

FINK

DEVELOPMENTS



THE MEADOWS, RAMPTON

The Meadows is an exclusive development of six cottage-style new build properties in varying sizes.



In association with T Payne Estate Agents



01354 696 700

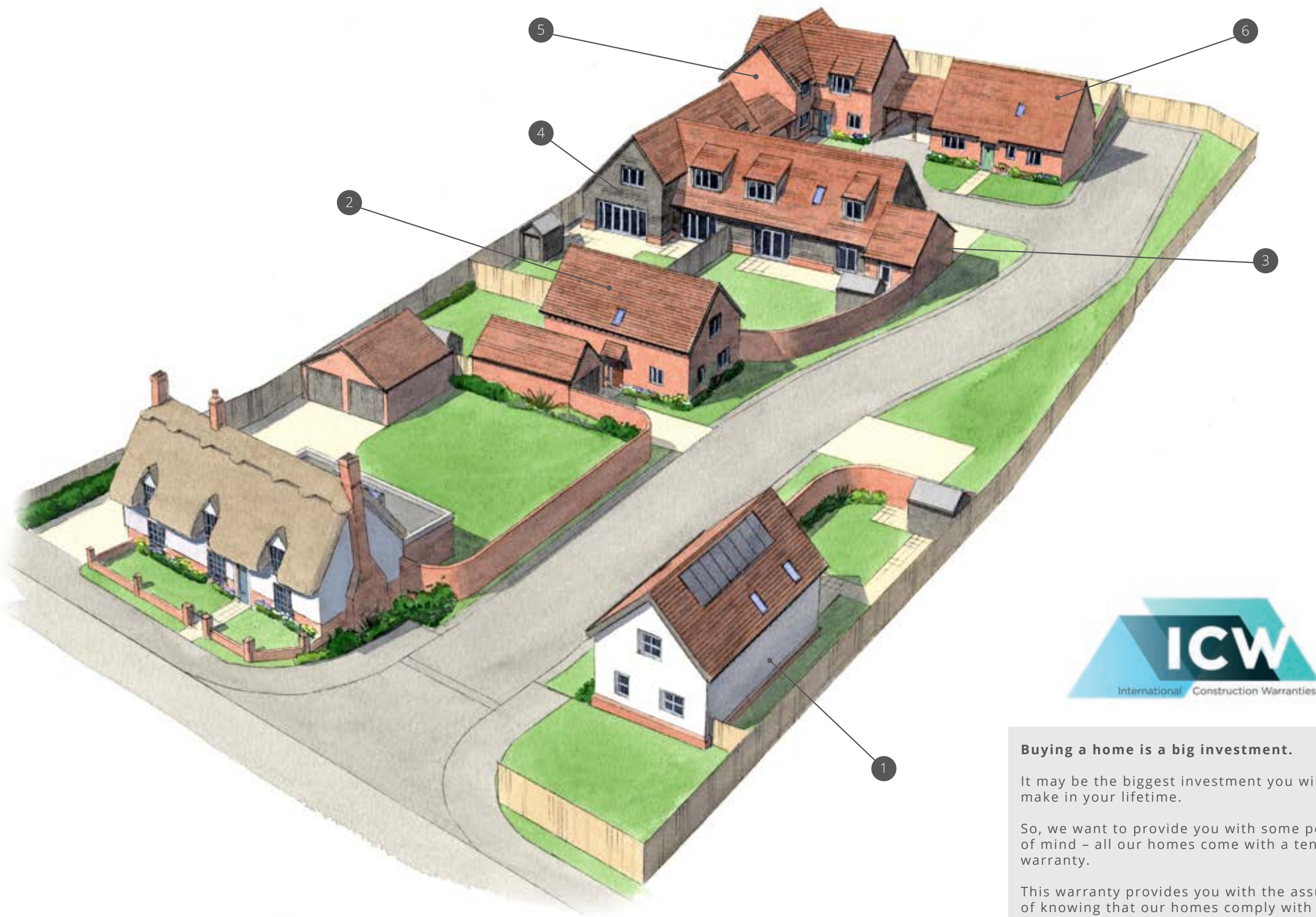


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THE MEADOWS, RAMPTON



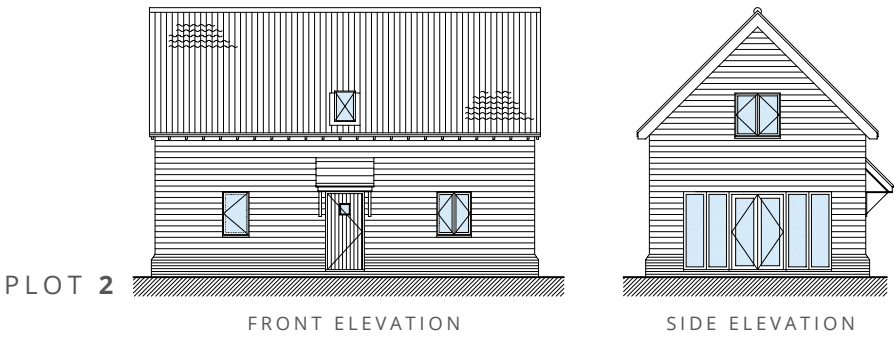
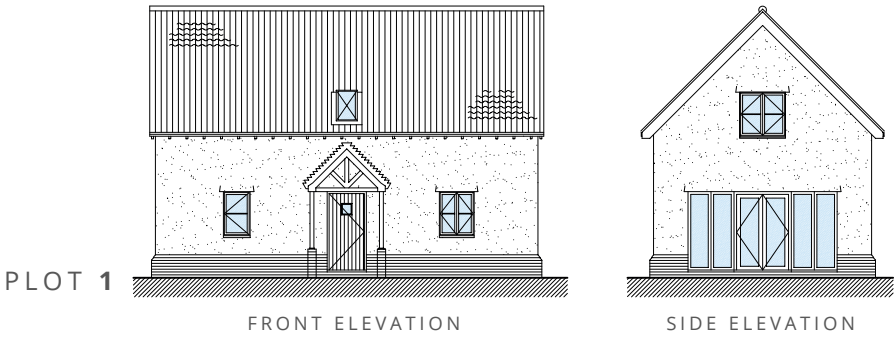
Buying a home is a big investment.

It may be the biggest investment you will make in your lifetime.

So, we want to provide you with some peace of mind – all our homes come with a ten-year warranty.

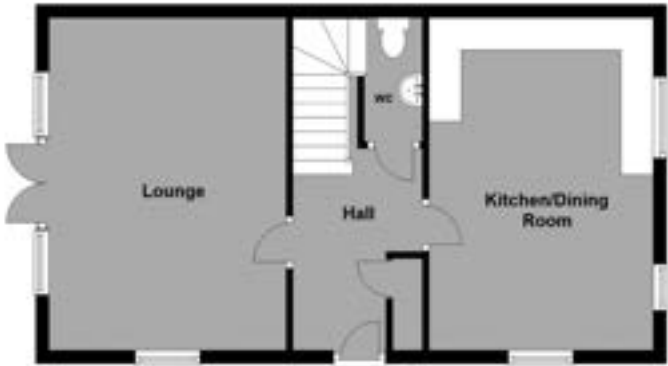
This warranty provides you with the assurance of knowing that our homes comply with the high standards set out by our warranty provider, and should any anomalies arise, you are completely covered.

