

# HOMEFIELD

BANNOLD ROAD | WATERBEACH | CAMBRIDGE

*An exclusive collection of three superior 4 bedroom homes*

Fairfield  
HOMES



# HOMEFIELD

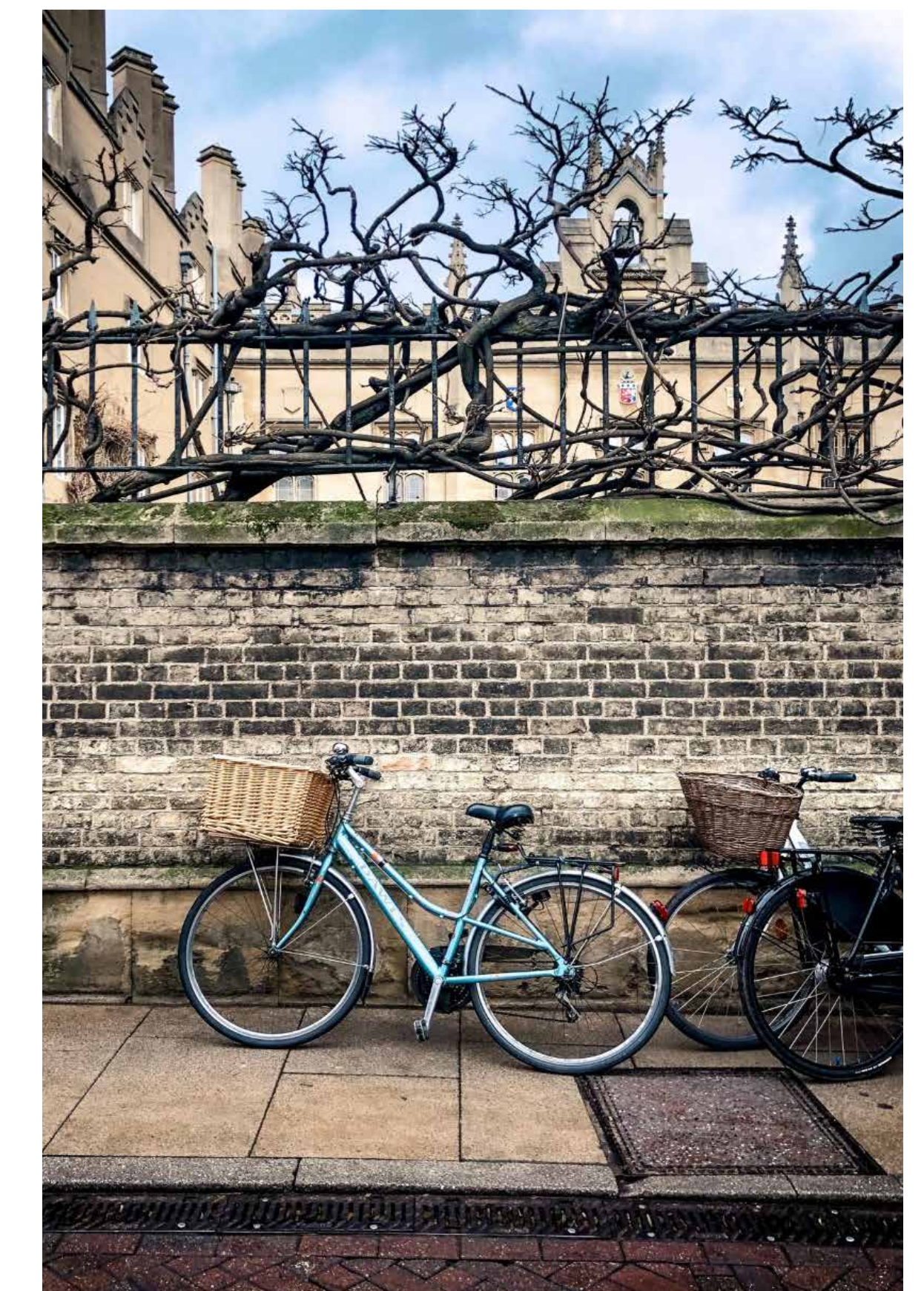
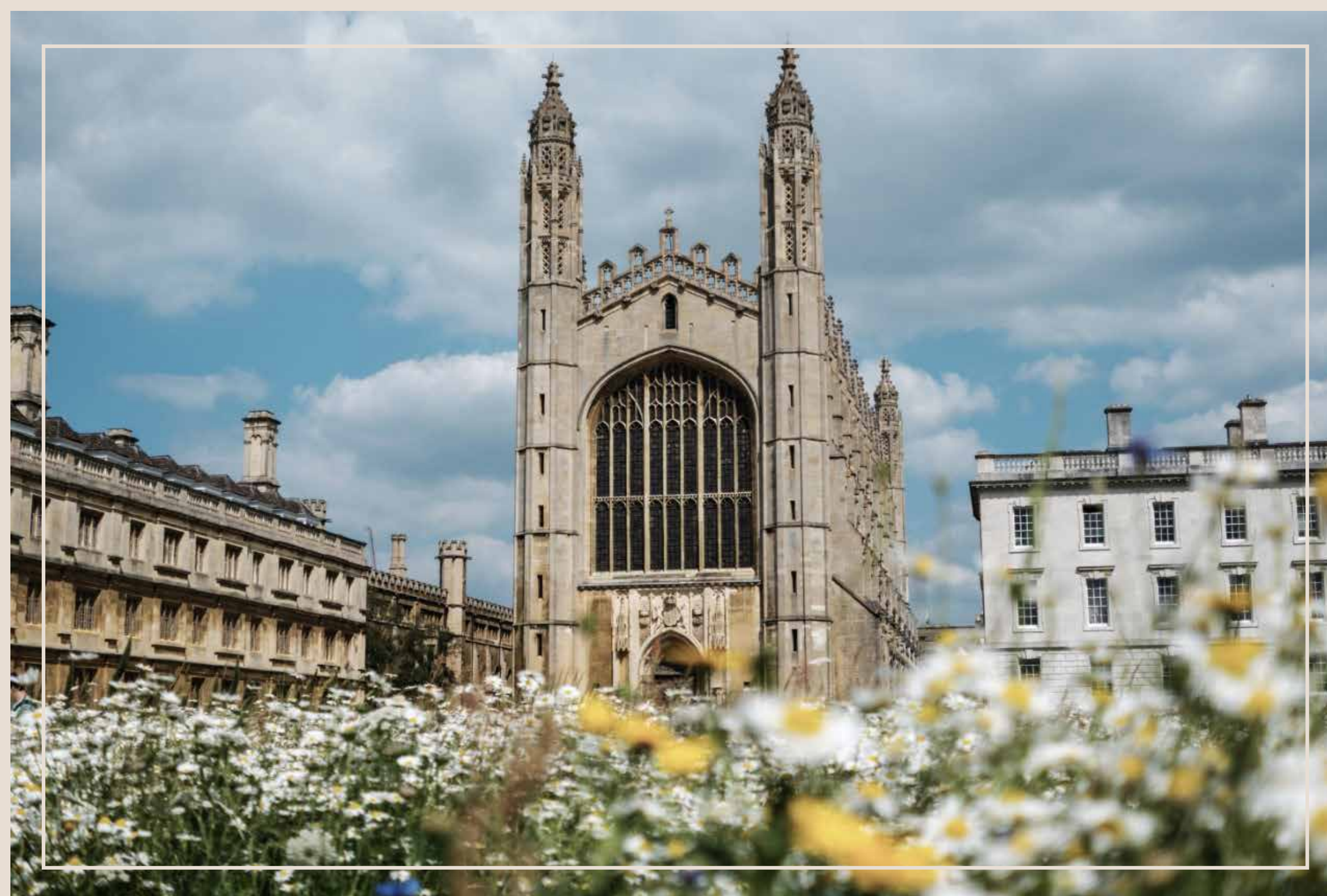
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Homefield is an exclusive collection of three luxurious new homes by award winning local developer Fairfield Homes. Situated off Bannold Road, in the desirable Cambridgeshire village of Waterbeach, these distinctive new homes are only six miles from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

