



HOPKINS  
HOMES

# ALCONBURY WEALD

Cambridgeshire



Traditionally designed 2, 3, 4 & 5 bedroom homes



Artist illustration of properties at Alconbury Weald. Indicative only.





HOPKINS  
HOMES

WELCOME TO  
ALCONBURY WEALD  
*by Hopkins Homes*



Alconbury Weald boasts an outstanding collection of new homes  
within an exciting new Cambridgeshire community.

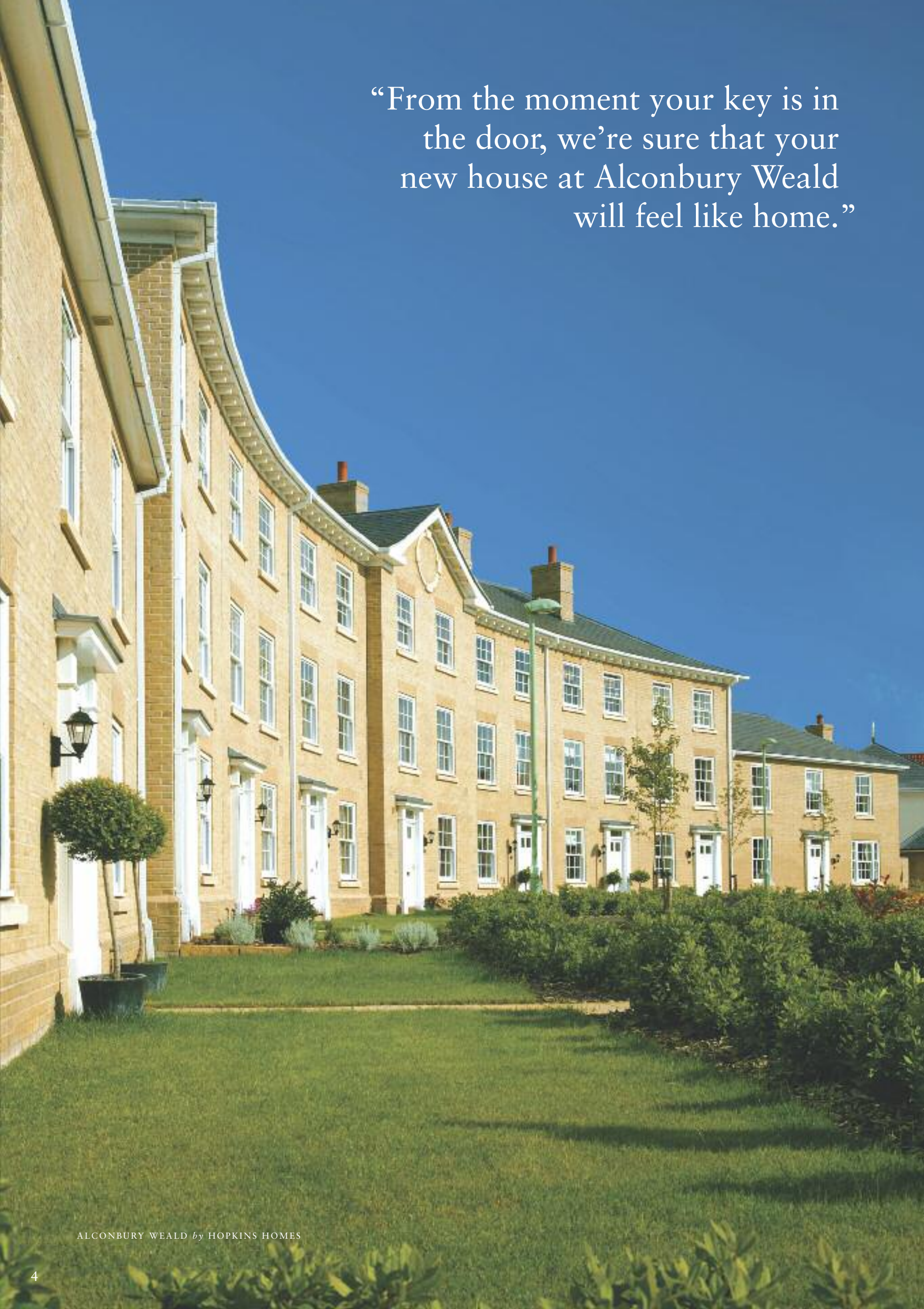
Hopkins Homes are delighted to welcome you to Alconbury Weald, a stylish collection of premier  
new homes within this new flagship environment boasting a range of community facilities,  
amenities and large open spaces.

Properties range from two to five bedrooms across a variety of styles and designs to ensure there's  
a home to suit you, whether you're a single professional, growing family or now looking to downsize.

You can be assured that your new home has been built and finished to the highest possible  
standard thanks to our uncompromising attention to detail.

*James Hopkins*

Executive Chairman and founder of Hopkins Homes



“From the moment your key is in the door, we’re sure that your new house at Alconbury Weald will feel like home.”

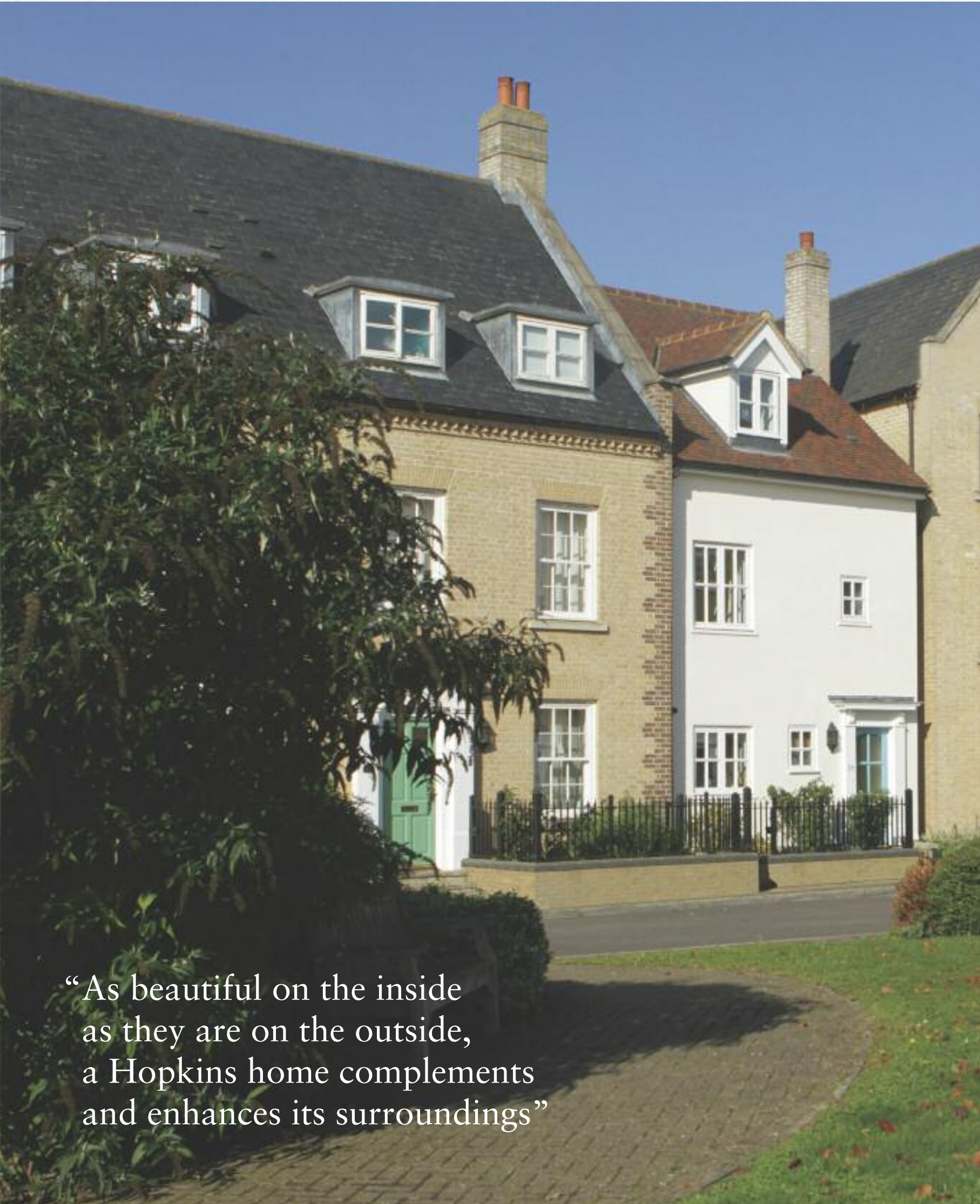


# A commitment to excellence

When you choose a property at Alconbury Weald, you can be confident that your new home is characteristic of the excellent levels of quality synonymous with Hopkins Homes.



