



# BARNFIELD

BANNOLD ROAD • WATERBEACH • CAMBRIDGE

*An exclusive collection of just six superior 3, 4 & 5 bedroom homes*



# BARNFIELD

Barnfield is an exclusive collection of just six luxurious new homes by award winning local developer Fairfield Homes. Situated off Bannold Road, in the desirable Cambridgeshire village of Waterbeach, these distinctive new homes are only six miles from the centre of Cambridge.

Situated on the edge of the fens, Waterbeach offers the best of both worlds - village living, with all the amenities of the city almost on the doorstep. Perfect for families, the village has its own Ofsted 'good' rated Primary School, along with a small selection of shops, pubs, and businesses serving the local community. A Tesco Superstore is conveniently located at Milton, just a short drive away.

Nearby Cambridge is home to the world-renowned University of Cambridge and the city centre's delightful pedestrianised streets boast a fantastic selection of restaurants, cafes and bars, along with a wide choice of big-name retail brands and stylish independent boutiques. This vibrant city is also at the heart of the high-tech Silicon Fen, with an established group of bioscience and technology businesses based at the Science Park in Milton, less than 4 miles from the development.







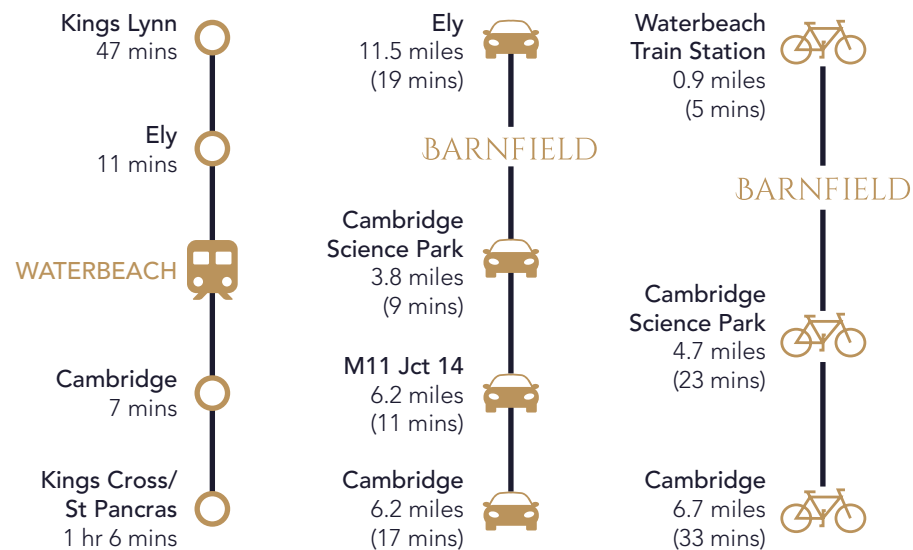
Computer generated image of the development. Elevational treatments and landscaping may vary.



The mainline railway station in Waterbeach, less than a mile from the development, provides regular rail services south to Cambridge (from 7 mins) and London King's Cross St Pancras (from 1 hour 6 mins). Trains also travel north from the village to Ely (10 minutes) and Kings Lynn (47 mins). Cycling into Cambridge from Waterbeach couldn't be easier, via a direct cycle route along the river Cam.

The A10 is less than a mile from the development, providing direct access to the A14 and Cambridge city centre to the south and to Ely, just 11 miles to the north. The M11 motorway (Junction 14) is approximately 7 miles away, providing access to the M25, London and the south. For international travel, Stansted Airport is approximately 36 miles to the south, via the M11.