PLOTS 1 & 2



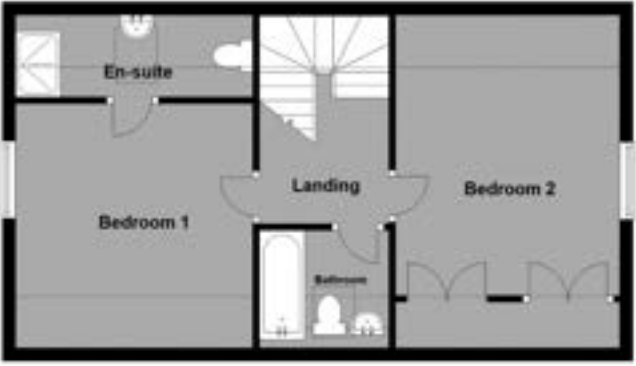
GROUND FLOOR

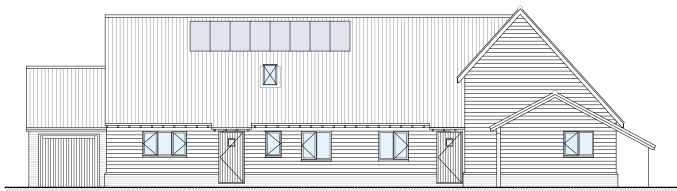
- Hall**
Entrance door leads in the hall with built-in storage cupboard, stairs to first floor landing and doors leading:
- WC**
Fitted with wash hand basin, WC, with part tiled walls.
- Lounge**
5.12m (16'10") x 3.66m (12')
Double glazed windows to front and side, double glazed double doors to side, leading to the garden.
- Kitchen/Dining Room**
5.12m (16'10") x 3.46m (11'4")
Fitted with a matching range of base and eye level units with worktop space over with tiled splashbacks, double glazed windows to front and side, full specification and design to be confirmed.



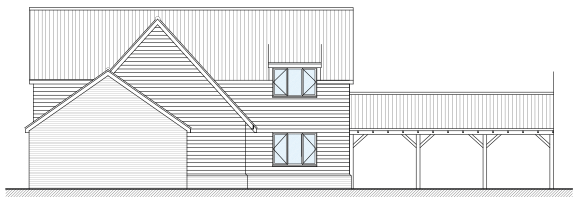
FIRST FLOOR

- Landing**
Stairs rising from the ground floor, Skylight window over stairwell and doors leading to:
- Bedroom 1**
3.76m (12'4") x 3.66m (12')
Double glazed window to side, some restricted head height and door leading to:
- En-suite**
Skylight window, some restricted head height, wash hand basin, independent shower cubicle, WC and part tiled walls, full specification and design to be confirmed.
- Bedroom 2**
4.21m (13'10") x 3.46m (11'4")
Double glazed window to side, some restricted head height, built-in wardrobe with two sets of double doors.
- Bathroom**
Skylight window, some restricted head height, panelled bath, wash hand basin and WC and part tiled walls, full specification and design to be confirmed.

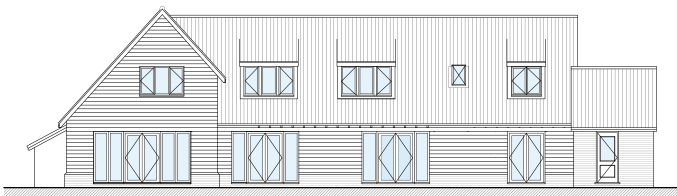




FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



GROUND FLOOR

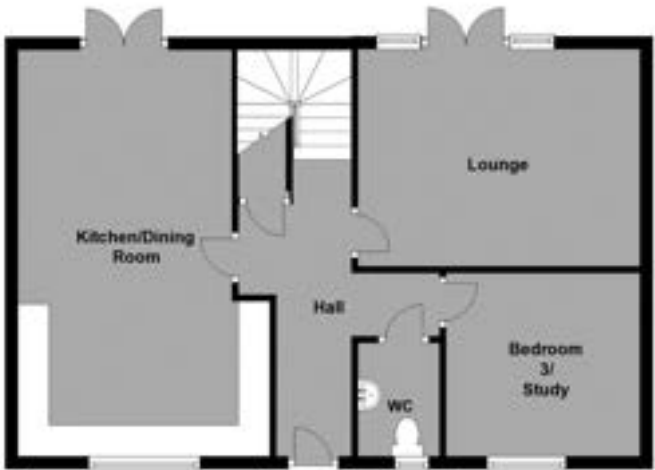
Hall
Entrance door leads in the hall with built-in storage cupboard, stairs to first floor landing and doors leading:

WC
Double glazed window to front, Fitted with wash hand basin, WC, with part tiled walls.

Lounge
4.49m (14'9") x 3.46m (11'4")
Double glazed windows to rear, double glazed double doors to rear, leading to the garden.

Bedroom 3 / Study
2.99m (9'10") x 2.91m (9'7")
Double glazed window to front.

Kitchen/Dining Room
6.47m (21'3") x 3.41m (11'2")
Double glazed window to front, double glazed double doors to rear leading to garden, fitted with a matching range of base and eye level units with worktop, tiled splashbacks, full specification and design to be confirmed.