We work tirelessly to create properties of eminence and beauty, by utilising traditional building methods alongside cutting edge technology. As a result, the properties at Alconbury Weald benefit from the finest construction and finish, allowing you to create your own dream home with utmost ease.



“As beautiful on the inside  
as they are on the outside,  
a Hopkins home complements  
and enhances its surroundings”



## A finish that is second to none

Every aspect of Alconbury Weald has been carefully considered to ensure a fantastic quality of life for our residents.

This attention to detail includes the layout of the development, which benefits from mature trees and shrubs, off-street parking and beautiful private gardens. Inside, you can be assured that our panache for design has been applied to the very highest degree, offering our customers outstanding homes that will truly stand the test of time.

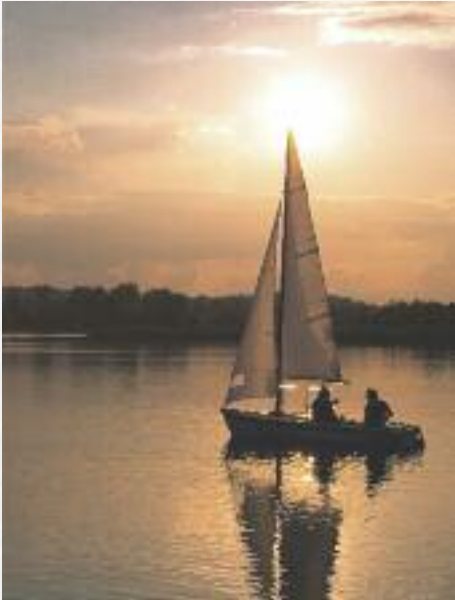
Hopkins Homes' remarkable design techniques have been embraced by thousands of satisfied homeowners over the years, while we've been awarded a myriad of prestigious industry accolades.



Cambridge



Alconbury Weald Enterprise Centre



Huntingdon town sign



River Cam and King's College





Computer generated image of properties at Alconbury Weald. Indicative only.

## A unique vision for Alconbury Weald

One of the guiding principles has been to create an exciting new community that provides a unique and inspiring environment for living, working, learning and leisure.

Alongside your exceptional new home are woodlands, parks and play areas linked by footpaths and cycle ways plus a range of community facilities in which you and your family can immerse yourself within this new neighbourhood.

Alconbury Weald provides everything you need in one place, with great transport links to a wide range of locations and attractions in Cambridgeshire and beyond.

Set between Alconbury and The Stukeleys, Alconbury Weald offers you a wide range of amenities including the post office, doctor's surgery, country pub and church. A new shop will provide day-to-day convenience and there are a number of large supermarkets nearby. The first of three new primary schools will open in September while older children are served by the nearby Sawtry Village Academy.

About 15 minutes' drive away is the historic market town of Huntingdon, the birthplace of Oliver Cromwell, celebrated in a museum located within his former school. The town also offers a wealth of shopping facilities, an historic high street, a Waitrose at its centre and a traditional market in the Square every Wednesday and Saturday.

You can enjoy leisurely walks and summer concerts in Huntingdon's Riverside Park that lies alongside the Great Ouse, while Huntingdon Racecourse is also a popular venue.

Tower Fields Leisure Park in Huntingdon includes a Cineworld multiplex cinema and a variety of family friendly restaurant chains whilst M&S Food and Next plan shops in the new Chequers Court shopping plaza.

Local popular restaurants and pubs include the Old Bridge Hotel in Huntingdon, the attractive thatched Abbot's Elm in Abbots Ripton as well as pubs in Alconbury village, Alconbury Weston and The Stukeleys.

Head south and a 30-minute car journey will deliver you into the vibrant and historic City of Cambridge. World famous for its University and colleges, Cambridge offers everything you could wish for; superb for a day's shopping, a diversity of restaurants, bars and clubs, a traditional market, punting on the River Cam and a wide range of sport and leisure facilities for all ages to enjoy.

Twenty minutes to the north is Peterborough with its beautiful Norman cathedral and museum. The city boasts more than 20 nature reserves and country parks, whilst live entertainment can be enjoyed at its Key and Cresset theatres.

*“With a Hopkins home, you can be sure that each home has been designed and built to last.”*

UK Construction Magazine

## Our portfolio of success



*“Hopkins Homes’ ability to create award-winning homes is due in no small part to the highly talented and experienced team.”*

East Anglian Daily Times

*“Skilled craftsmanship was used to restore the period heritage of the original building.”*

Hot Property



*“Hopkins Homes... (is) always conscious of the street scene and the preservation of the local character and charm. The company has been winning awards longer than most of us have been writing about them.”*

Eastern Daily Press

ALCONBURY WEALD *by* HOPKINS HOMES

Photographs depict previous Hopkins developments.



# Award-winning Hopkins Homes

Our commitment to excellent style, design and quality has been recognised with numerous local and national awards.

## 2015

- Sunday Times British Homes Awards Best Development St Michael's Place & Bure Place, Aylsham
- Housebuilder Awards Best Refurbishment Bure Place, Aylsham
- What House? Awards Best Development St Michael's Place & Bure Place, Aylsham
- LABC Building Excellence Awards The Water Tower, Bure Place, Aylsham
- NHBC Pride in the Job Award Grove Park, Barrow

## 2014

- NHBC Seal of Excellence Award St Andrew's Place, Kilverstone
- NHBC Pride in the Job Award St Andrew's Place, Kilverstone
- Building Excellence Awards Best New Housing Development Scholars' Quarter, Norwich, Finalist

## 2013

- NHBC Pride in the Job Award Eastgate Rise, Bury St Edmunds
- NHBC Pride in the Job Award St Andrew's Place, Kilverstone

## 2012

- Housing Design Awards Completed Project Winner Tibby's Triangle, Southwold
- NHBC Pride in the Job Award Scholars' Quarter, Norwich
- NHBC Pride in the Job Award The Martellos, Felixstowe
- NHBC Pride in the Job Award Miller's Tye, Soham

## 2011

- What House? Gold Award Best Brownfield Development Tibby's Triangle, Southwold
- NHBC Seal of Excellence Award Bell's Grange, Bocking
- NHBC Pride in the Job Award Bell's Grange, Bocking
- NHBC Pride in the Job Award Fairfield Park, Costessey
- Norwich Society Design Award Scholars' Quarter, Norwich

## 2010

- NHBC Seal of Excellence Award Fairfield Park, Costessey
- NHBC Pride in the Job Award Fairfield Park, Costessey
- NHBC Pride in the Job Award Albany Place, Ipswich

## 2009

- What House? Bronze Award Best Medium Housebuilder
- What House? Bronze Award Best Renovation Melton Grange, Melton
- NHBC Seal of Excellence Award Albany Place, Ipswich

## 2008

- Housing Design Awards Best Project Tibby's Triangle, Southwold
- NHBC Pride in the Job Award Pitcher's Place, Harleston, Blyth Place, Reydon, Fairfield Park, Costessey
- NHBC Eastern Regional Award Medium Sized Builder Blyth Place, Reydon
- What House? Bronze Award Best Medium Developer
- What House? Bronze Award Best Development St Giles View, Risby

## 2007

- Ernst & Young Arts and Business East Employees Award
- NHBC Pride in the Job Award Mulberry Gardens, Mulbarton
- Norwich Society Commendation Baltic Wharf, Norwich
- Norwich Society Honourable Mention Appleyard's Mill, Norwich

## 2006

- NHBC Pride in the Job Award King's Quarter, Norwich and St. Georges Square, Reydon

## 2005

- NHBC Pride in the Job Award
- NHBC Quality Award Winner

## 2004

- Building For Life Silver Standard Award Bishops Walk, Ely
- NHBC Quality Award Winner

## 2003

- Daily Telegraph What House? Silver Award Best Medium Sized Housebuilder

## 2002

- Building Magazine Awards Regional Housebuilder of the Year
- Britannia National Homebuilder Design Awards, Commendation for Best use of a Brownfield Site Bishops Walk, Ely
- Daily Telegraph What House? Bronze Award Best Medium Sized Housebuilder
- NHBC 2 Pride in the Job winning sites
- Ernst & Young James Hopkins named as Central Region Entrepreneur of the Year