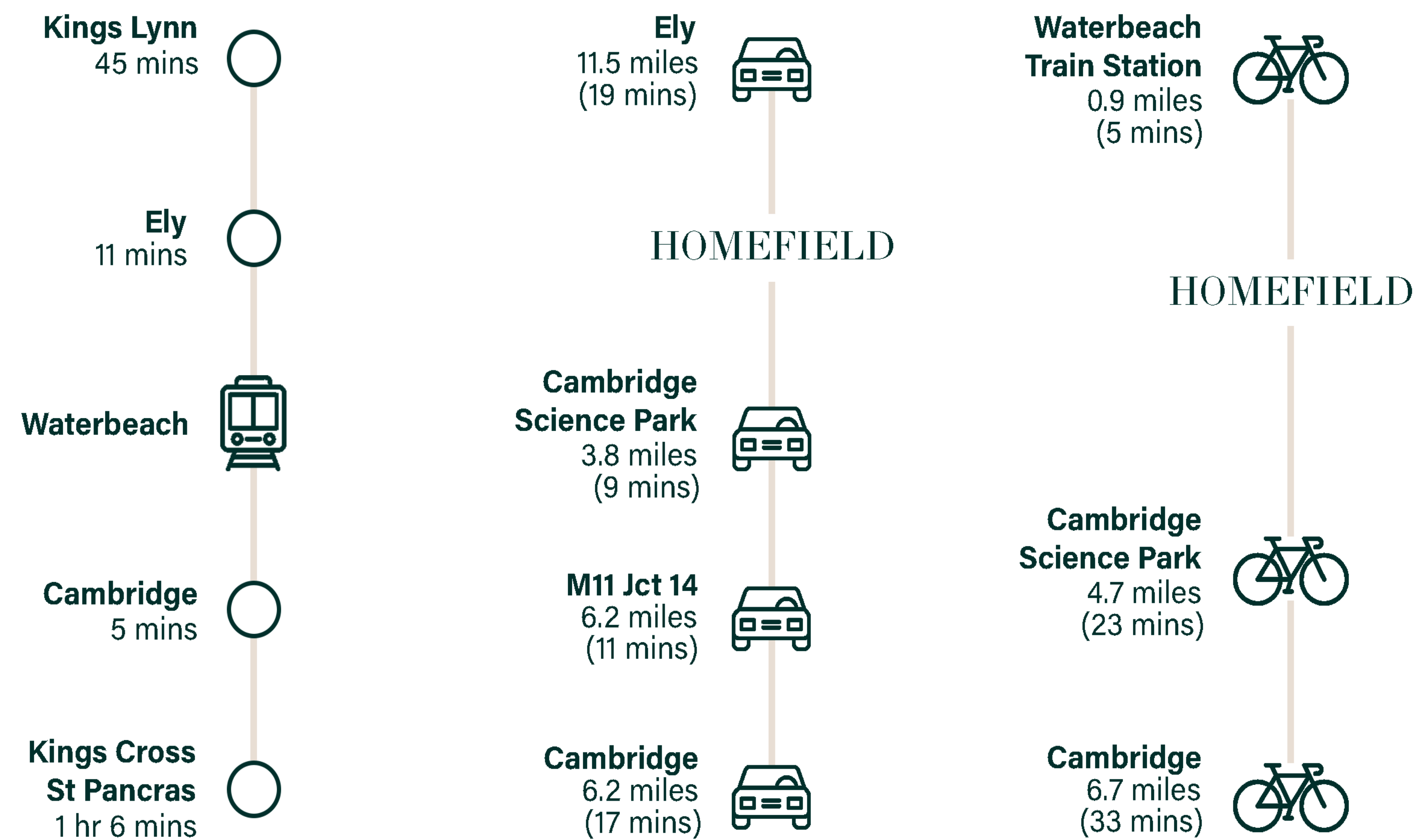
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Situated on the edge of the fens, Waterbeach offers the best of both worlds - village living, with all the amenities of the city almost on the doorstep. Perfect for families, the village has its own Ofsted 'good' rated Primary School, along with a 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.







## CONVENIENTLY CONNECTED

The mainline railway station in Waterbeach, less than a mile from the development, provides regular rail services to Cambridge (from 5 minutes) and London’s King Cross St Pancras (1 hour 6 minutes). Trains also travel north from the village of Ely (11 minutes) and Kings Lynn (45 minutes). 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 37 miles to the south, via the M11.

Journey times taken from Trainline.com and Google maps.

### AMENITIES

Tesco Superstore	4.1 miles
Cambridge Retail Park	5.9 miles
The Grafton Shopping Centre	7.1 miles
Anglesey Abbey	9.2 miles
Girton Golf Club	9.3 miles

### CONNECTIONS

Waterbeach Train Station	0.9 miles
Milton Park & Ride	3.1 miles
London Stansted Airport [STN]	37 miles
London Heathrow Airport [LHR]	77 miles
London Gatwick Airport [LGW]	101 miles

### ROAD LINKS

A10	1 mile
A14	4.1 miles
M11	7 miles
A1	22 miles
M25	50 miles

### RAIL TRAVEL

Cambridge North Train Station [CMB]	5 mins
Cambridge Train Station [CBG]	10 mins
Kings Lynn [KLN]	45 mins
Kings Cross [KGX]	1 hr 6 mins
London Liverpool Street [LST]	1 hr 37 mins





Computer generated image



# DEVELOPMENT LAYOUT

Nestled just off Bannold Road, these beautifully built 4 bedroom family homes combine classic design with meticulous attention to detail, capturing the essence of modern village living.