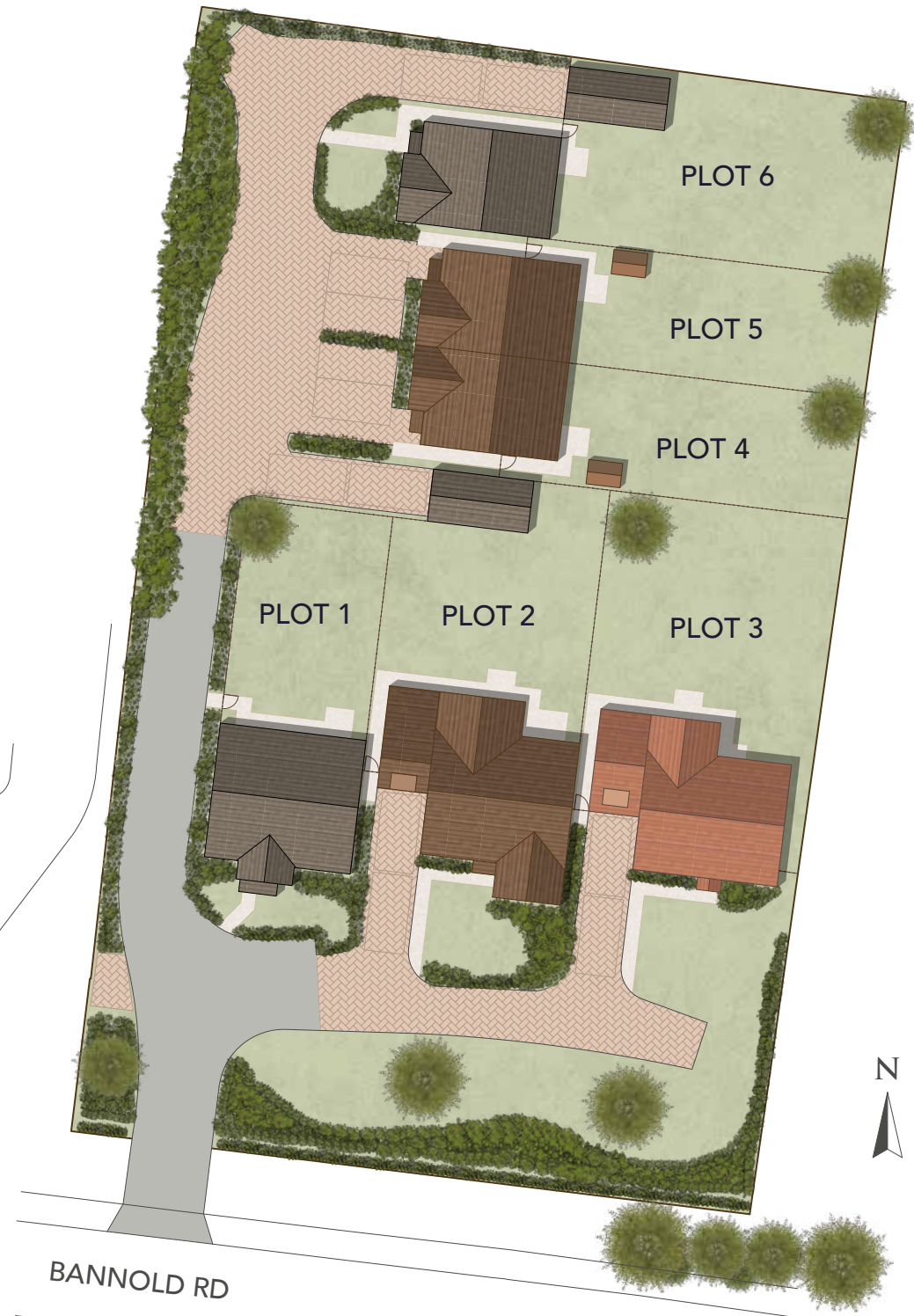
Journey times taken from Trainline.com and Google maps.



# DEVELOPMENT PLAN

Nestled just off Bannold Road, these beautifully built family homes combine classic design with meticulous attention to detail, capturing the essence of modern village living.

PLOT 1	4 bedroom home
PLOT 2	5 bedroom home
PLOT 3	4 bedroom home
PLOTS 4 & 5	3 bedroom homes
PLOT 6	3 bedroom home



*This development layout is for illustrative purposes only and is not intended to be used to indicate specific boundaries. Landscaping is indicative only and may vary.*



