

— — — — —  
— — — — —  
GROVE FARM  
— — — — —  
B A R N S — — — — —



An exclusive development comprising 2 outstanding family homes converted from the original buildings that made up Grove Farm, set in beautiful rural Cambridgeshire.



**An exclusive development comprising 2 outstanding family homes converted from the original buildings that made up Grove Farm, set in beautiful rural Cambridgeshire.**

Situated close the heart of Haslingfield village and set back from Church Street, Numbers 1 and 2 Grove Farm Barns are exceptional family homes that will be finished to the highest standard with quality natural materials and completed by early 2017.

With years of specialising in the conversion of barns, Lowden have constructed these properties using traditional and contemporary techniques, blending lime-mortared brickwork and pencil-moulded weatherboarding with advanced insulation and bespoke joinery creating a sympathetic and aesthetically pleasing finish. Internally, maintaining a view of the new independent oak frames throughout provides character-rich and spacious dwellings. A meticulous attention to detail and the selection of superior materials, fixtures and finishes ensures comfortable and progressive homes.

— — — — —  
  
**GROVE FARM**  
— — — — —  
B A R N S

## No.1

Size: Circa 2227ft<sup>2</sup> / 207m<sup>2</sup>

Bedrooms: 5

Bathrooms/Ensuite/WC: 3

Reception Rooms: 3

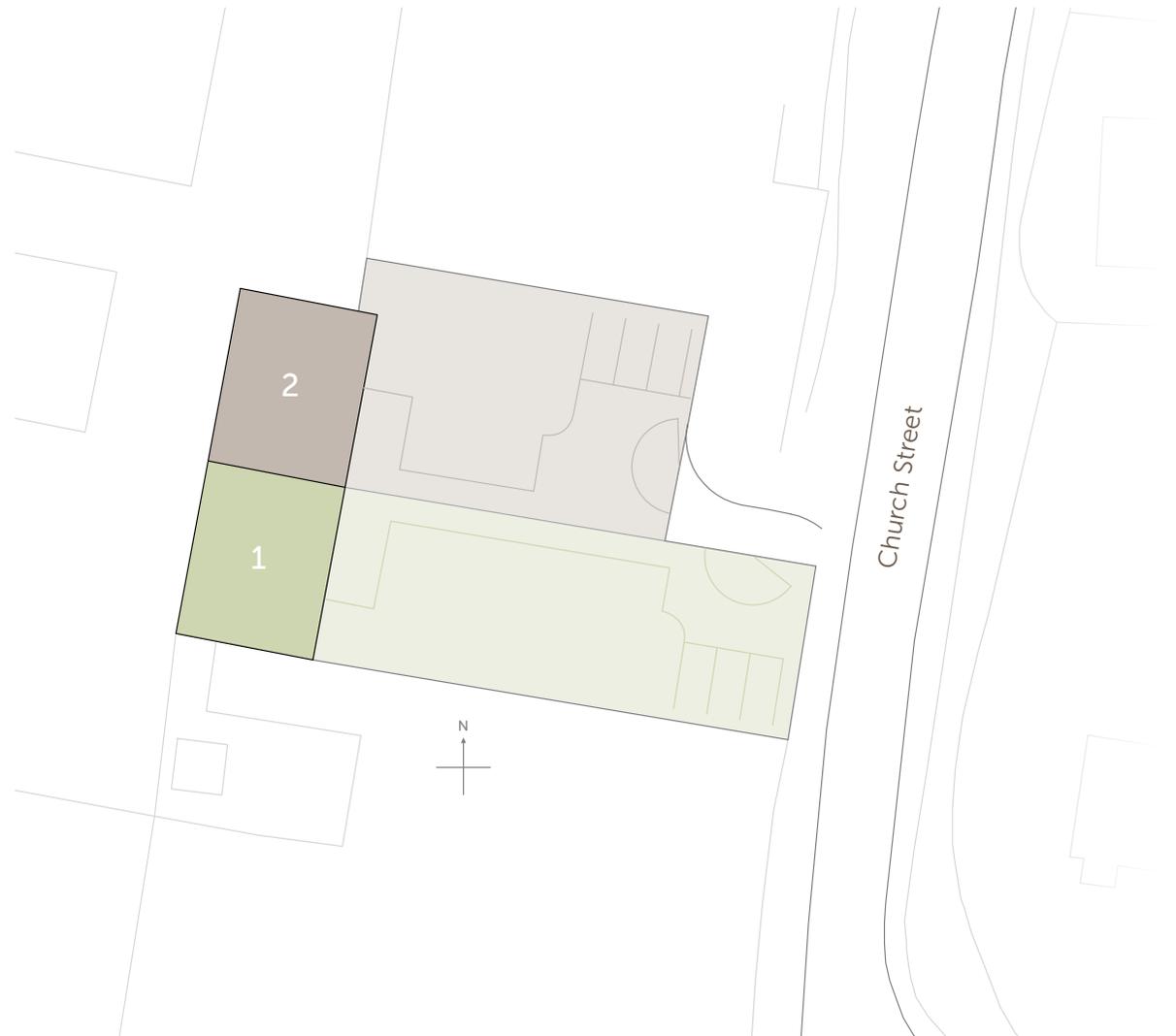
## No.2

Size: Circa 2227ft<sup>2</sup> / 207m<sup>2</sup>

Bedrooms: 5

Bathrooms/Ensuite/WC: 3

Reception Rooms: 3



Site map for indicative purposes only.