1

4 Bedroom Home  
1450 sqft

2

4 Bedroom Home  
1450 sqft

3

4 Bedroom Home  
1450 sqft

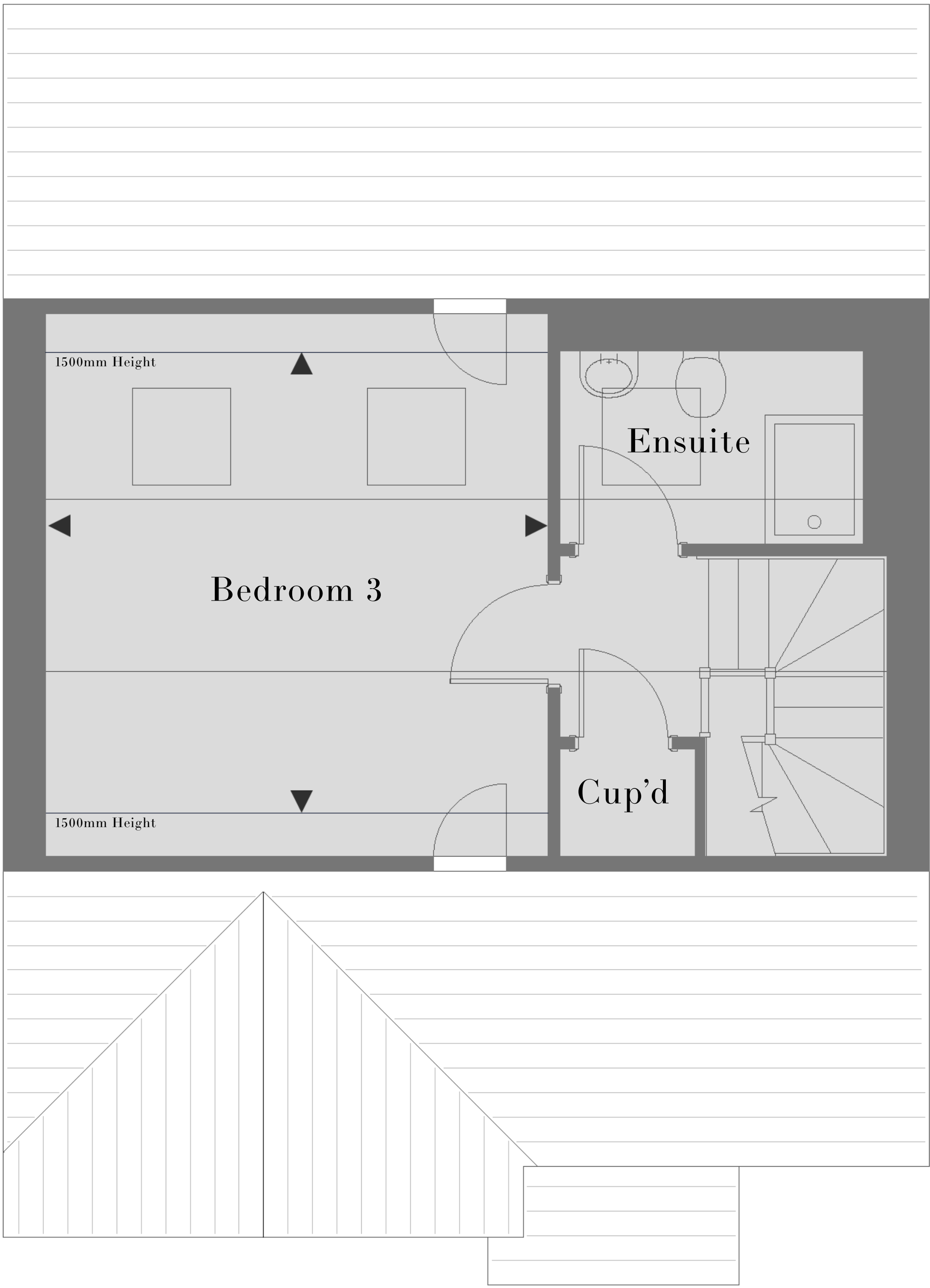
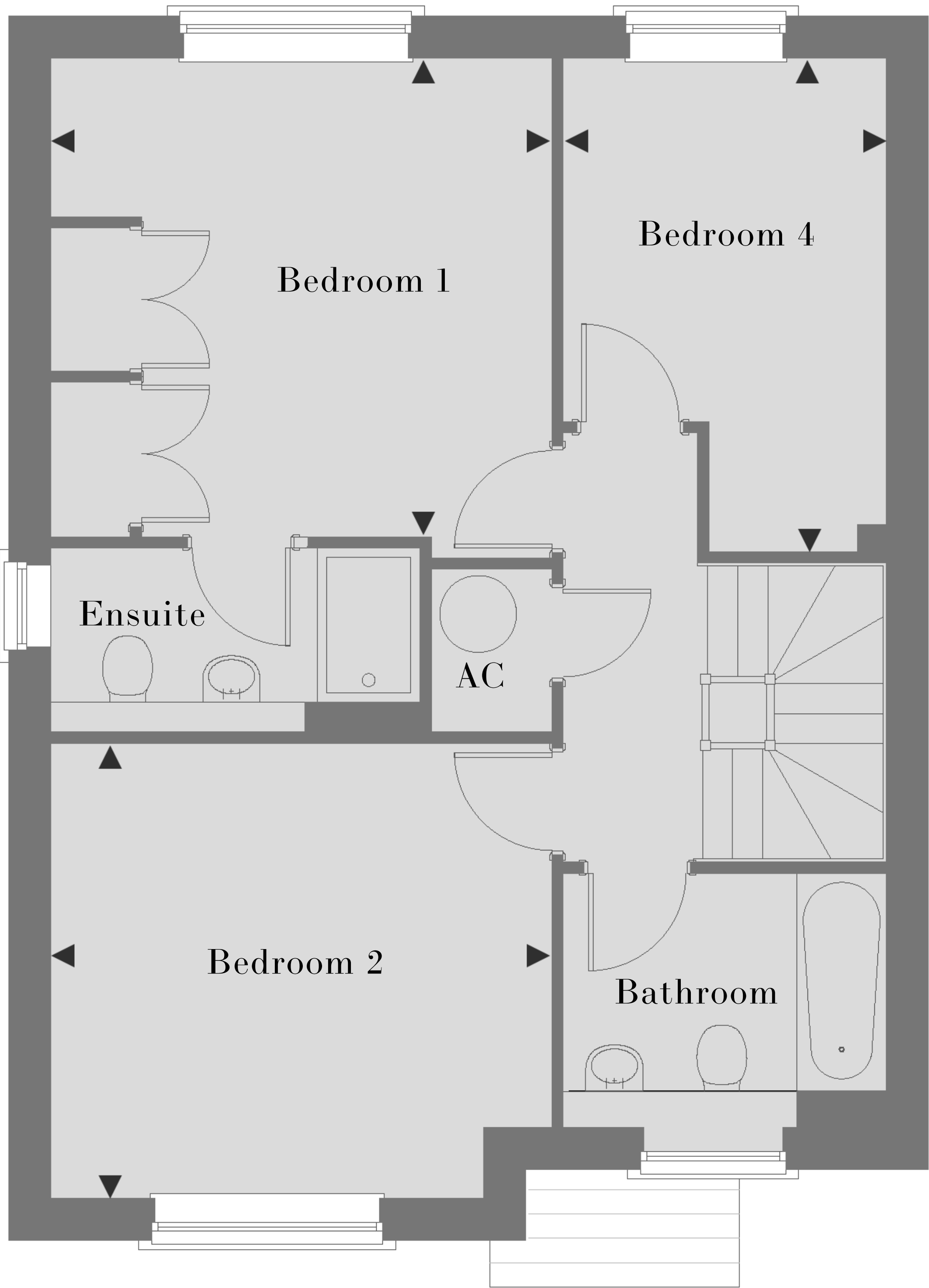
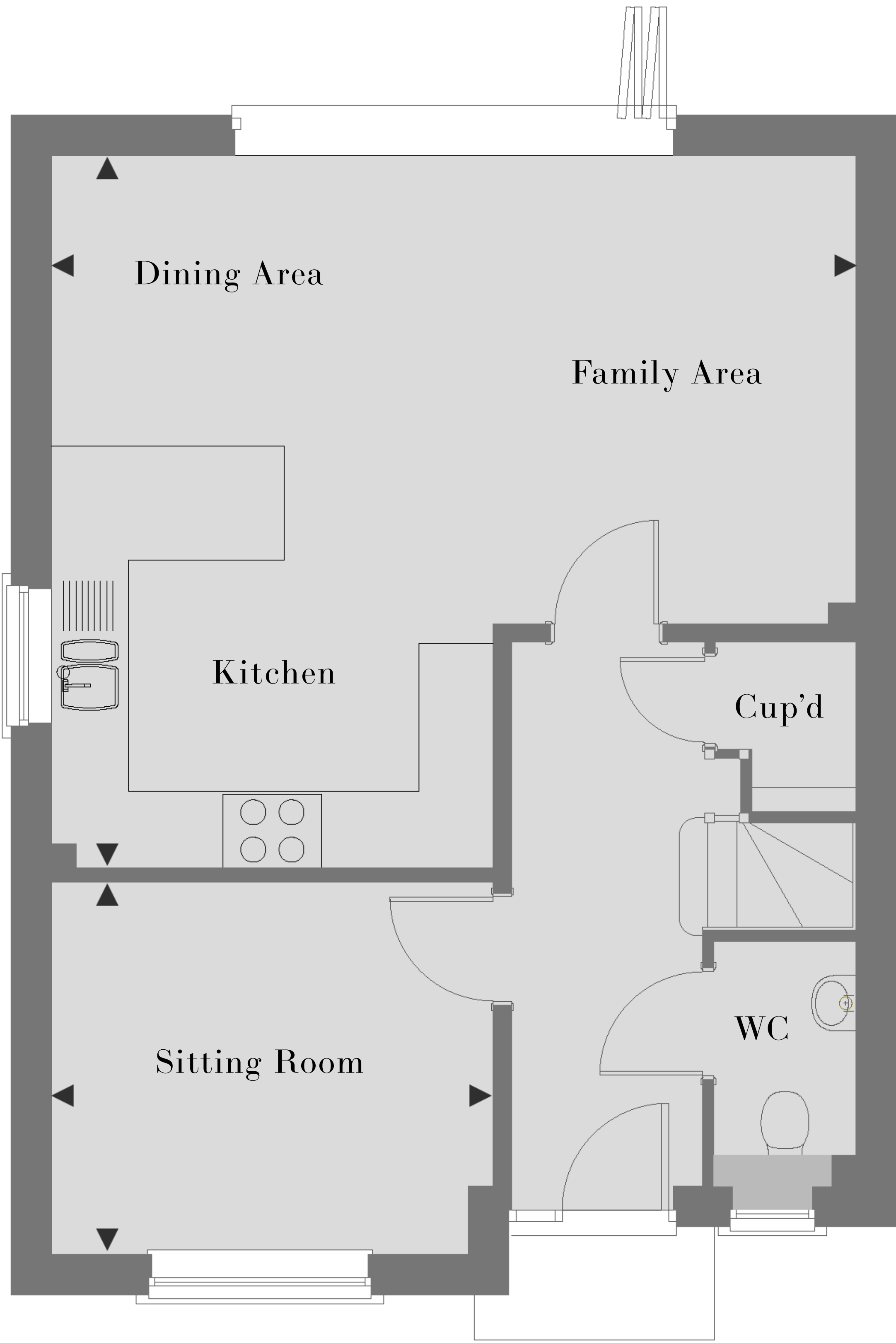