# PLOT I

## Ground Floor

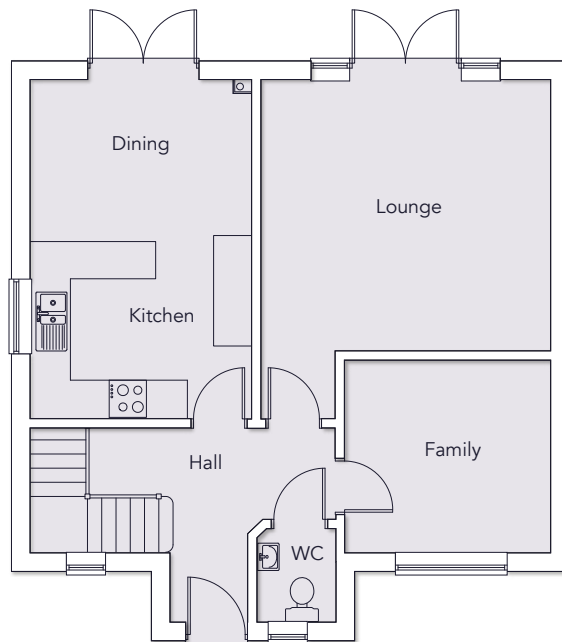
	Metric (mm)	Imperial
Kitchen/Dining	5450 x 3550	17' 10" x 11' 7"
Lounge	4646 x 4350	15' 2" x 14' 3"
Family	3100 x 3098	10' 2" x 10' 1"

## First Floor

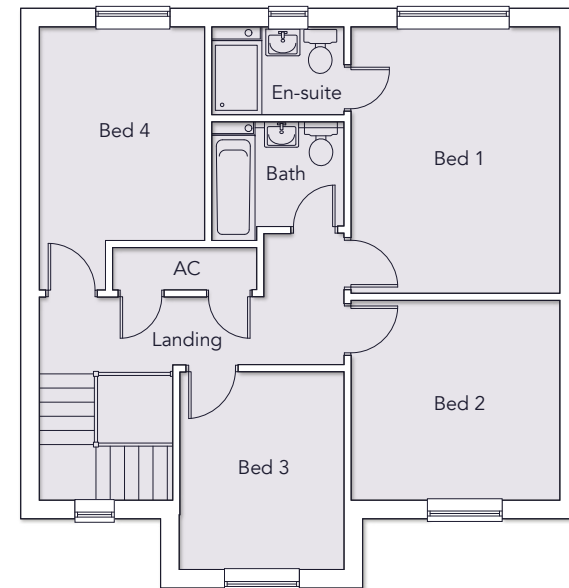
Bedroom 1	4250 x 3325	13' 11" x 10' 10"
Bedroom 2	3225 x 3098	10' 7" x 10' 1"
Bedroom 3	3184 x 2641	10' 5" x 8' 7"
Bedroom 4	3400 min x 2650	11' 1" min x 8' 8"



Ground Floor



First Floor



# PLOT 2

## Ground Floor

	Metric (mm)	Imperial
Kitchen	4650 x 4315	15' 3" x 14' 1"
Family	3728 x 3500	12' 2" x 11' 5"
Lounge	4722 exc bay x 3500	15' 5" exc bay x 11' 5"
Study	2900 x 2600	9' 6" x 8' 6"

## First Floor

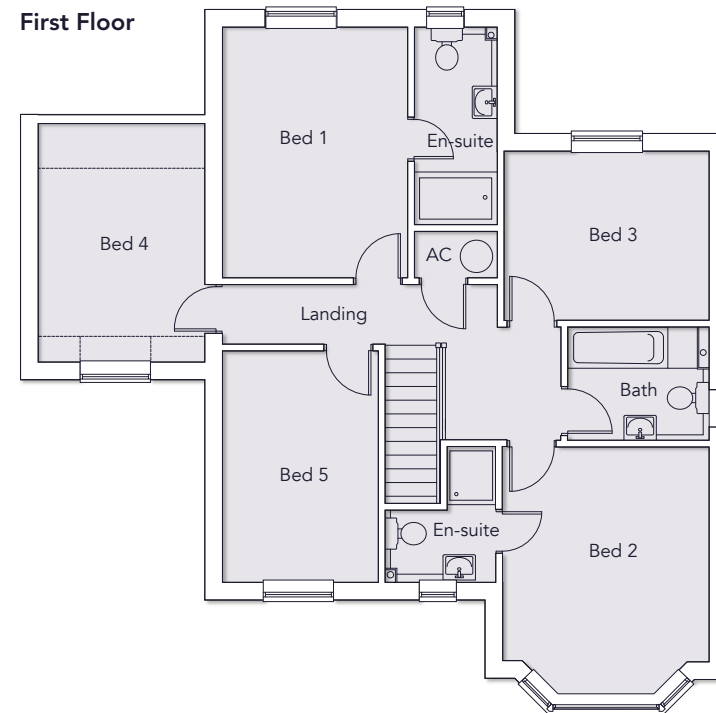
Bedroom 1	4230 x 3125	13' 10" x 10' 3"
Bedroom 2	3600 exc bay x 3500	11' 9" exc bay x 11' 5"
Bedroom 3	3475 x 2840	11' 4" x 9' 3"
Bedroom 4	4000 x 2753	13' 1" x 9' 0"
Bedroom 5	3885 x 2625	12' 9" x 8' 7"