## 2001

- Anglian Business Awards Runner up
- Daily Telegraph What House? Bronze Award Best House Design
- Fast Track 100

## 2000

- Daily Telegraph What House? Bronze Award Best House Design
- Fast Track 100
- St Edmundsbury Borough Council Design Competition to develop fourth phase of Drovers Mead, Bury St Edmunds

## 1999

- St Edmundsbury Borough Council Design Competition to develop third phase of Drovers Mead, Bury St Edmunds

## 1998

- Daily Telegraph What House? Silver Award for Best House Design
- Design Awards for Excellence Broadland District Council First Prize
- Kent Blaxill Highly Commended Best Residential Development of five units or more
- East Cambridgeshire District Council Design Competition to develop two parcels of land Broad Street, Ely





# A specification of the highest quality

## Kitchens

- Choice of kitchen cupboards and worktops\*
- Oven, hob and extractor fan fitted as standard
- Plumbing for washing machine and dishwasher where possible
- Choice of wall tiles from our selected range\*
- Choice of floor tiles from our selected range\*

## Electrical

- Burglar alarm to ground floor only
- Double socket outlets throughout
- Outside lighting to front and rear on certain plots
- TV points to living room and all bedrooms
- Telephone points to living room, study and all bedrooms

## Plumbing

- Central heating via thermostatically controlled radiators/panel heaters
- White sanitaryware throughout with chrome-effect mixer taps plus white bath panel and matching seat
- Outside tap where possible

## Carpentry

- Moulded skirting and architraves painted white
- White painted staircase
- Four panel internal doors with matching chrome-effect handles

## Ceilings

- Ceilings smooth throughout with coved cornicing where possible

## Wall tiling

- Kitchen - between worktop and wall cupboards\*
- Bathroom - half-height all round\*
- En-Suite/Shower Room - full height to shower cubicle with splashback to hand basin and tiled window sill where applicable\*
- En-Suite with bath - full height to shower cubicle and half height all round
- Cloakroom - splashback to hand basin and tiled window sill where applicable\*

## Other items

- Loft light where applicable
- Panel fencing between rear gardens where applicable
- Front garden landscaped and turfed where applicable
- Rear garden cleared, rotivated and topsoiled where applicable
- All internal walls painted gardenia white

\*Choice available subject to stage of construction.  
This specification is only meant as a guide, some items may vary from plot to plot.  
Please check with Sales Consultant for further details.  
Photographs depict previous Hopkins developments.





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# DEVELOPMENT LAYOUT

Hopkins Homes has paid intricate attention to detail when designing the layout of Alconbury Weald, to ensure the very best quality of life for its residents.

The tree-lined streets are just perfect for children to ride their bikes and for the family dog to stretch its legs. Each home benefits from off-street parking, while the layout promotes both walking and cycling.



# DEVELOPMENT LAYOUT

The Hopkins development at Alconbury Weald is set to become a community within a community, with the two to five bedroom homes invitingly laid out to promote a real sense of neighbourhood.

Each home enjoys ample outdoor space in the form of a private garden, while the development benefits from beautiful landscaping and a focus on its natural appeal. Residents will be able to enjoy time in communal open spaces, whether for a crisp winter's walk or a leisurely picnic in the summer.














# ALCONBURY WEALD

## Cambridgeshire

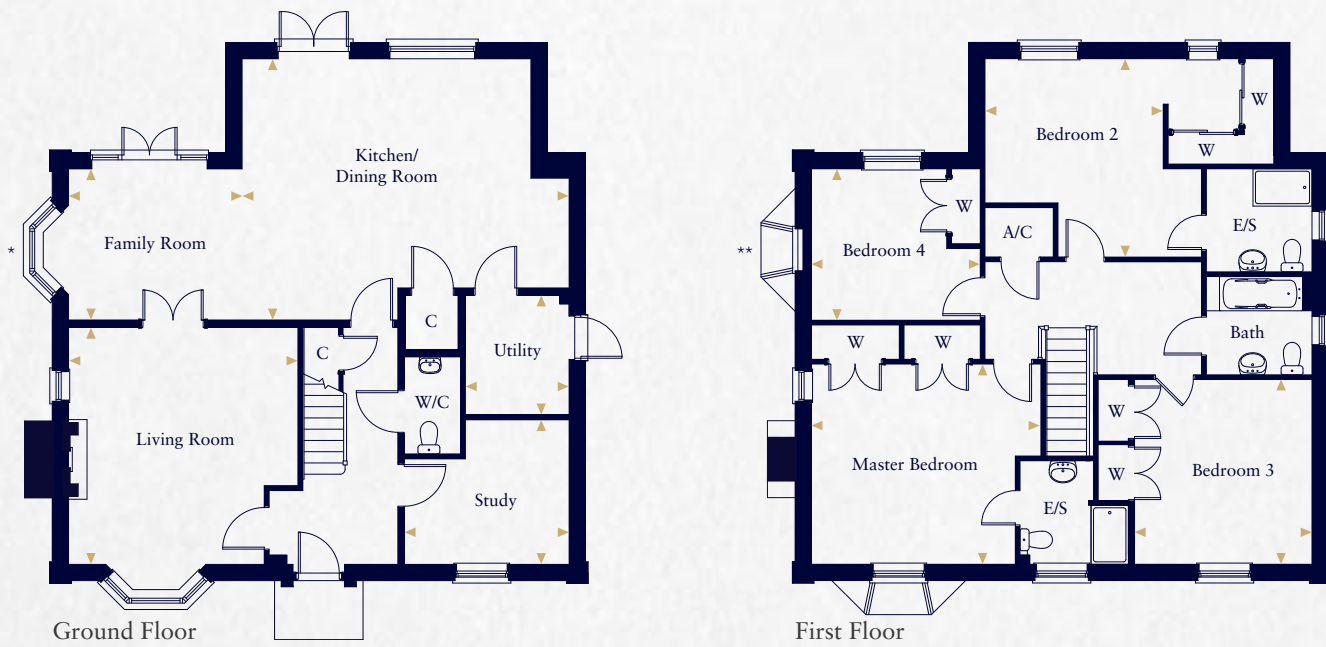


Cambridge University and King's College Chapel

- |  |   |  |
|--|---|--|
|  <b>The Boston</b><br>Plots 1, 52, 104(h) & 126   |  <b>The Holbeach</b><br>Plots 15, 16(h), 45, 46(h), 53, 61(h),<br>74(h), 100(h), 101, 105(h), 106 & 117(h) |  <b>The Ouse</b><br>Plots 67 & 68(h)  |
|  <b>The Bourne</b><br>Plots 2, 24, 25, 48 & 125(h)  |  <b>The Holme</b><br>Plots 17 & 35   |  <b>The Ramsey</b><br>Plots 107 & 112   |
|  <b>The Cam</b><br>Plots 3, 4, 5, 31, 32(h), 33, 34(h), 54,<br>59(h), 60, 71(h), 108 & 111(h)     |  <b>The Lark</b><br>Plots 23, 47(h) & 127  |  <b>The Spalding</b><br>Plots 63, 64(h), 65, 66(h), 81(h),<br>82(h), 83(h), 84, 85 & 86               |
|  <b>The Chatteris</b><br>Plots 6, 7(h), 22, 30, 40, 57, 91(h), 92,<br>102(h), 103, 119(h) & 120   |  <b>The Littleport</b><br>Plots 26, 27(h), 90(h), 93, 95, 96(h),<br>97, 118(h) & 128                       |  <b>The Thorney</b><br>Plots 78, 79, 80, 87(h), 88(h), 89(h), 109,<br>110(h), 121(h), 122(h) & 123(h) |
|  <b>The Crowland</b><br>Plots 8(h), 44, 50, 51(h) & 124   |  <b>The March</b><br>Plots 29, 39 & 58   |  <b>The Thurlby</b><br>Plots 28, 94(h), 98 & 99(h)  |
|  <b>The Ely</b><br>Plots 9, 10, 11, 18(h), 19(h), 20, 21, 36(h),<br>37(h), 38(h), 114(h) & 115    |  <b>The Nene</b><br>Plots 41, 42(h), 55(h) & 56  |  <b>The Whittlesey</b><br>Plot 49   |
|  <b>The Fulbourn</b><br>Plots 12, 13, 14, 43, 69(h), 70, 72(h),<br>73(h), 75, 76(h), 113(h) & 116 |  <b>The Northorpe</b><br>Plots 62 & 77(h)  | <b>BS</b> Denotes Water Booster System   |
|  |   | <b>GG</b> Denotes Gas Governor   |



Computer generated image indicative only.