This development layout is for illustrative purposes only and is not intended to be used to indicate specific boundaries. Landscaping is indicative only and may vary.



# FLOOR PLAN

Plot 1 (Detached) & Plot 2 (Semi-detached)



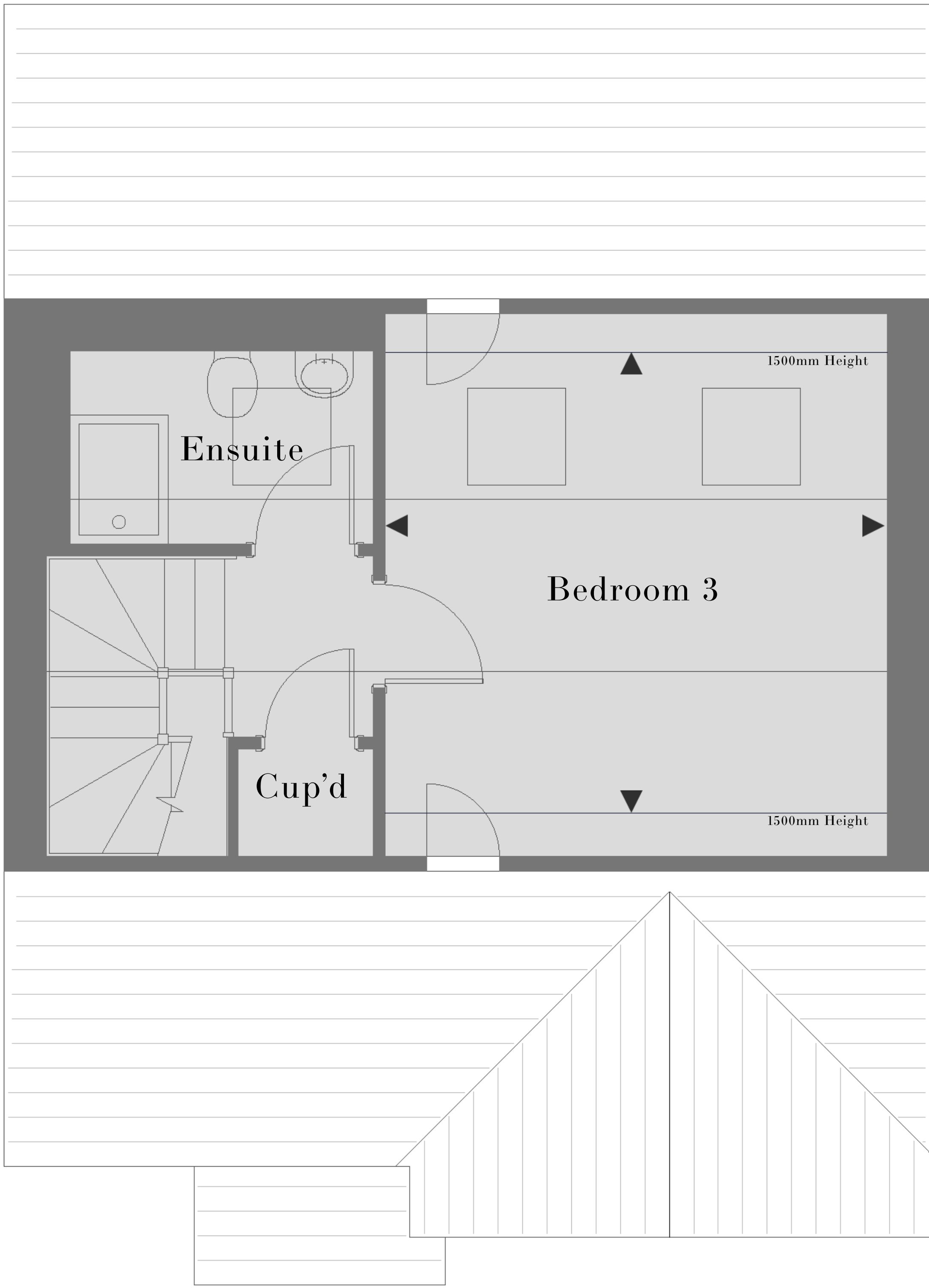
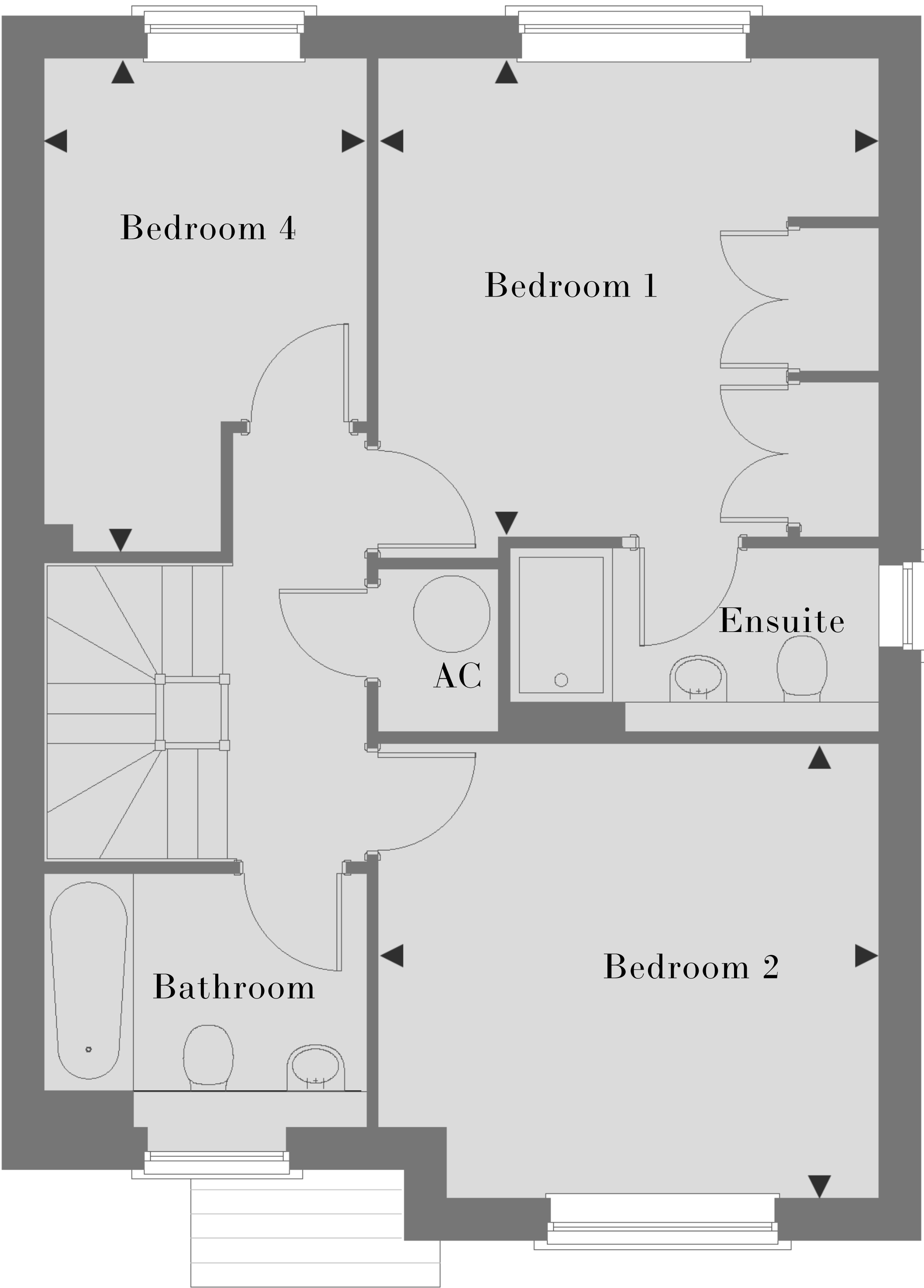
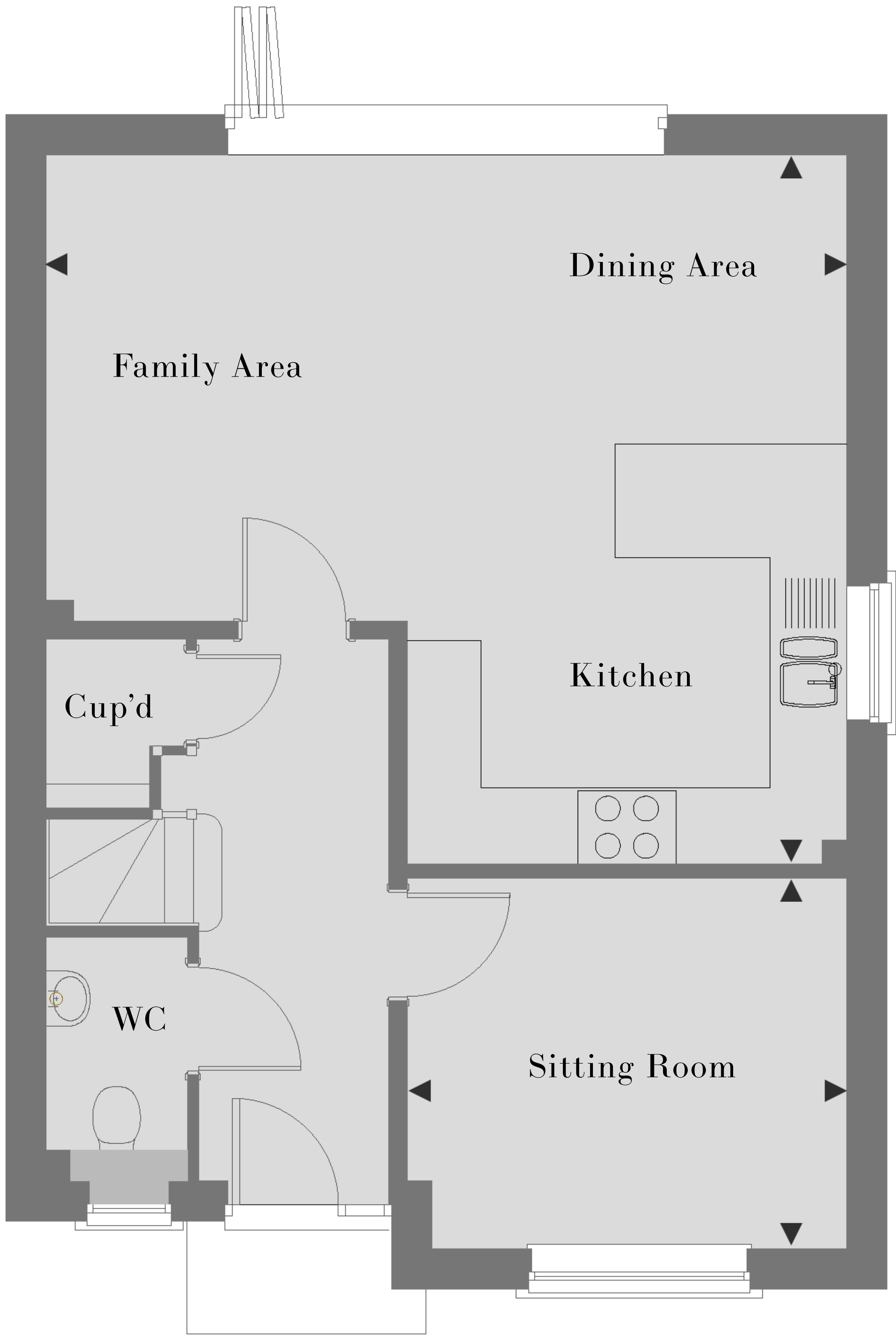
Ground Floor	Metric (mm)	Imperial
Kitchen/Family	6484 x 5721	21' 3" x 18' 9"
Sitting Room	3537 x 2961	11' 7" x 9' 9"