## Ground Floor



## First Floor



# PLOT 3

## Ground Floor

	Metric (mm)	Imperial
Kitchen/Dining	6870 x 3375 max	22' 6" x 11' 0" max
Lounge	5400 x 3600	17' 8" x 11' 9"
Study	2400 x 2200	7' 10" x 7' 2"

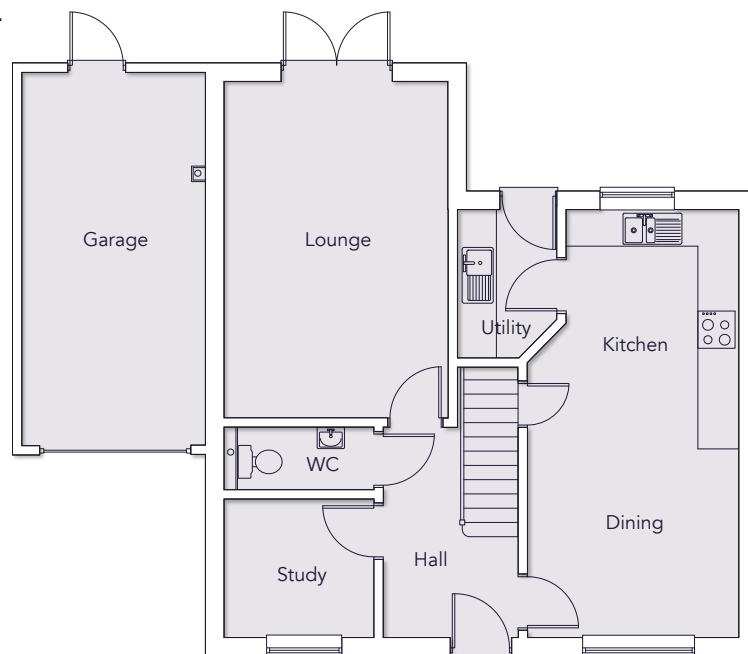
## First Floor

Bedroom 1	4050 max x 3600	13' 3" max x 11' 9"
Bedroom 2	3400 x 3373	11' 1" x 11' 0"
Bedroom 3	3400 x 3373	11' 1" x 11' 0"
Bedroom 4	2750 x 2675	9' 0" x 8' 9"