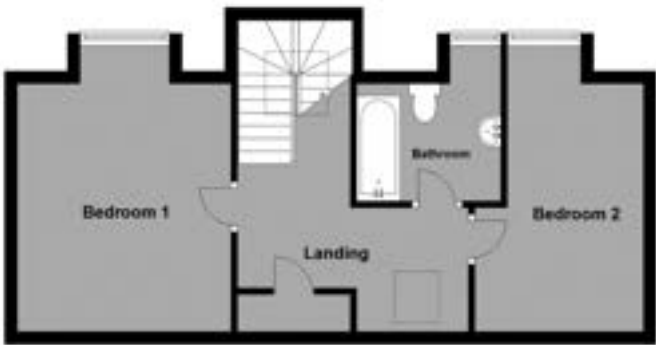
FIRST FLOOR

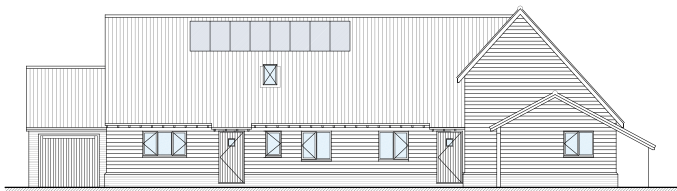
Landing
Two skylight windows, built-in airing cupboard and doors to:

Bedroom 1
3.95m (13') x 3.41m (11'2")
Double glazed window to rear.

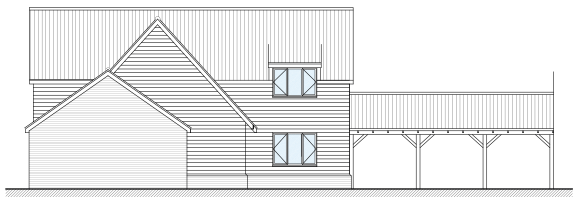
Bedroom 2
2.69m (8'10") x 1.98m (6'6")
Double glazed window to rear, door.

Bathroom
Double glazed window to rear, panelled bath, wash hand basin and WC and part tiled walls, full specification and design to be confirmed.

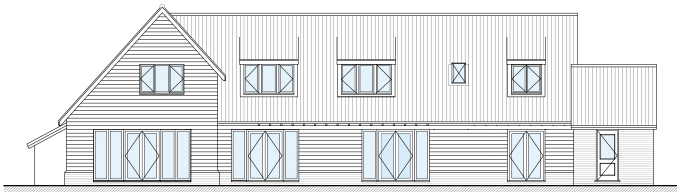




FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



GROUND FLOOR

Hall
Entrance door leads in the hall with built-in storage cupboard, stairs to first floor landing and doors leading to:

WC
Fitted with wash hand basin, WC, with part tiled walls.

Lounge
5.47m (17'11") x 4.86m (15'11")
Double glazed windows to rear, double glazed double doors to rear, leading to the garden.

Dining Room
3.82m (12'6") x 3.66m (12')
Double glazed windows to rear, double glazed double doors to rear, leading to the garden.

Study
2.71m (8'11") x 2.37m (7'9")
Double glazed window to front.

Kitchen/Breakfast Room
5.47m (17'11") x 3.86m (12'8")
Double glazed windows to front and side, fitted with a matching range of base and eye level units with worktop space over with tiled splashbacks, full specification and design to be confirmed.

Utility 3.50m (11'6") x 1.71m (5'7")
Double glazed window and double glazed door to side, fitted with a matching range of units with worktop, with tiled splashbacks, full specification and design to be confirmed.



FIRST FLOOR

Landing
Skylight window over stairs, built-in airing cupboard and doors leading to:

Bedroom 1
4.80m (15'9") x 3.05m (10')
Double glazed window to rear, fitted wardrobe with two sets of double doors, door opening to:

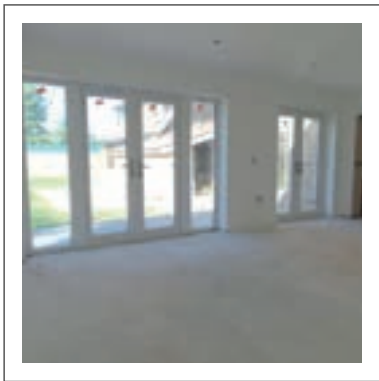
En-suite
Skylight window, some restricted head height, wash hand basin, independent shower cubicle, WC and part tiled walls, full specification and design to be confirmed.

Bedroom 2
3.51m (11'6") x 3.51m (11'6")
Double glazed window to front, fitted wardrobe with two sets of double doors.

