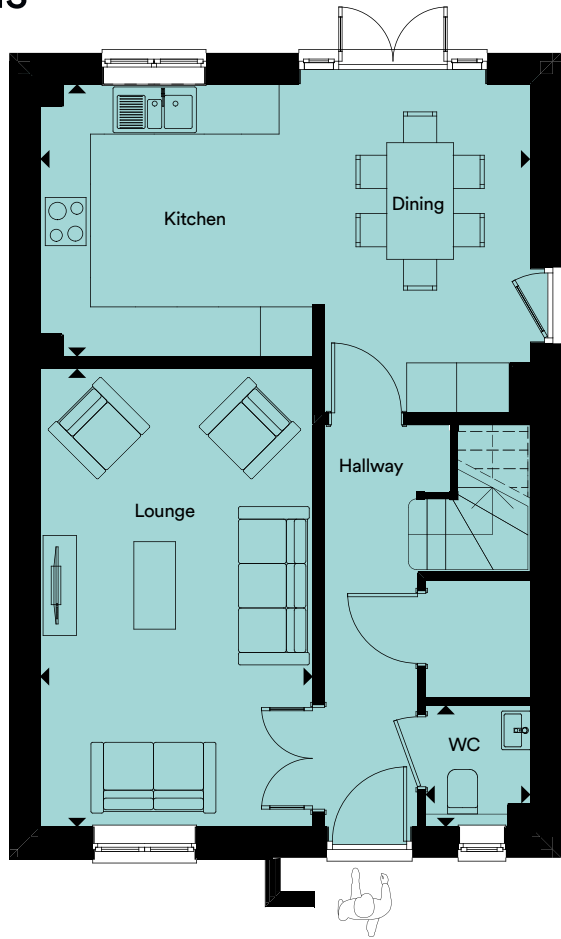
[spiregrass@this-land.co.uk](mailto:spiregrass@this-land.co.uk)  
[spiregrass.co.uk](http://spiregrass.co.uk)



Plot 40 | Computer Generated Image

# The Woodside

## Floor Plans

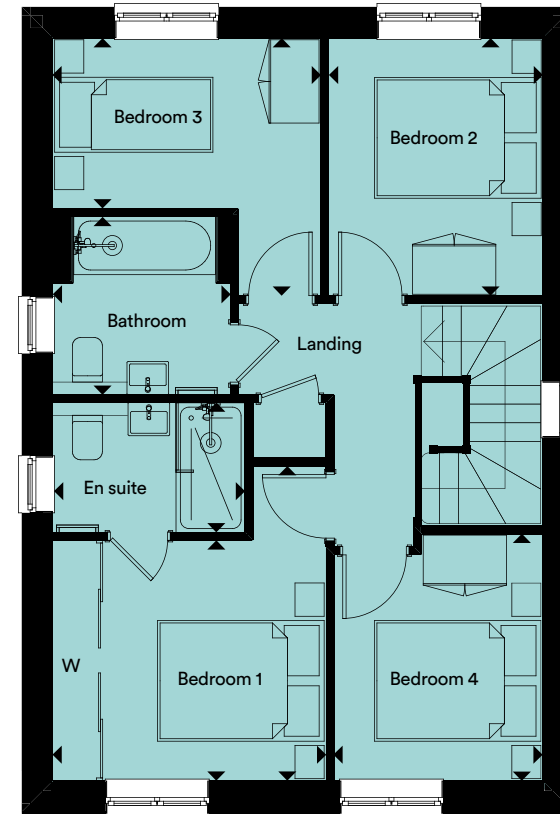


GROUND FLOOR	MM	FT
Lounge	3265mm x 5495mm	10'9" x 18'0"
Kitchen/Dining	5877mm x 3275mm	19'4" x 10'9"
WC	1250mm x 1450mm	4'1" x 4'9"

W = Wardrobe

▶ = Measuring Points  
\*Max. measurements

Please note plots 40, 42 & 44 are handed



FIRST FLOOR	MM	FT
Bedroom 1	3277mm x 3775mm*	10'9" x 12'5"*
Bedroom 2	2564mm x 3092mm	8'5" x 10'2"
Bedroom 3	3213mm x 3092mm*	10'6" x 10'2"*
Bedroom 4	2500mm x 2960mm	8'2" x 9'9"
Bathroom	2127mm x 2135mm	6'11" x 7'0"
En suite	2302mm x 1550mm	7'6" x 5'1"

This brochure and the description, images and measurements herein are illustrative and for guidance purposes only. This brochure shows typical images, styles of homes and materials, finishes and landscaping layouts may vary. Whilst every effort has been made to ensure accuracy of the site and homes shown, this cannot be guaranteed. The information and imagery contained in this brochure may have been electronically enhanced and may vary from the finished property and/or site. The content of this brochure does not constitute an exact description of any individual property or development site, and does not form any part of a contract, representation or warranty. For more detailed site specifications and site plans please speak to your Home Buying Executive.

# The Sunningdale

Plots 39, 41, 43 & 45

4 bedroom detached home

The Sunningdale combines a distinctive gable front design with feature cladding, offering extra space inside for the larger family. There is a well proportioned lounge with double doors that allow flow through to the comfortable kitchen dining room, with access to the garden through patio doors. On the first floor, there are three double bedrooms and a single bedroom, with an en suite to bedroom 1 and a family bathroom. There is a single garage and two allocated parking spaces.