First Floor	Metric (mm)	Imperial
Bedroom 1	3868 x 3687	12' 8" x 12' 1"
Bedroom 2	3868 x 3498	12' 8" x 11' 6"
Bedroom 4	3804 x 2477	12' 6" x 8' 2"

Second Floor	Metric (mm)	Imperial
Bedroom 3	3853 x 3533	12' 8" x 11' 7"

# FLOOR PLAN

Plot 3 (Semi-detached)



Ground Floor	Metric (mm)	Imperial
Kitchen/Family	6484 x 5721	21' 3" x 18' 9"
Sitting Room	3537 x 2961	11' 7" x 9' 9"

First Floor	Metric (mm)	Imperial
Bedroom 1	3868 x 3687	12' 8" x 12' 1"
Bedroom 2	3868 x 3498	12' 8" x 11' 6"
Bedroom 4	3804 x 2477	12' 6" x 8' 2"

Second Floor	Metric (mm)	Imperial
Bedroom 3	3853 x 3533	12' 8" x 11' 7"



# HOUSE SPECIFICATION

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## External Features

- Double glazed access doors with multipoint security locks and chrome effect furniture
- Double glazed PVCu windows
- Door bell
- Front garden landscaping, gated access leading to rear garden including paved patio and storage shed
- Outside tap

## Kitchen

- Contemporary handleless painted kitchen with laminate worktops
- Upgrade to Quartz worktops (subject to build stage)
- Integrated single oven
- Integrated combination microwave oven
- Induction hob and extractor hood
- Integrated fridge / freezer
- Integrated dishwasher
- Plumbing only (hot/cold/waste) for washing machine
- Ceiling down lighters and under cupboard task lighting

## Mechanical & Electrical

- Solar Photo Voltaic roof panels
- Gas central heating and hot water system
- Underfloor heating system with individual digital room thermostats to ground floor
- Thermostatically controlled radiator heating to upper floor with single digital zone control
- Mains drainage