Bedroom 3
4.55m (14'11")max x 2.07m (6'9")
Double glazed window to rear,

Bathroom
Double glazed window to rear, panelled bath, wash hand basin and WC and part tiled walls, full specification and design to be confirmed.





GROUND FLOOR

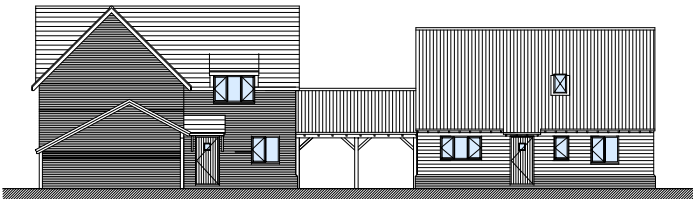
- Hall**
Entrance door leads in to the hall with built-in storage cupboard, stairs to first floor landing and doors leading to:
- WC**
Fitted with wash hand basin, WC, with part tiled walls and built-in storage cupboard.
- Lounge**
6.25m (20'6") x 4.36m (14'4")
Double glazed windows to side, and two sets of double glazed double doors to side, leading to the garden.
- Study**
2.60m (8'6") x 2.55m (8'4")
Double glazed window to front.
- Utility**
2.95m (9'8") x 2.70m (8'10")
Fitted with a matching range of units with worktop, tiled splashbacks, full specification and design to be confirmed. Door opening into a pantry.
- Kitchen/Breakfast Room**
5.61m (18'5") max x 4.45m (14'7")
Double glazed window to side, fitted with a matching range of base and eye level units, worktop, tiled splashbacks, full specification and design to be confirmed.
- Bedroom 2**
3.20m (10'6") x 2.95m (9'8")
Double glazed windows to rear, double glazed double doors to rear leading to the garden and door to:
- En-suite**
Wash hand basin, independent shower cubicle, WC and part tiled walls, full specification and design to be confirmed.



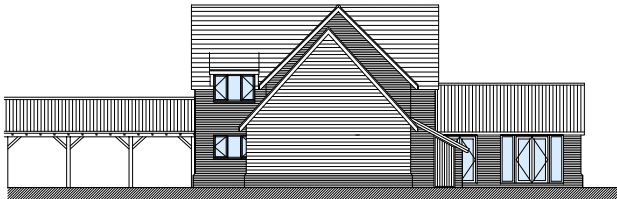
FIRST FLOOR

- Landing** Stairs rising from the ground floor, built-in airing cupboard and doors leading to:
- Bedroom 1**
5.60m (18'4") x 4.45m (14'7")
Double glazed window to side and door to:
- En-suite**
Wash hand basin, independent shower cubicle, WC and part tiled walls, full specification and design to be confirmed.
- Bedroom 3**
5.89m (19'4") x 2.95m (9'8")
Double glazed window to rear, built in storage cupboard.
- Bedroom 4**
4.70m (15'5") x 2.55m (8'4")
Double glazed window to front.
- Bathroom**
Double glazed window to rear, fitted with panelled bath, independent shower cubicle, wash hand basin and WC, part tiled walls, full specification and design to be confirmed.

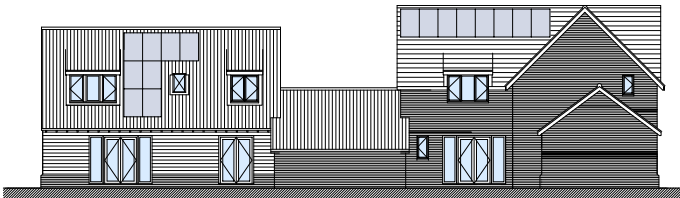




FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



GROUND FLOOR

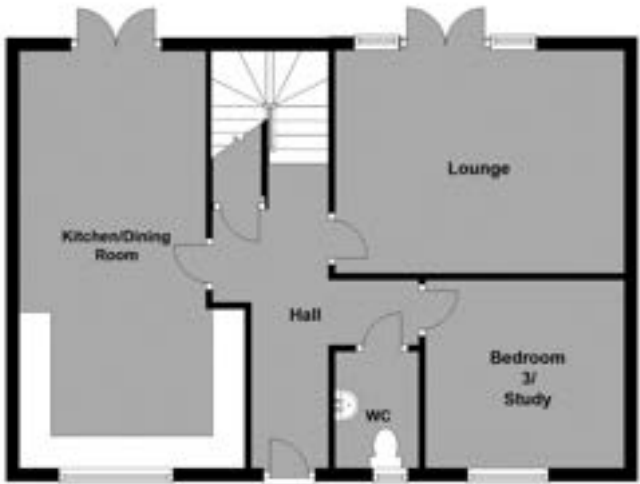
Hall
Entrance door leads in the hall with built-in storage cupboard, stairs to first floor landing and doors leading:

WC
Double glazed window to front, Fitted with wash hand basin, WC, with part tiled walls.