# The Boston

Plots 1, 52, 104(h) & 126

Kitchen/Dining Room	5.875m x 4.663m	19'3" x 15'3"
Utility	2.432m x 2.110m	7'11" x 6'11"
Family Room	4.310m x 3.075m	14'1" x 10'1"
Living Room	4.823m x 4.668m	15'9" x 15'3"
Study	3.355m x 2.942m	11'0" x 9'7"

Master Bedroom	4.670m x 4.075m	15'3" x 13'4"
Bedroom 2	4.038m x 3.627m	13'3" x 11'10"
Bedroom 3	3.760m x 3.610m	12'4" x 11'10"
Bedroom 4	3.532m x 3.083m	11'7" x 10'1"

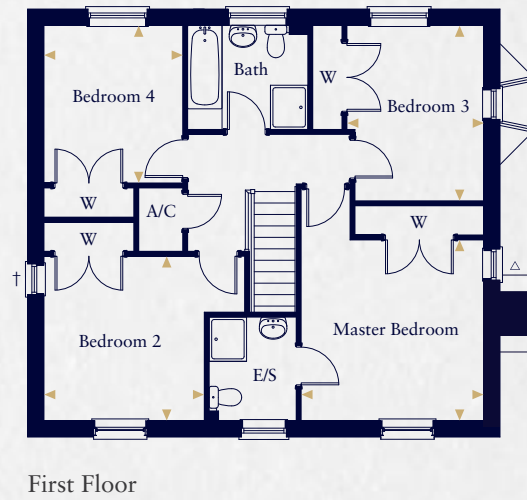
\* No bay window to plot 126. \*\* No recessed panel to plot 126.

ALCONBURY WEALD *by* HOPKINS HOMES

► Indicates where measurements have been taken from. External finishes may vary, please refer to drawings in sales office. Plans are indicative only, configuration and handing of plots may vary.



Computer generated image indicative only.



# The Bourne

Plots 2, 24, 25, 48 & 125(h)

Kitchen/Dining Room	8.948m x 3.199m	29'4" x 10'6"
Utility	2.268m x 1.650m	7'5" x 5'5"
Living Room	4.698m x 3.693m	15'4" x 12'1"
Study	2.949m x 2.987m	9'8" x 9'9"

Master Bedroom	3.716m x 3.680m	12'2" x 12'0"
Bedroom 2	3.348m x 3.265m	10'11" x 10'8"
Bedroom 3	3.576m x 2.785m	11'9" x 9'1"
Bedroom 4	3.209m x 2.823m	10'6" x 9'3"

\* Bay window to plot 2 only. \*\* Window to plots 2, 48 & 125 only. † Window to plots 24, 25 & 125 only. Δ Window to plot 125 only.

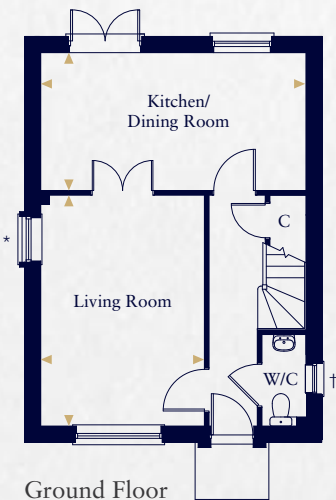
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Computer generated image indicative only.



First Floor



Ground Floor

# The Cam

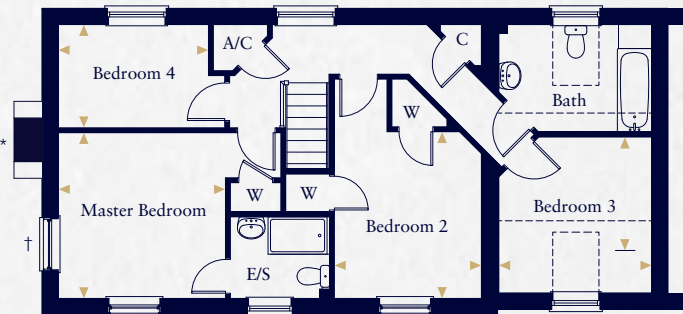
Plots 3, 4, 5, 31, 32(h), 33, 34(h), 54, 59(h), 60, 71(h), 108 & 111(h)

Kitchen/Dining Room	5.395m x 2.805m	17'8" x 9'4"
Living Room	4.692m x 3.329m	15'7" x 10'10"
Master Bedroom	3.627m x 3.141m	11'10" x 10'3"
Bedroom 2	3.141m x 2.904m	10'3" x 9'6"
Bedroom 3	2.721m x 2.159m	8'11" x 7'1"

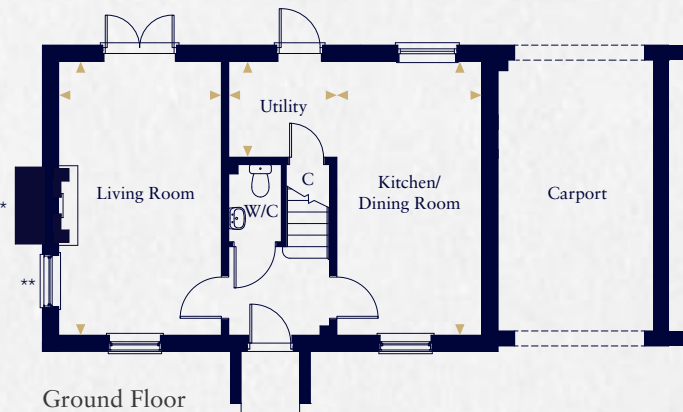
\* Windows to plot 3 only.  
 \*\* No window to plots 3, 4, 5 & 108.  
 † No window to plots 3 & 4.  
 Plots 54 & 71 feature alternative roof design. Ask for details.



Computer generated image indicative only.



First Floor



Ground Floor

# The Chatteris

Plots 6, 7(h), 22, 30, 40, 57, 91(h), 92, 102(h), 103, 119(h) & 120

Kitchen/Dining Room  
5.572m x 2.950m      18'3" x 9'8"

Utility  
2.200m x 1.950m      7'2" x 6'4"

Living Room  
5.572m x 3.310m      18'3" x 10'10"

Master Bedroom  
3.404m x 3.372m      11'2" x 11'1"

Bedroom 2  
3.392m x 2.990m      11'2" x 9'10"

Bedroom 3  
3.112m x 2.308m      10'2" x 7'7"

Bedroom 4  
3.058m x 2.100m      10'0" x 6'11"

--- Indicates reduced head height to Bedroom 3 & Bathroom.

— Dimensions taken to 1.5m head height.

\* Chimney to plots 22 & 119 only.

\*\* Window to plots 6, 22 & 119 only.

† No window to plots 30 & 37.

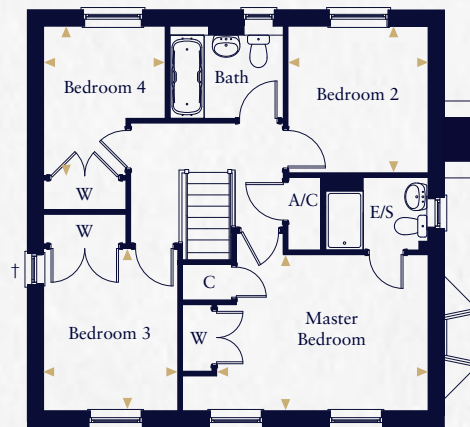
► Indicates where measurements have been taken from. External finishes may vary, please refer to drawings in sales office. Plans are indicative only, configuration and handing of plots may vary.



Computer generated image indicative only.