## Internal Features

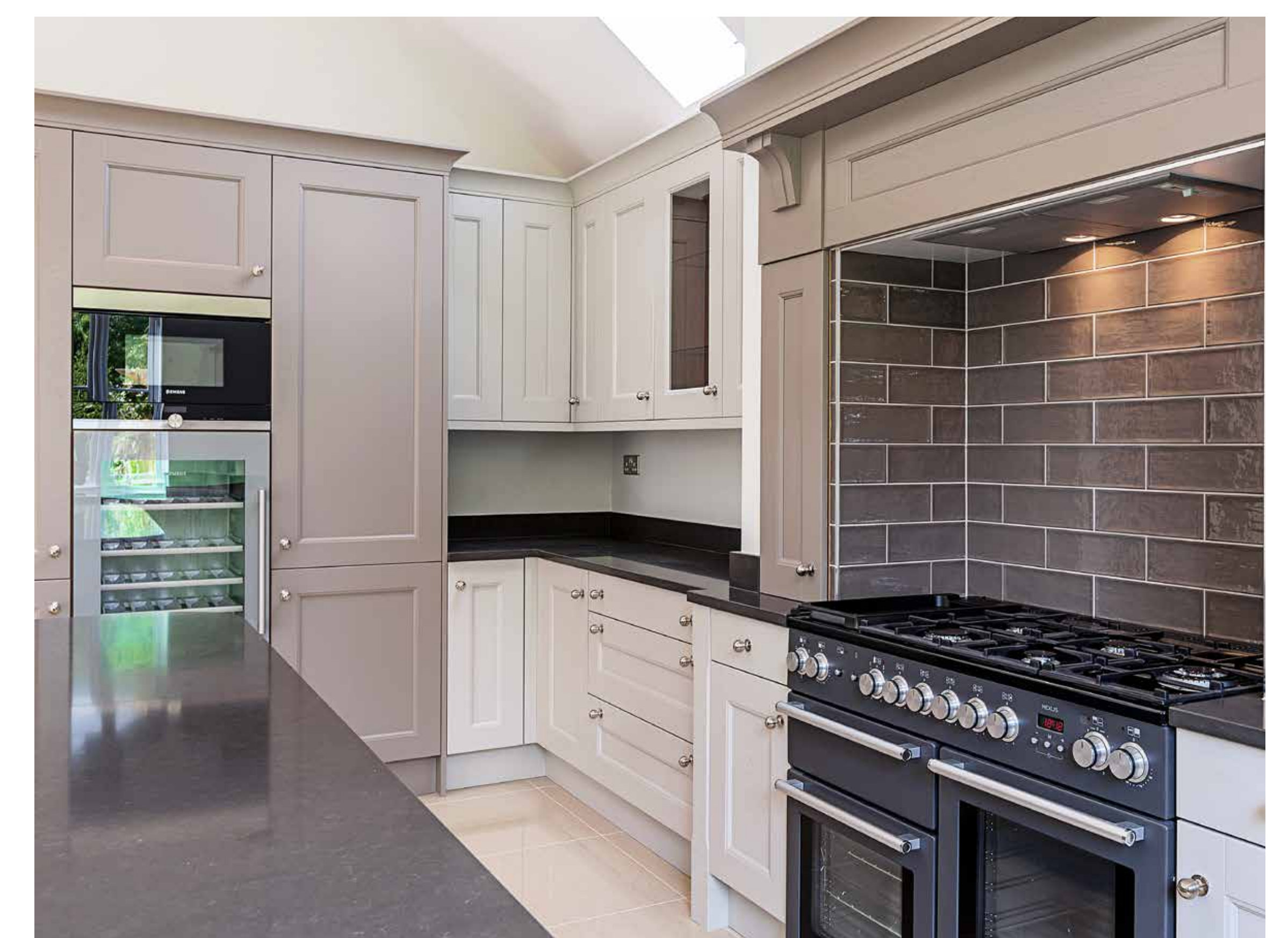
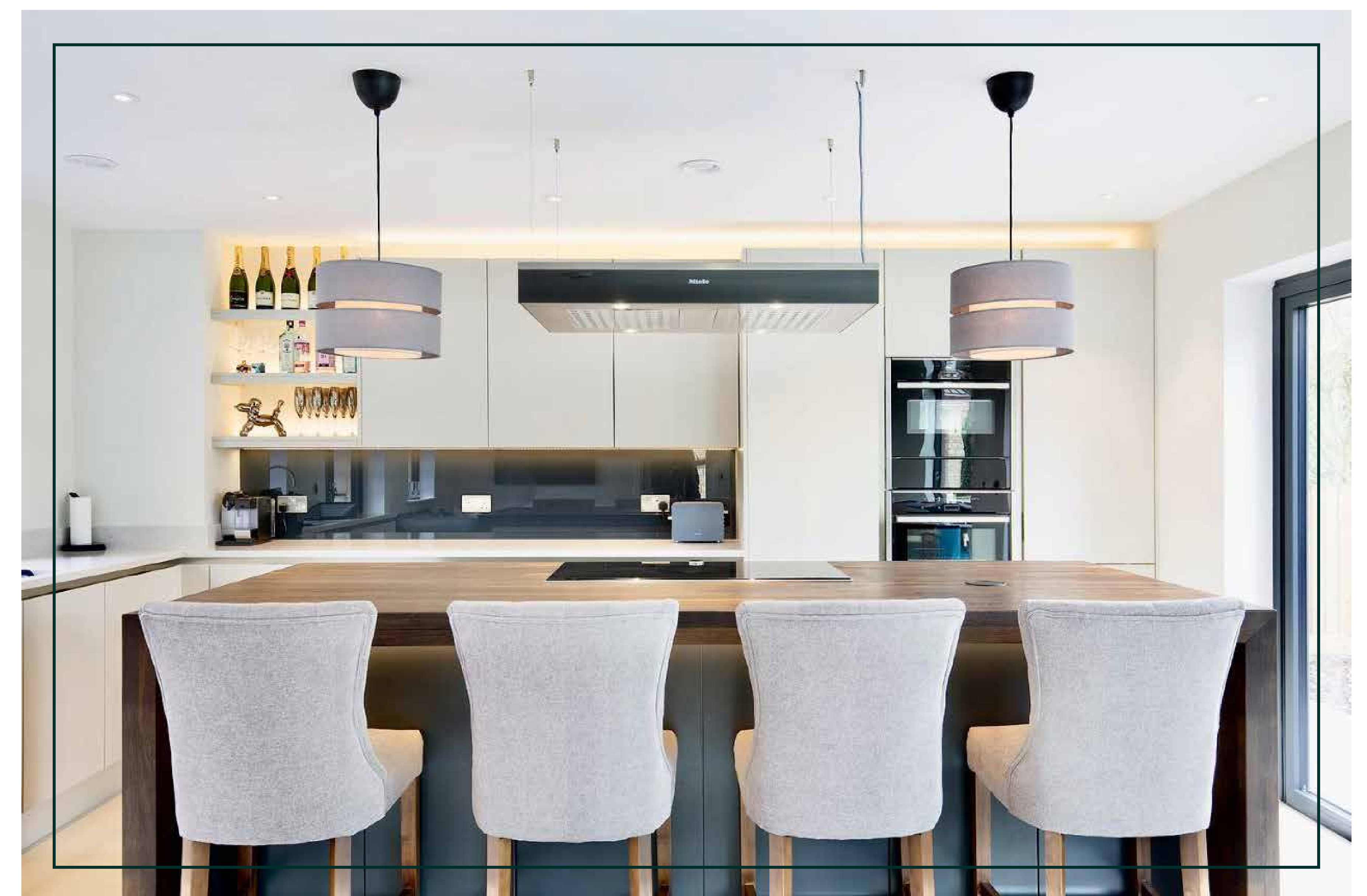
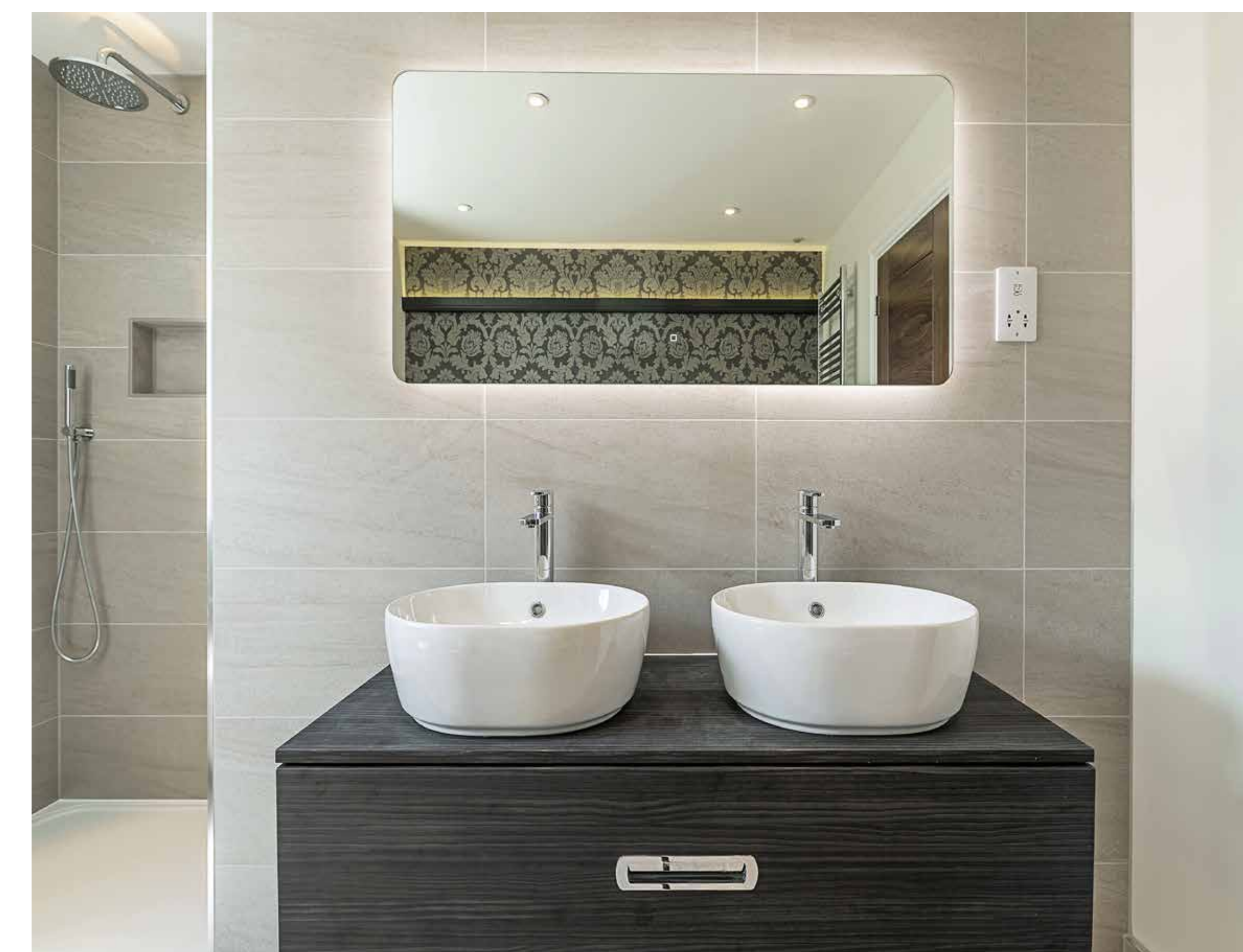
- Luxury Vinyl Tile flooring to Hall, WC, living area and kitchen
- Walls skimmed and finished in soft tone emulsion
- Ceilings skimmed and finished in white emulsion
- Stair handrails, timber balustrading and newel posts painted in white satin finish
- Skirting & architrave painted in white satin finish
- Smooth contemporary white panelled internal doors with chrome fittings
- Smart Home ready - cabled for TV / Cat6 Data points to: Sitting Room, Living Area and bedrooms
- Pre-wired for digital TV aerial
- Smoke detectors (mains powered)
- Loft light