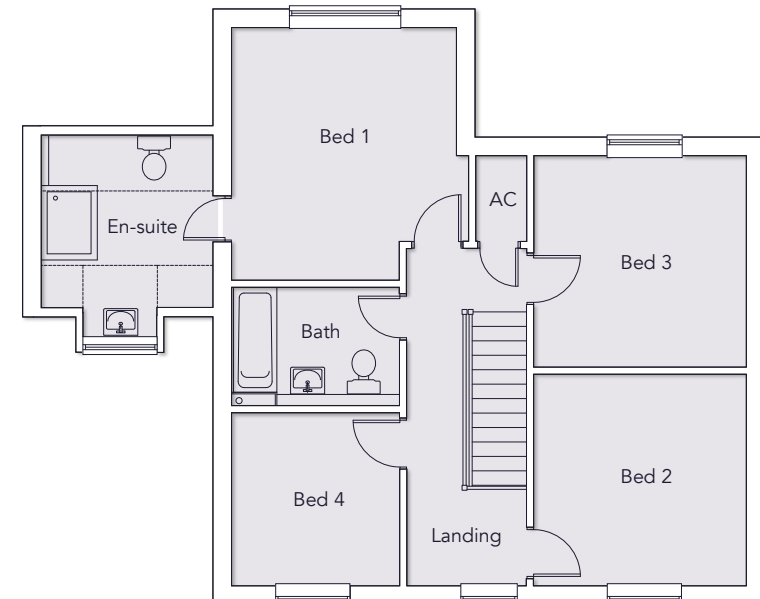


Computer generated image of Plot 3. Elevational treatments and landscaping may vary.

Ground Floor



First Floor





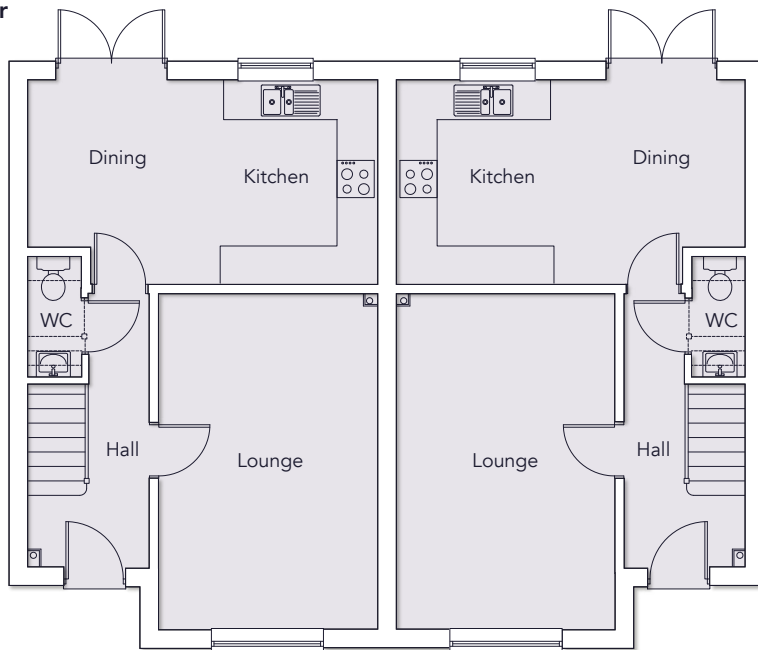
# PLOTS 4 & 5

<b>Ground Floor</b>	<i>Metric (mm)</i>	<i>Imperial</i>
Kitchen/Dining	5600 max x 3280 max	18' 4" max x 10' 9" max
Lounge	5400 x 3500	17' 8" x 11' 5"

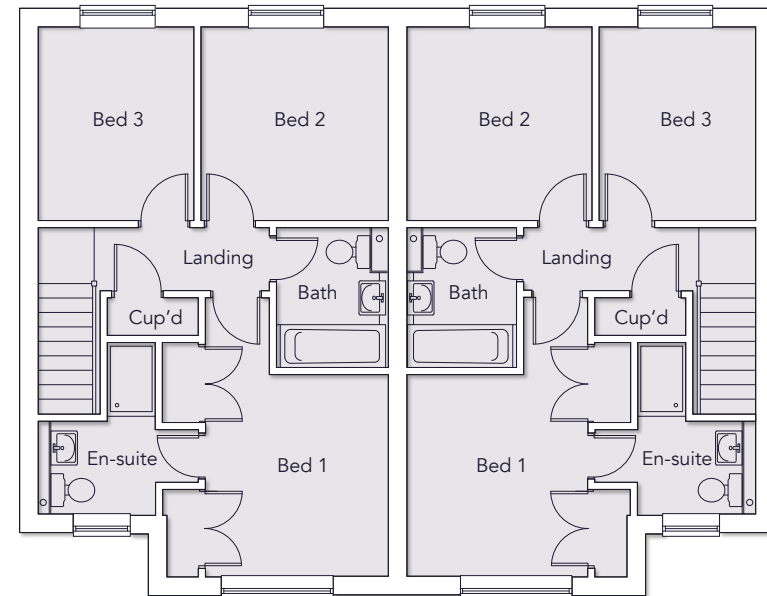
<b>First Floor</b>	<i>Metric (mm)</i>	<i>Imperial</i>
Bedroom 1	3235 min x 2900	10' 7" min x 9' 6"
Bedroom 2	3095 x 2975	10' 1" x 9' 9"
Bedroom 3	3095 x 2500	10' 1" x 8' 2"