Ground Floor



First Floor

# The Crowland

Plots 8(h), 44, 50, 51(h) & 124

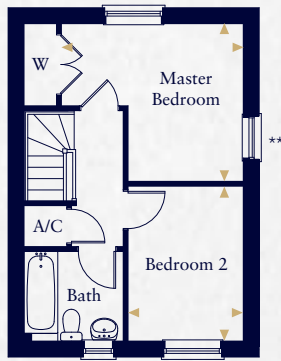
Kitchen/Breakfast Room	3.915m x 3.800m	12'10" x 12'5"
Utility	2.654m x 1.667m	8'8" x 5'5"
Living Room	4.698m x 3.872m	15'4" x 12'8"
Dining Room	3.029m x 2.700m	9'11" x 8'10"

Master Bedroom	4.257m x 3.174m	13'11" x 10'4"
Bedroom 2	2.982m x 2.851m	9'9" x 9'4"
Bedroom 3	3.299m x 2.730m	10'9" x 8'11"
Bedroom 4	3.037m x 2.473m	9'11" x 8'1"

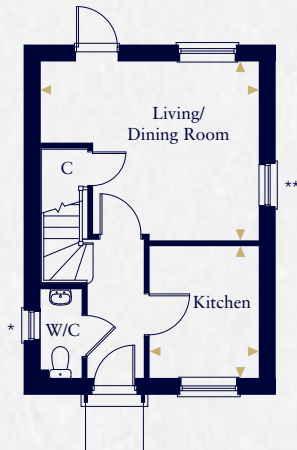
\*No chimney to plot 8. \*\*No bay window to plots 8, 50 & 51. † Window to plots 8 & 124 only. Awning to front door of 50 & 51.



Computer generated image indicative only.



First Floor



Ground Floor

## The Ely

Plots 9, 10, 11, 18(h), 19(h), 20, 21, 36(h), 37(h), 38(h), 114(h) & 115

Kitchen  
2.755m x 2.285m      9'0" x 7'5"

Living/Dining Room  
4.547m x 3.731m      14'11" x 12'2"

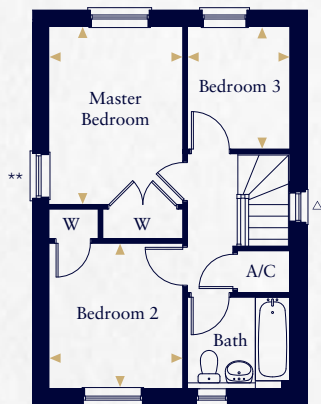
Master Bedroom  
3.772m x 3.271m      12'4" x 10'8"

Bedroom 2  
3.213m x 2.390m      10'6" x 7'10"

\* Window to plots 9 & 36 only.  
\*\* Window to plots 11 & 21 only.



Computer generated image indicative only.



First Floor



Ground Floor

# The Fulbourn

Plots 12, 13, 14, 43, 69(h), 70, 72(h), 73(h), 75, 76(h), 113(h) & 116

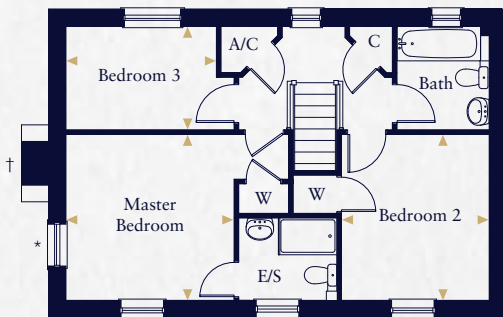
Kitchen	2.755m x 2.574m	9'0" x 8'5"
Living/Dining Room	4.900m x 4.524m	16'0" x 14'10"
Master Bedroom	3.624m x 2.726m	11'10" x 8'11"
Bedroom 2	2.959m x 2.726m	9'8" x 8'11"
Bedroom 3	2.497m x 2.082m	8'2" x 6'9"

\* Window to plots 12, 73, 113 & 116 only.  
 \*\* Window to plots 12, 73, 113 & 116 only.  
 † Window to plots 14, 43, 69, 70 & 75 only.  
 Δ Window to plots 43, 69, 70, 72 & 75 only.

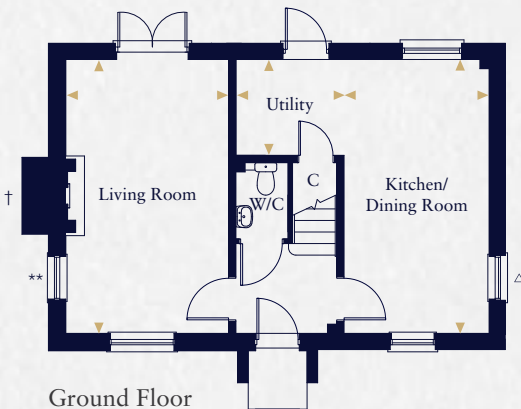




Computer generated image indicative only.



First Floor



Ground Floor

# The Holbeach

Plots 15, 16(h), 45, 46(h), 53, 61(h), 74(h), 100(h), 101, 105(h), 106 & 117(h)

Kitchen/Dining Room  
5.572m x 2.950m      18'3" x 9'8"

Utility  
2.200m x 1.950m      7'2" x 6'4"

Living Room  
5.572m x 3.310m      18'3" x 10'10"

Master Bedroom  
3.420m x 3.375m      11'2" x 11'0"

Bedroom 2  
3.375m x 3.005m      11'0" x 9'10"

Bedroom 3  
3.060m x 2.103m      10'0" x 6'10"

\* Window to plots 15, 53, 61 & 117 only. Recessed panel to plot 105.

\*\* Window to plots 15, 53, 61, 105, 106 & 117 only.

† Chimney to plots 15, 61, 105, 106 & 117 only.

△ No window to plots 53 & 61.

► Indicates where measurements have been taken from. External finishes may vary, please refer to drawings in sales office. Plans are indicative only, configuration and handing of plots may vary.



Computer generated image indicative only.



# The Holme

Plots 17 & 35

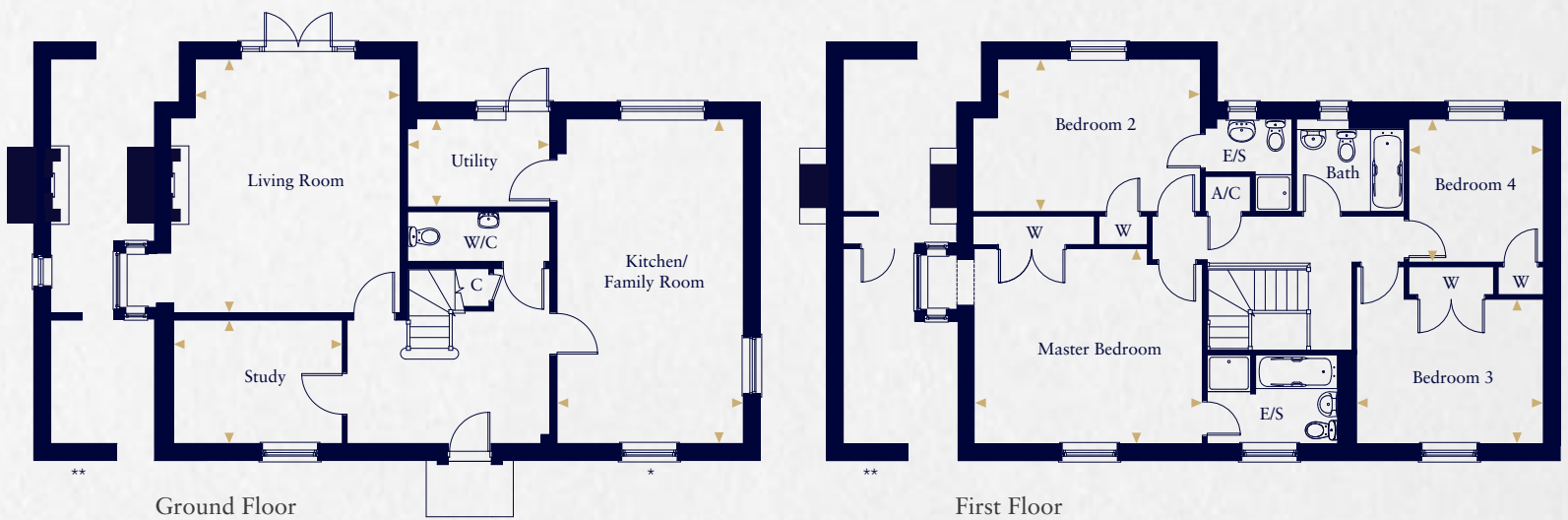
Kitchen	3.615m x 2.950m	11'10" x 9'8"
Living Room	5.572m x 3.310m	18'3" x 10'10"
Family/Breakfast Room	3.450m x 3.445m	11'3" x 11'3"
Study	2.950m x 1.862m	9'8" x 6'1"

Master Bedroom	3.313m x 3.285m	10'10" x 10'9"
Bedroom 2	3.407m x 2.962m	11'2" x 9'8"
Bedroom 3	3.505m x 3.445m	11'6" x 11'3"
Bedroom 4	2.663m x 2.070m	8'8" x 6'9"

\* No window to plot 35.