Lounge
4.57m (15') x 3.46m (11'4")
Double glazed windows to rear, double glazed double doors to rear, leading to the garden.

Bedroom 3/ Study
3.17m (10'5") x 2.91m (9'7")
Double glazed window to front.

Kitchen/Dining Room
6.47m (21'3") x 3.00m (9'10")
Double glazed window to front, double glazed double doors to rear leading to garden, fitted with a matching range of base and eye level units with worktop, tiled splashbacks, full specification and design to be confirmed.



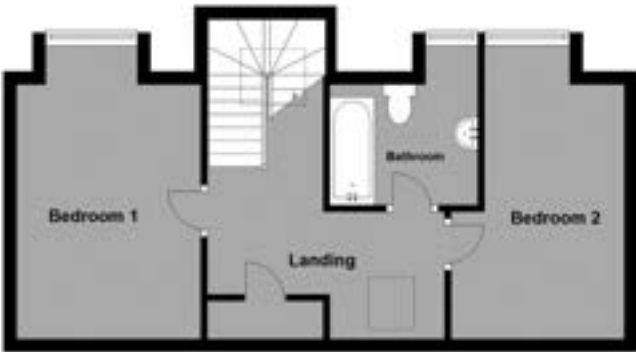
FIRST FLOOR

Landing
Two skylight windows, built-in airing cupboard and doors leading to:

Bedroom 1
3.95m (13') x 3.00m (9'10")
Double glazed window to rear.

Bedroom 2
3.95m (13') x 2.77m (9')
Double glazed window to rear.

Bathroom
Double glazed window to rear, panelled bath, wash hand basin and WC and part tiled walls, full specification and design to be confirmed.



THE MEADOWS, RAMPTON

Settled in the heart of Cambridgeshire, and less than ten miles away from historic Cambridge, lies the village of Rampton. The active community here ensures that this tucked away little village is anything but sleepy. The picturesque village green provides the perfect place to conduct the annual Summer Fayre, where residents enjoy participating in fun events and activities. Tea on the Green is another summer-time event hosted by the locals, encouraging residents to enjoy a refreshing cup of tea beneath the shining sun. As Autumn approaches, The Rampton Horse Show takes centre stage, encouraging people of all abilities and experience to partake in the show. Though a small village, Rampton has something to offer for everyone.

The sole public house in Rampton, The Black Horse, is welcoming to all. This beautiful pub, entwined in vines and decorated with pretty hanging baskets, is supported by five stars on Trip Advisor, and recently came runner-up in the Cambridge Food and Drink Awards. Dating back to 1850, it stands out as a fine example of Rampton's rich heritage. Perhaps the most notable expression of this strong sense of history, though, is Giant's Hill. Here lies the earthwork remains of a medieval castle, built as part of a series of fortifications built along the fen edge. This motte and bailey castle was never completed, but nonetheless places Rampton on the map as early as the 12th century.

Rampton has access to Cambridge, St. Ives and Huntingdon. The A10, A14 and M11 are all accessible, while mainline railway stations can be found at Huntingdon, Ely and Cambridge. The guided busway is also located within easy reach. The nearest schools, both primary and secondary, are in the next village over, which is less than two miles away. For the slightly older student, both Hills Road and Long Road sixth form colleges are situated in Cambridge, with the prestigious University of Cambridge in the very centre.



NEAREST STATIONS:

- Waterbeach (5.1 mi)
- Cambridge North (5.6 mi)

NEARBY SCHOOLS:

PRIMARY

- Cottenham Primary School (1.4 mi)
- Pathfinder Primary School (1.6mi)
- Willingham Primary School (1.8mi)

SECONDARY

- Cottenham Village College (1.7 mi)
- The Centre School (1.7mi)
- Gretton School (3.3mi)

FINK
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