## Bathroom & Ensuite Features

- Tiled floors and walls (fully tiled to wet walls & half tiled to sanitaryware walls)
- Contemporary ROCA sanitaryware & brassware including wall hung WCs and vanity units
- High quality Merlyn shower enclosures with Aqualisa thermostatic showers
- LED illuminated mirror with demister to Ensuite
- Ceiling down lighters
- Extractor fan
- Shaver point
- Heated towel rail

## Build Warranty

- 10-year Structural Warranty





# FAIRFIELD HOMES

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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.

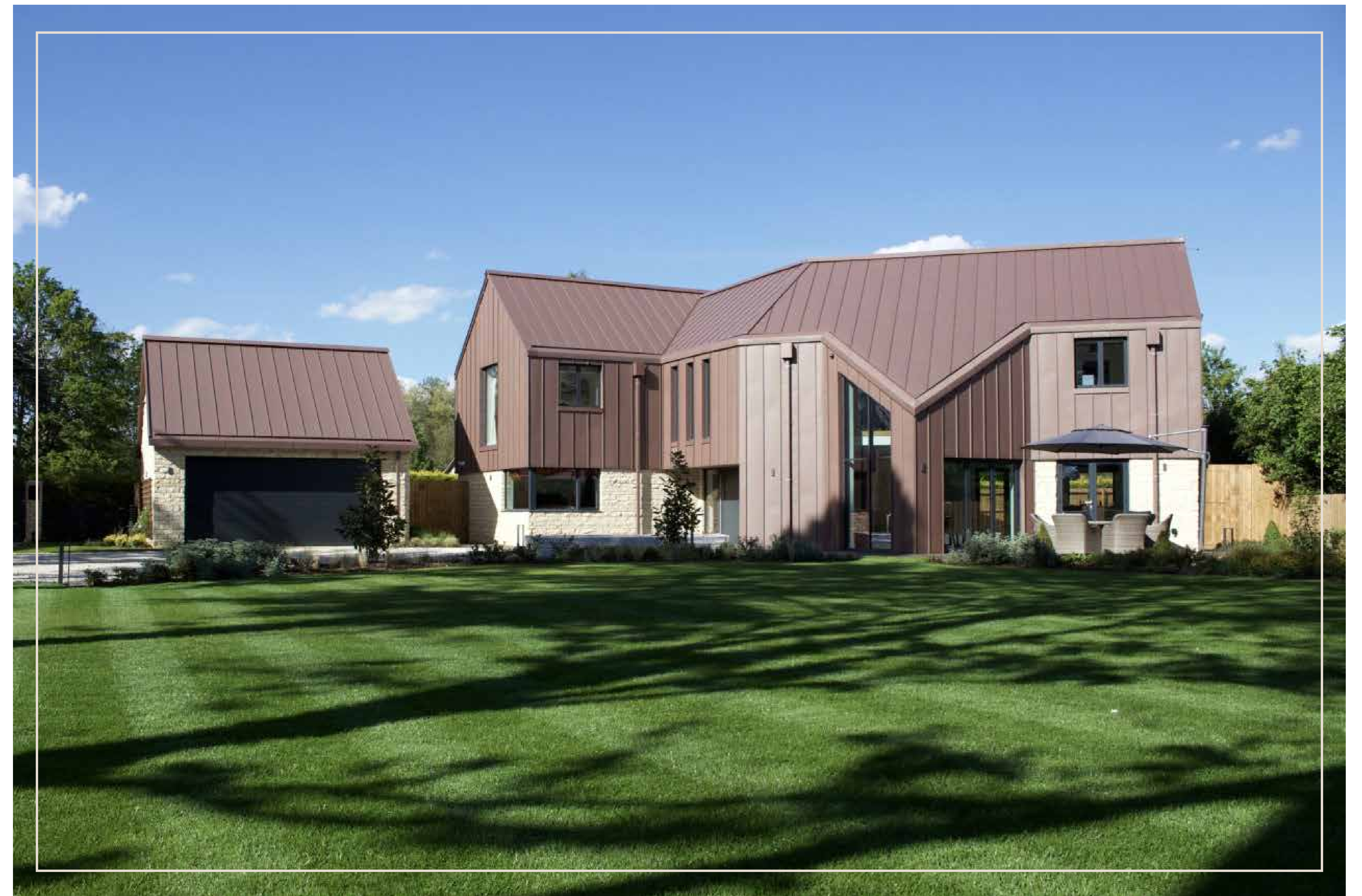
Subject to build stage, we can offer the option to adapt and upgrade the internal specification (i.e. home automation features, lighting, interior decoration, inclusion of extra items) to suit our homebuyers' specific needs, resulting in a bespoke property of exceptional design and build standard.