Computer generated image indicative only.



# The Lark

Plots 23, 47(h) & 127

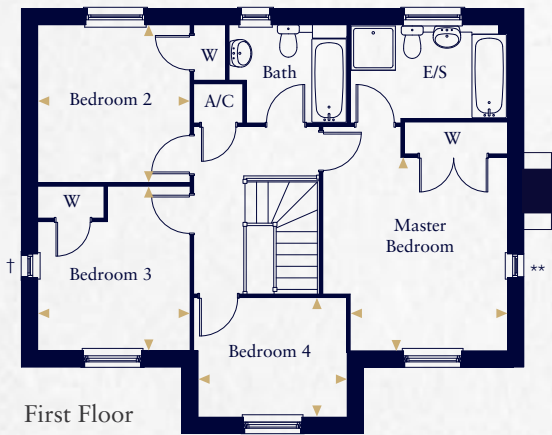
Kitchen/Family Room	6.707m x 3.850m	22'0" x 12'8"	Master Bedroom – Plot 23	4.261m x 4.030m	14'0" x 13'3"
Utility	2.938m x 1.818m	9'8" x 6'0"	Master Bedroom – Plots 47 & 127	4.711m x 4.030m	15'5" x 13'3"
Living Room – Plot 23	5.244m x 4.221m	17'2" x 13'10"	Bedroom 2	4.221m x 3.148m	13'10" x 10'4"
Living Room – Plots 47 & 127	5.244m x 4.671m	17'2" x 15'4"	Bedroom 3	3.860m x 2.984m	12'8" x 9'10"
Study – Plot 23	3.019m x 2.550m	9'11" x 8'4"	Bedroom 4	2.957m x 2.780m	9'8" x 9'1"
Study – Plots 47 & 127	3.469m x 2.550m	11'5" x 8'4"			

\* Larger window to plot 23. \*\* End wall variation for plot 23.

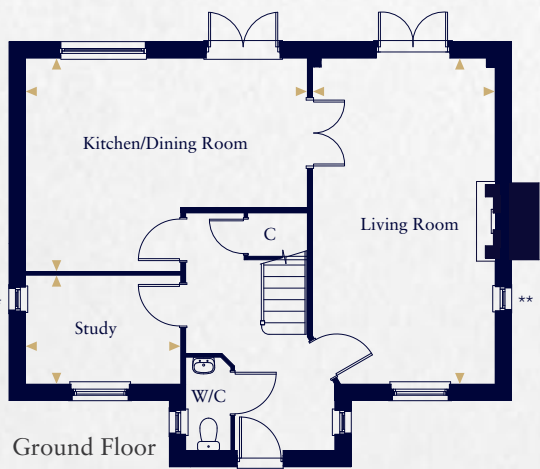
► Indicates where measurements have been taken from. External finishes may vary, please refer to drawings in sales office. Plans are indicative only, configuration and handing of plots may vary.



Computer generated image indicative only.



First Floor



Ground Floor

# The Littleport

Plots 26, 27(h), 90(h), 93, 95, 96(h), 97, 118(h) & 128

Kitchen/Dining Room  
5.690m x 4.305m      18'8" x 14'1"

Living Room  
6.585m x 3.670m      21'7" x 12'0"

Study  
3.118m x 2.180m      10'2" x 7'2"

Master Bedroom  
4.055m x 3.720m      13'3" x 12'2"

Bedroom 2  
3.175m x 3.062m      10'5" x 10'0"

Bedroom 3  
3.310m x 3.062m      10'10" x 10'0"

Bedroom 4  
2.985m x 2.395m      9'9" x 7'10"

\* No window to plot 93.

\*\* Window to plots 90, 93, 95 & 97.

† No window to plots 93, 118 & 128.



Computer generated image indicative only.



# The March

Plots 29, 39 & 58

Kitchen/Dining Room	5.572m x 2.950m	18'3" x 9'8"
Utility	2.200m x 1.950m	7'2" x 6'4"
Living Room	5.572m x 3.310m	18'3" x 10'10"

Master Bedroom	3.420m x 3.375m	11'2" x 11'0"
Bedroom 2	3.844m x 3.112m	12'7" x 10'2"
Bedroom 3	3.375m x 3.005m	11'0" x 9'10"
Bedroom 4	3.060m x 2.103m	10'0" x 6'10"

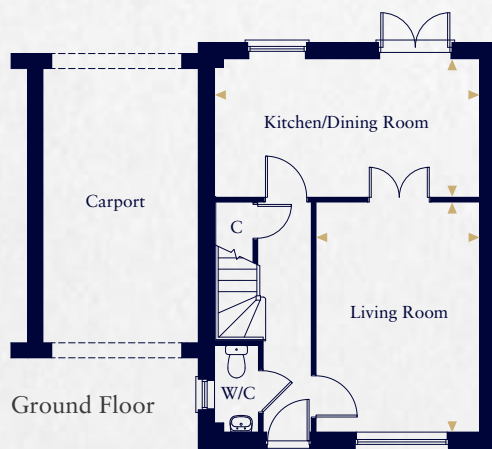
----- Indicates reduced head height to Bedroom 2. ▴ Dimensions taken to 1.5m head height. ☒ Velux window.  
 ▶ Indicates where measurements have been taken from. External finishes may vary, please refer to drawings in sales office.  
 Plans are indicative only, configuration and handing of plots may vary.



Computer generated image indicative only.



First Floor



Ground Floor

# The Nene

Plots 41, 42(h), 55(h) & 56

Kitchen/Dining Room  
5.395m x 2.820m      17'8" x 9'3"

Living Room  
4.682m x 3.331m      15'4" x 10'11"

Master Bedroom  
3.978m x 3.331m      13'0" x 10'11"

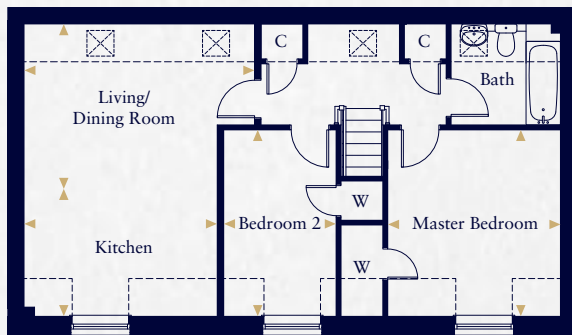
Bedroom 2  
3.862m x 3.111m      12'8" x 10'2"

Bedroom 3  
2.927m x 2.824m      9'7" x 9'3"

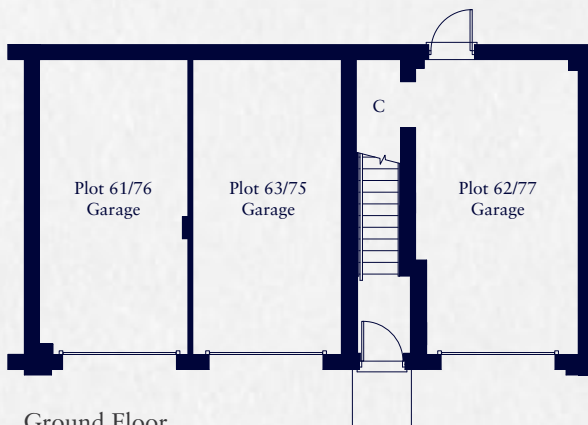
--- Indicates reduced head height to Bedroom 2.  
 ▲ Dimensions taken to 1.5m head height.  
 ☒ Velux window.



Computer generated image indicative only.



First Floor



Ground Floor

# The Northorpe

Plots 62 & 77(h)

Kitchen  
3.931m x 2.025m      12'11" x 6'8"

Living/Dining Room  
4.691m x 3.925m      15'5" x 12'10"

Master Bedroom  
3.795m x 3.514m      12'6" x 11'6"

Bedroom 2  
3.795m x 2.287m      12'6" x 7'6"

--- Indicates reduced head height to First Floor.  
 Velux window.