## SPIREGRASS SQUARE

Windmill Close  
Over | Cambridgeshire  
CB24 5PE



A DEVELOPMENT  
BUSINESS

**This Land™**

Compass House,  
Vision Park, Histon,  
Cambridge, CB24 9AD  
[this-land.co.uk](http://this-land.co.uk)

**Spiregrass Square**

[spiregrass@this-land.co.uk](mailto:spiregrass@this-land.co.uk)  
[spiregrass.co.uk](http://spiregrass.co.uk)



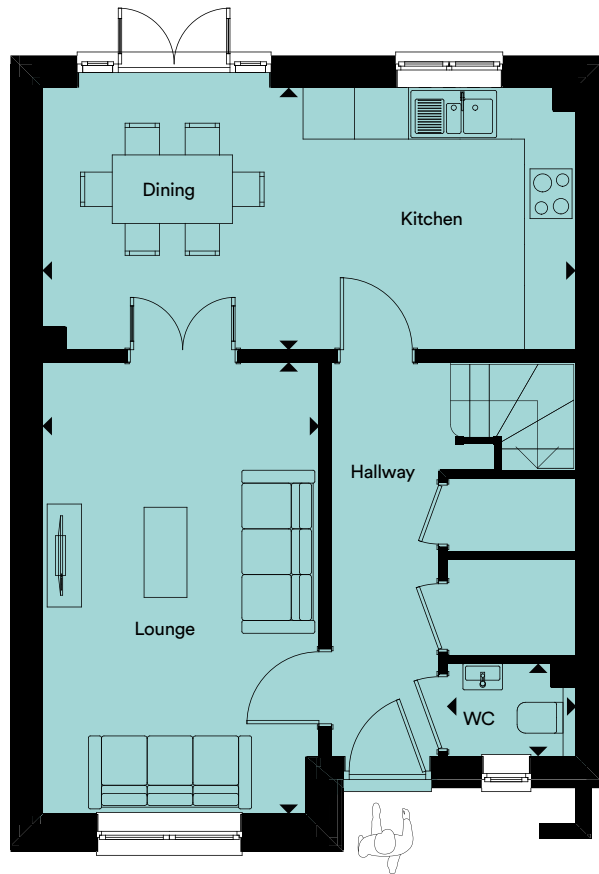
Plot 39 | Computer Generated Image

# The Sunningdale Floor Plans

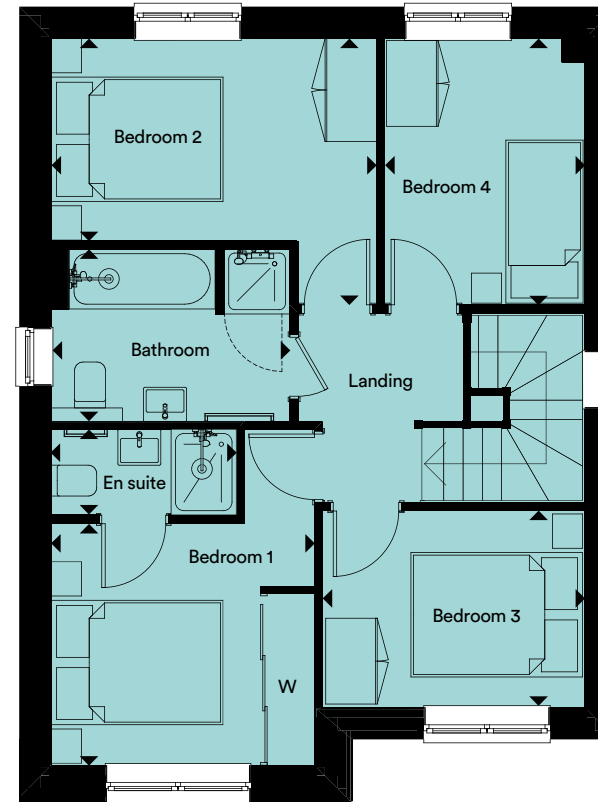
W = Wardrobe

▶ = Measuring Points  
\*Max. measurements

Please note plots 39 & 45 are handed



GROUND FLOOR	MM	FT
Lounge	3220mm x 5265mm	10'6" x 17'3"
Kitchen/Dining	6215mm x 3055mm	20'5" x 10'0"
WC	1500mm x 1075mm	4'11" x 3'6"



FIRST FLOOR	MM	FT
Bedroom 1	3065mm x 3910mm	10'1" x 13'0"
Bedroom 2	3788mm x 3100mm*	12'5" x 10'2"*
Bedroom 3	3050mm x 2287mm	10'0" x 7'5"
Bedroom 4	2327mm x 3100mm	7'6" x 10'2"
Bathroom	2779mm x 2000mm	9'1" x 6'6"
En suite	2155mm x 1000mm	7'0" x 3'3"

This brochure and the description, images and measurements herein are illustrative and for guidance purposes only. This brochure shows typical images, styles of homes and materials, finishes and landscaping layouts may vary. Whilst every effort has been made to ensure accuracy of the site and homes shown, this cannot be guaranteed. The information and imagery contained in this brochure may have been electronically enhanced and may vary from the finished property and/or site. The content of this brochure does not constitute an exact description of any individual property or development site, and does not form any part of a contract, representation or warranty. For more detailed site specifications and site plans please speak to your Home Buying Executive.

# SPIREGRASS SQUARE

Windmill Close  
Over | Cambridgeshire  
CB24 5PE