## ALL OF OUR HOMES ARE:

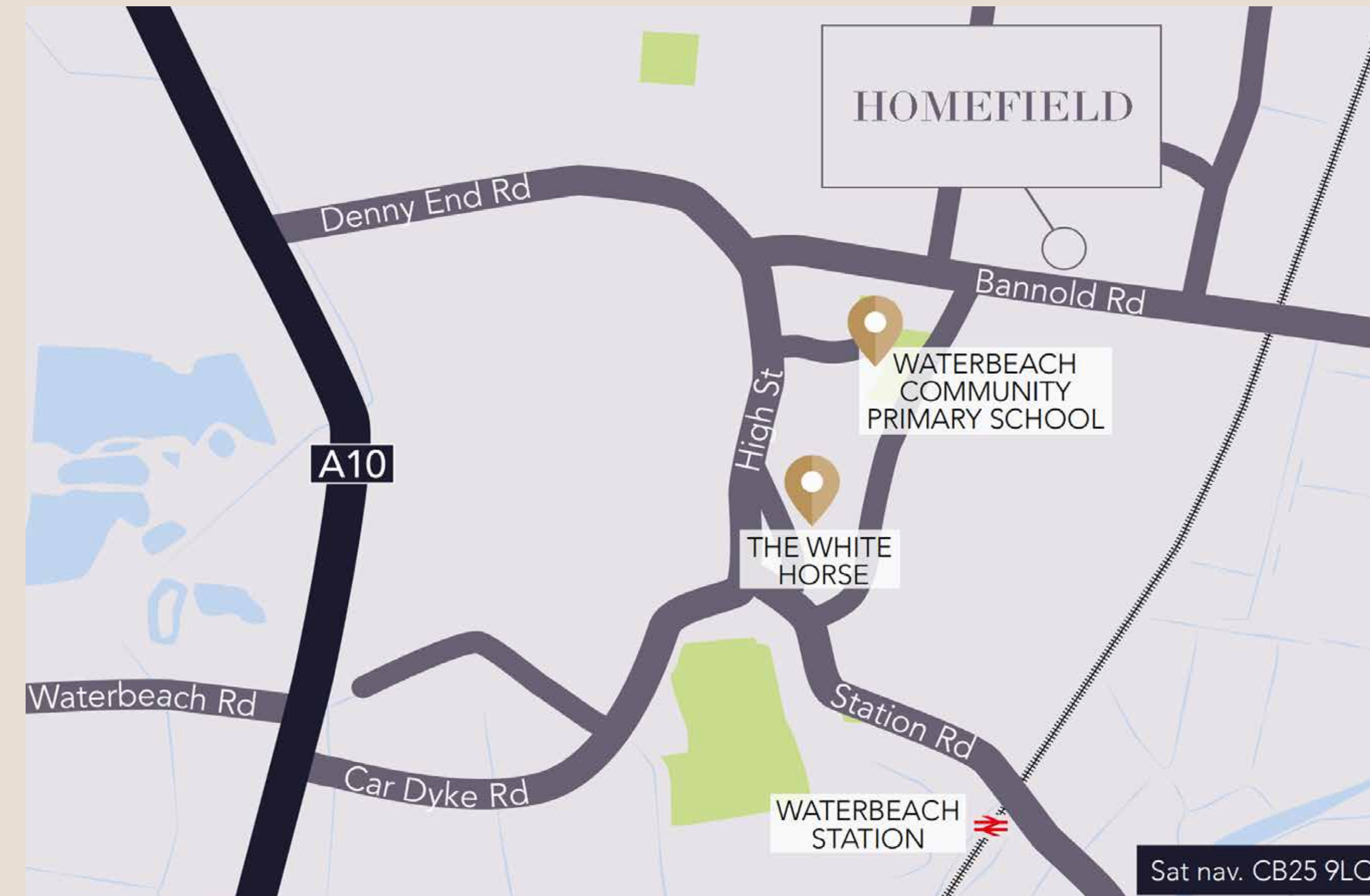
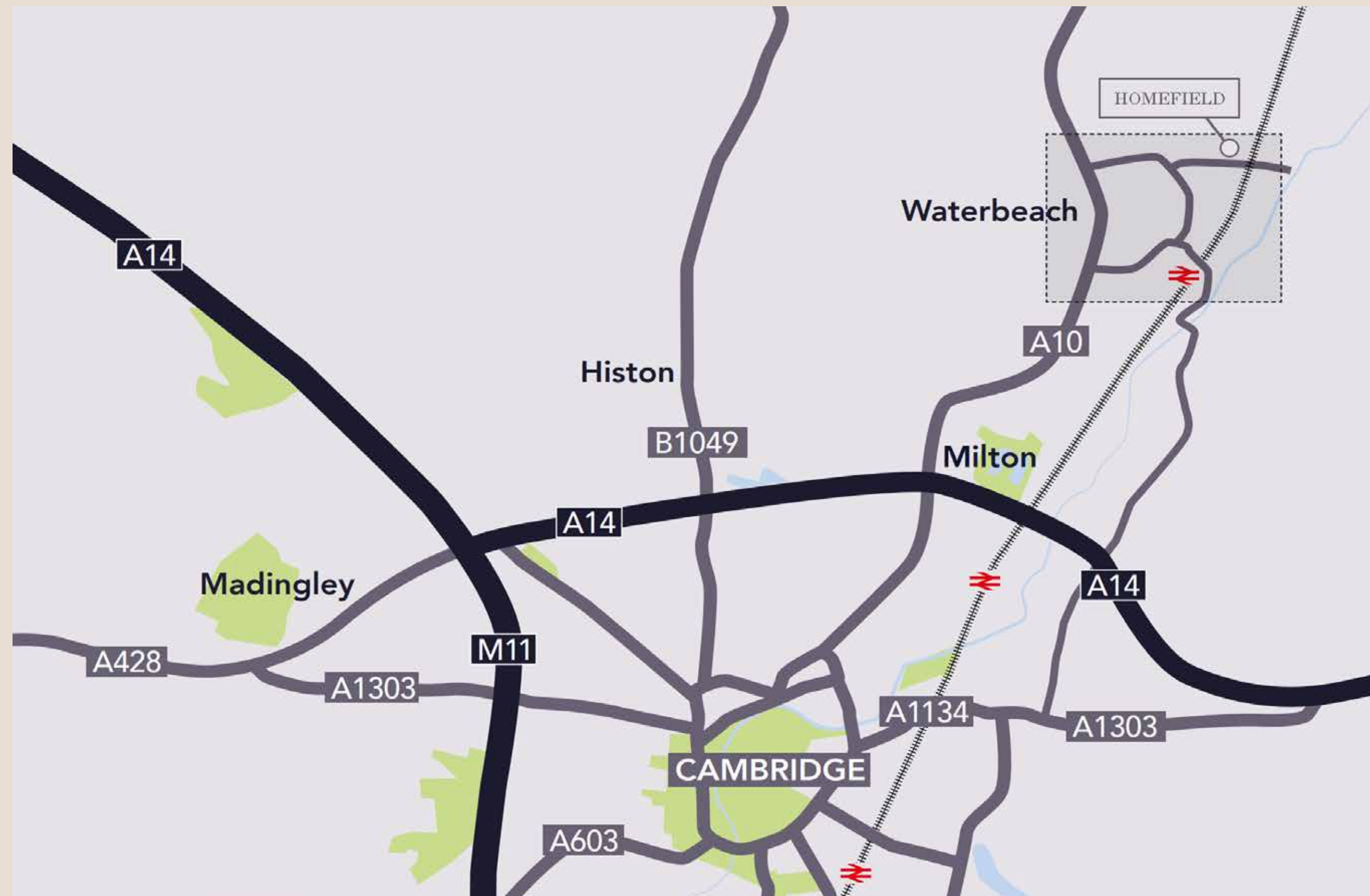
**THOUGHTFULLY DESIGNED** with a strong focus on function and innovation in design and technology.

**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.







For further information, please contact the selling agent

**HOCKEYS**  
ESTABLISHED 1885



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**Fairfield**  
HOMES

[www.fairfieldhomes.co.uk](http://www.fairfieldhomes.co.uk)

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  $\pm 75\text{mm}$ ). 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.