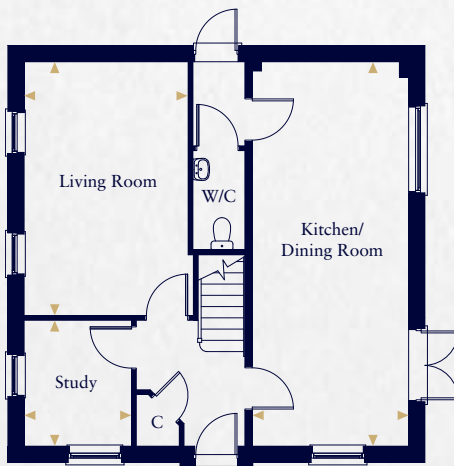
► Indicates where measurements have been taken from. External finishes may vary, please refer to drawings in sales office. Plans are indicative only, configuration and handing of plots may vary.



Computer generated image indicative only.



First Floor



Ground Floor

# The Ouse

Plots 67 & 68(h)

Kitchen/Dining Room  
7.823m x 3.181m      25'8" x 10'5"

Living Room  
5.165m x 3.338m      16'11" x 10'11"

Study  
2.563m x 2.188m      8'5" x 7'2"

Master Bedroom  
4.026m x 3.248m      13'2" x 10'8"

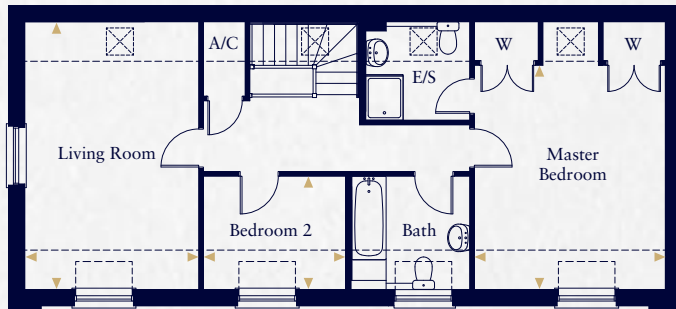
Bedroom 2  
3.741m x 3.712m      12'3" x 12'2"

Bedroom 3  
3.214m x 3.085m      10'6" x 10'1"





Computer generated image indicative only.



First Floor



Ground Floor

# The Ramsey

Plots 107 & 112

Kitchen/Breakfast Room  
5.450m x 3.129m      17'10" x 10'3"

Bedroom 3  
2.650m x 2.440m      8'8" x 8'0"

Living Room  
5.450m x 3.527m      17'10" x 11'7"

Master Bedroom  
4.563m x 3.885m      15'0" x 12'9"

Bedroom 2  
2.892m x 2.307m      9'6" x 7'7"

--- Indicates reduced head height to First Floor.

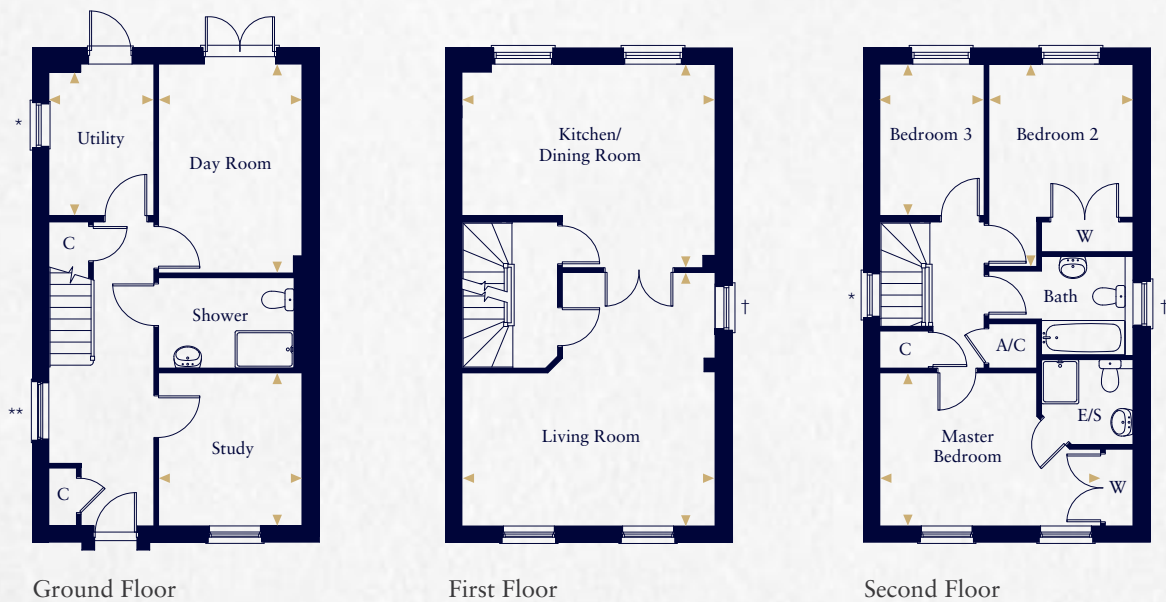
☒ Velux window.

\*Garages to plot 112.

► Indicates where measurements have been taken from. External finishes may vary, please refer to drawings in sales office. Plans are indicative only, configuration and handing of plots may vary.



Computer generated image indicative only.



# The Spalding

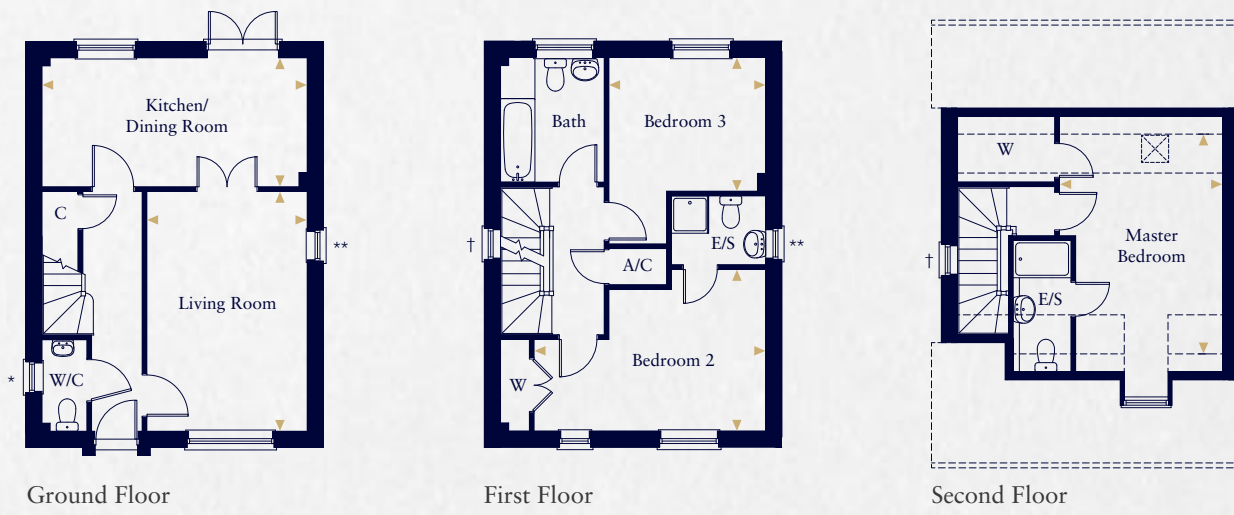
Plots 63, 64(h), 65 & 66(h), 81(h), 82(h), 83(h), 84, 85 & 86

Utility	3.084m x 2.137m	10'1" x 7'0"	Master Bedroom	4.493m x 3.117m	14'9" x 10'3"
Day Room	4.252m x 2.918m	13'11" x 9'7"	Bedroom 2	3.116m x 2.933m	10'3" x 9'8"
Study	3.115m x 2.918m	10'3" x 9'7"	Bedroom 3	3.084m x 2.098m	10'2" x 6'10"
Kitchen/Dining Room	5.150m x 4.142m	16'11" x 13'7"			
Living Room	5.150m x 5.128m	16'11" x 16'10"			

\* Windows to plots 63, 83 & 84 only. \*\* Window to plots 83 & 84 only. † Windows to plots 81 & 86 only. Plots 63 – 66 feature alternative roof design. Ask for details.



Computer generated image indicative only.