**Ground Floor**



**First Floor**





# PLOT 6

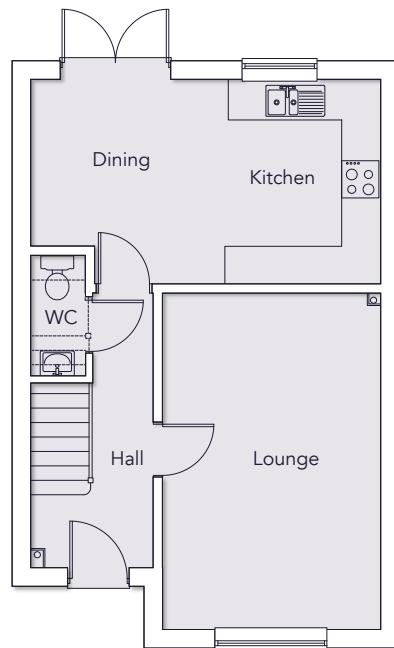
<b>Ground Floor</b>	<i>Metric (mm)</i>	<i>Imperial</i>
Kitchen/Dining	5600 max x 3280 max	18' 4" max x 10' 9" max
Lounge	5400 x 3500	17' 8" x 11' 5"

<b>First Floor</b>	<i>Metric (mm)</i>	<i>Imperial</i>
Bedroom 1	3235 min x 2900	10' 7" min x 9' 6"
Bedroom 2	3095 x 2975	10' 1" x 9' 9"
Bedroom 3	3095 x 2500	10' 1" x 8' 2"

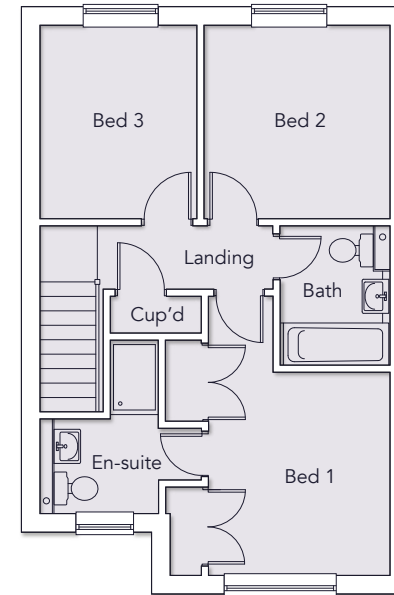


Computer generated image of Plot 6. Elevational treatments and landscaping may vary.

**Ground Floor**



**First Floor**



# HOUSE SPECIFICATION

## External Features

- Double glazed access doors with multipoint security locks and chrome effect furniture
- White double glazed PVCu windows
- Door bell
- Front garden landscaping with rear garden graded with access pathways
- Outside tap(s)

## Internal Features

- Ceilings skimmed and finished in white emulsion
- Walls skimmed and finished in soft tone emulsion
- Painted stair handrails with white timber balustrading and newel posts
- Smooth white four panel internal doors with chrome fittings
- Smart Home ready - cabled for Sky / TV / Cat6 Data points to: Lounge, Study, Kitchen and all Bedrooms
- Pre-wired for digital TV aerial / Sky satellite dish
- Pre-wired for security system including main panel, key pad(s), intruder sensors and alarm bell
- Smoke detectors (mains powered)
- Loft with light and power

## Central Heating & Hot Water

- Gas central heating and hot water system
- Boiler & cylinder (Plots 1, 2 & 3)
- Combi Boiler (Plots 4, 5 & 6)
- Underfloor heating system with individual digital room neoStat thermostats to ground floor
- Thermostatically controlled radiator heating to upper floor with single zone neoStat control