# The Thorney

Plots 78, 79, 80, 87(h), 88(h), 89(h), 109, 110(h), 121(h), 122(h) & 123(h)

Kitchen/Dining Room	5.395m x 2.617m	17'8" x 8'8"	Bedroom 2	4.710m x 3.286m	15'3" x 10'9"
Living Room	4.884m x 3.329m	16'0" x 10'11"	Bedroom 3	3.188m x 2.718m	10'7" x 8'11"
			Master Bedroom	4.471m x 3.325m	14'8" x 10'10"

---- Indicates reduced head height to Master Bedroom. ▴ Dimensions taken to 1.5m head height. ☒ Velux window.  
 \* Window to plots 78, 89 & 121 only. \*\* Window to plots 80, 87 & 123 only. † Window to plot 121 only.  
 ► Indicates where measurements have been taken from. External finishes may vary, please refer to drawings in sales office.  
 Plans are indicative only, configuration and handing of plots may vary.

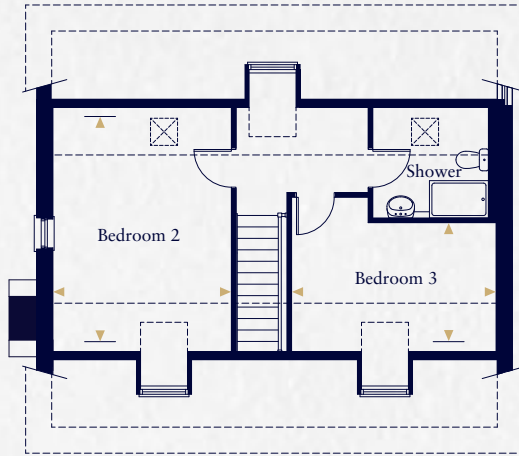


Computer generated image indicative only.

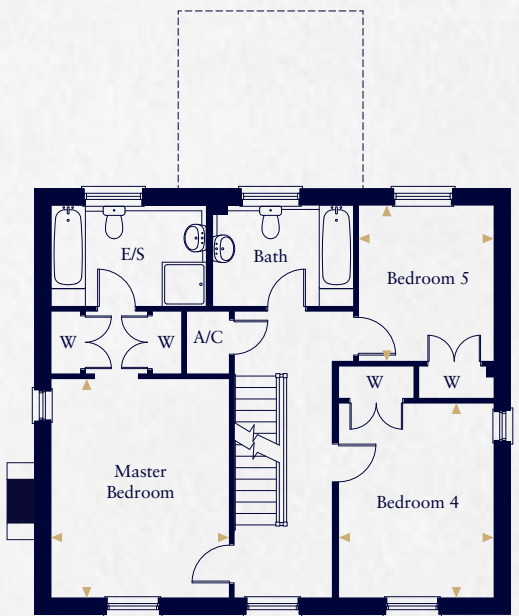
# The Thurlby

Plots 28, 94(h), 98 & 99(h)

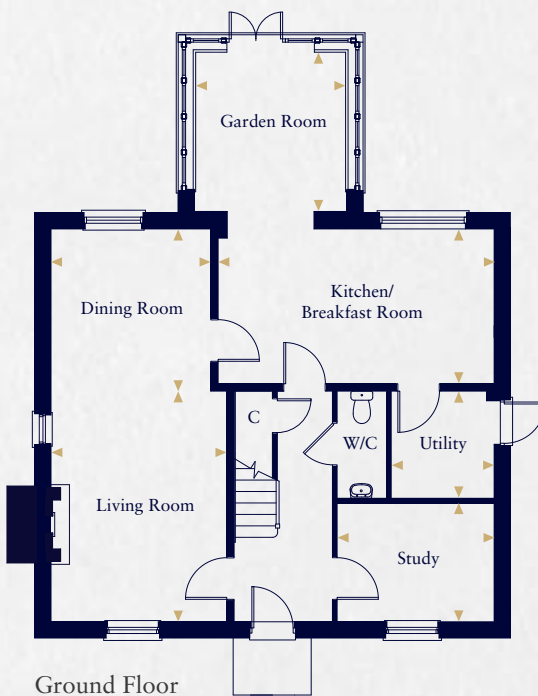
Kitchen/Breakfast Room 5.615m x 3.150m	18'5" x 10'4"	Master Bedroom 4.463m x 3.630m	14'8" x 11'11"
Utility 2.181m x 2.095m	7'2" x 6'10"	Bedroom 4 3.966m x 3.165m	13'0" x 10'5"
Dining Room 3.300m x 3.250m	10'10" x 10'8"	Bedroom 5 3.179m x 2.763m	10'5" x 9'1"
Living Room 4.693m x 3.575m	15'5" x 11'9"	Bedroom 2 4.581m x 3.630m	15'0" x 11'11"
Garden Room 3.290m x 3.100m	10'9" x 10'2"	Bedroom 3 4.160m x 2.421m	13'8" x 7'11"
Study 3.195m x 2.418m	10'6" x 7'11"		



Second Floor



First Floor



Ground Floor

--- Indicates reduced head height to Second Floor. ▶ Dimension taken to 1.5m head height. ☒ Velux window. \*No window to plots 28, 94 & 99.  
 ▶ Indicates where measurements have been taken from. External finishes may vary, please refer to drawings in sales office.  
 Plans are indicative only, configuration and handing of plots may vary.

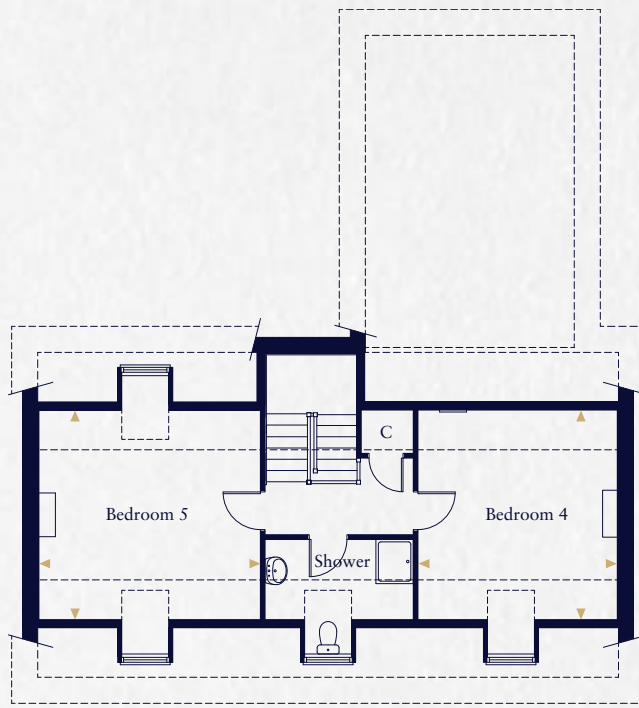


Computer generated image indicative only.

# The Whittlesey

Plot 49

Kitchen/Breakfast Room 6.300m x 4.200m	20'8" x 13'9"	Master Bedroom 4.450m x 3.793m	14'7" x 12'5"
Utility 2.843m x 2.153m	9'4" x 7'1"	Bedroom 2 4.307m x 4.200m	14'1" x 13'9"
Living Room 6.560m x 4.450m	21'6" x 14'7"	Bedroom 3 4.313m x 4.000m	14'2" x 13'1"
Dining Room 4.313m x 4.000m	14'2" x 13'1"	Bedroom 4 4.264m x 4.055m	14'0" x 13'4"
Study 3.015m x 2.663m	9'11" x 8'9"	Bedroom 5 4.264m x 4.505m	14'0" x 14'9"



Second Floor



First Floor



Ground Floor

---- Indicates reduced head height to Second Floor.

► Indicates where measurements have been taken from. External finishes may vary, please refer to drawings in sales office. Plans are indicative only, configuration and handing of plots may vary.



# ALCONBURY WEALD

## Cambridgeshire



Area map



Local map

### Travel times and distances

**By road to:**

Huntingdon Railway Station	3.6 miles
Peterborough	20 miles
Cambridge	23 miles
Northampton	40 miles
London Stansted Airport	46.9 miles
London Luton Airport	50 miles
London Marble Arch	66.6 miles

**By rail to:**

(from Huntingdon Railway Station)

Peterborough	17 mins
Hitchin	29 mins
Welwyn Garden City	49 mins
London King's Cross	53 mins
Finsbury Park	55 mins

All travel times and distances are approximate and are courtesy of [googlemaps.co.uk](http://googlemaps.co.uk) and [nationalrail.co.uk](http://nationalrail.co.uk)

Postcode for Sat Nav use: PE28 4WX

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 For more information on any of our developments please visit:

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