## Kitchen / Utility Features

- Choice of floor tiles (subject to build stage)
- Choice of kitchen units & laminate worktops (subject to build stage)
- Ceiling down lighters and under cupboard task lighting
- Neff stainless steel double oven
- Neff induction hob and stainless steel cooker hood
- Neff integrated fridge / freezer & dishwasher
- Plumbing (hot/cold/waste) for washing machine
- Extractor fan to Utility

## Bathroom & Ensuite Features

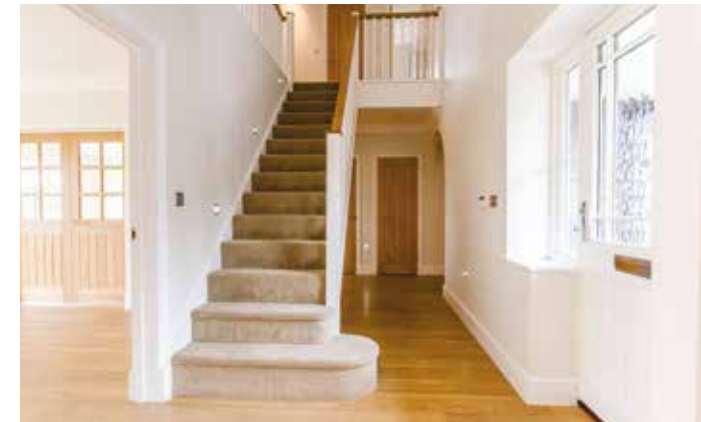
- Choice of floor and wall tiling (subject to build stage) (fully tiled to wet walls & half tiled to sanitaryware walls)
- Contemporary 'The Gap' sanitaryware & brassware by ROCA
- High quality shower enclosures by Merlyn with Aqualisa thermostatic showers
- Luxury HiB LED illuminated mirrors with demister to Ensuite & Bathroom (where layout allows)
- Ceiling down lighters
- Extractor fan
- Shaver point
- Heated towel rail
- Bath to family Bathroom with shower screen

## Garage

- Up & over doors, power and lighting

## Build Warranty

- 10-year LABC Warranty



*Please note: Specification is correct at time of printing. We reserve the right to change or substitute items for an alternative of the same or better quality. Interior photographs from a previous development.*



# ABOUT FAIRFIELD HOMES

Fairfield Homes is a renowned local developer of high quality new homes in carefully chosen locations throughout Cambridgeshire, Hertfordshire, Bedfordshire and Buckinghamshire.

Traditional or contemporary in style according to the location, each home is individually designed and rigorously evaluated, not only for the aesthetics and suitability of the property for its intended environment, but also the functionality and practicality of day to day use.

Our homes incorporate the latest technology to provide automated living and a high level of energy conservation. We design our homes to maximise the benefits of the internet revolution and the move towards working from home. We believe that this innovative, dynamic and responsive approach to design results in a far higher specification for the customer than is found in typical housing developments.

Subject to build stage, we can offer the option to adapt and upgrade the internal specification (i.e. home automation features, lighting, interior decoration, inclusion of extra items) to suit our homebuyers' specific needs, resulting in a bespoke property of exceptional design and build standard.



Each and every one of our homes is:

- thoughtfully designed with a strong focus on function and innovation in design and technology.
- carefully constructed with an emphasis on high quality fittings and an exceptional finish.
- professionally delivered with consideration for our neighbours during the build, respect for our colleagues, sub-contractors and suppliers and aiming for completely satisfied customers.



THE  
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For further information, please contact selling agents



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A development by  
well regarded  
local developers

**Fairfield**  
HOMES

*The particulars contained within this brochure are intended as a preliminary guide for prospective purchasers and should not be relied upon. Whilst every effort is made to accurately portray the development, detail of materials and design treatments may vary. Purchasers are advised to inspect the layout plan to establish the arrangement of the house and surrounding property. The room sizes given are approximate overall finished room sizes and are subject to normal building tolerances (ie  $\pm 75$ mm). Where described as 'maximum' this dimension is the longest available in that room. In all instances, purchasers will have the opportunity to check the plot specific information prior to reservation. Nothing in these particulars or verbal assurance shall form or constitute part of any contract, and are given without any responsibility on behalf of Fairfield Homes.*