Centred around the first rate bespoke kitchen, these properties are warm, fresh and sizeable homes for families or those who like to entertain. With a bare minimum of corridor linking the open plan Kitchen, Dining, Living space with the separate media ready, formal Lounge, vaulted stair hall and five generous double Bedrooms, with their three attendant Bathrooms, almost all of each of these properties 2227ft<sup>2</sup> is usable space.

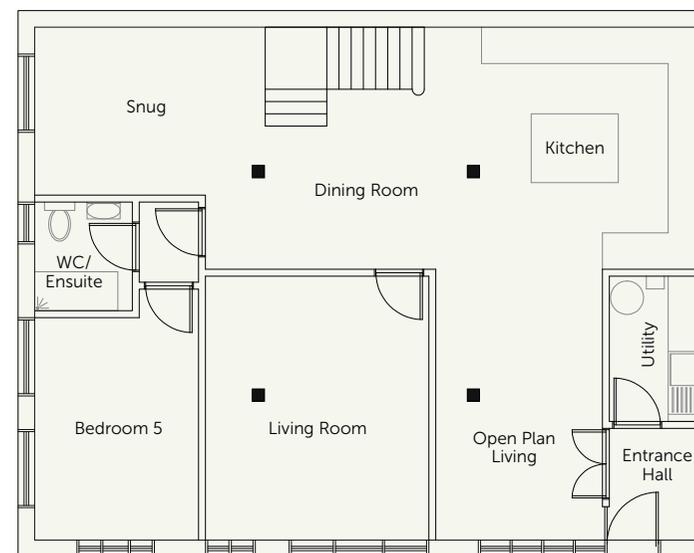
Full height floor-to-ceiling windows and the extensive use of rooflights flood the spaces with light, accentuating the character features, quality natural materials and carefully selected fixtures and fittings. Set back from the road, and benefitting from private parking, they sit comfortably within their surroundings and are a modern take on traditional countryside living.

# No.1

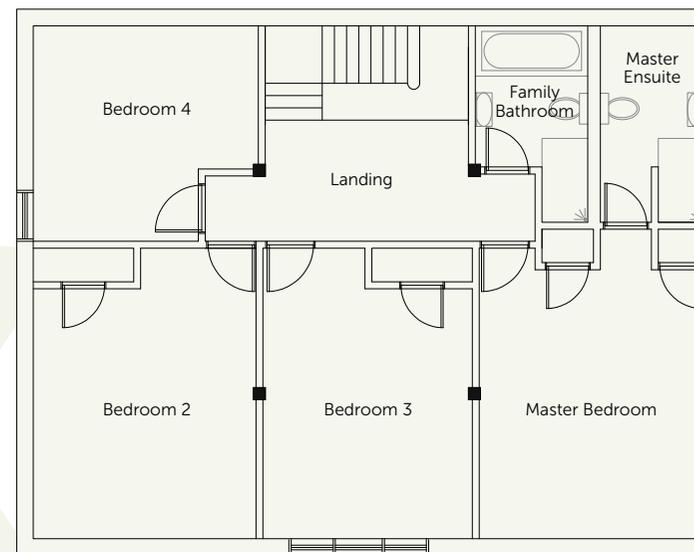
GROUND FLOOR	METRES	FEET/INCHES
Entrance Hall	1.71 x 2.00	5'7" x 6'7"
Utility	1.71 x 2.60	5'7" x 8'6"
Open Plan Living	3.00 x 4.85	9'10" x 15'11"
Kitchen	4.18 x 4.33	13'11" x 14'2"
Dining Room	3.90 x 3.22	12'10" x 10'7"
Snug	4.06 x 3.00	13'4" x 9'10"
Living Room	4.02 x 4.72	13'2" x 15'6"
Bedroom 5	2.95 x 3.98	9'8" x 13'1"
WC/Ensuite	1.76 x 1.94	5'9" x 6'5"
FIRST FLOOR	METRES	FEET/INCHES
Master Bedroom	4.05 x 5.54	13'4" x 18'2"
Master Ensuite	1.87 x 3.51	6'2" x 11'6"
Bedroom 2	3.99 x 5.19	13'1" x 17'1"
Bedroom 3	3.77 x 5.19	12'5" x 17'1"
Bedroom 4	4.05 x 2.50	13'4" x 8'2"
Family Bathroom	2.02 x 2.50	6'8" x 8'2"

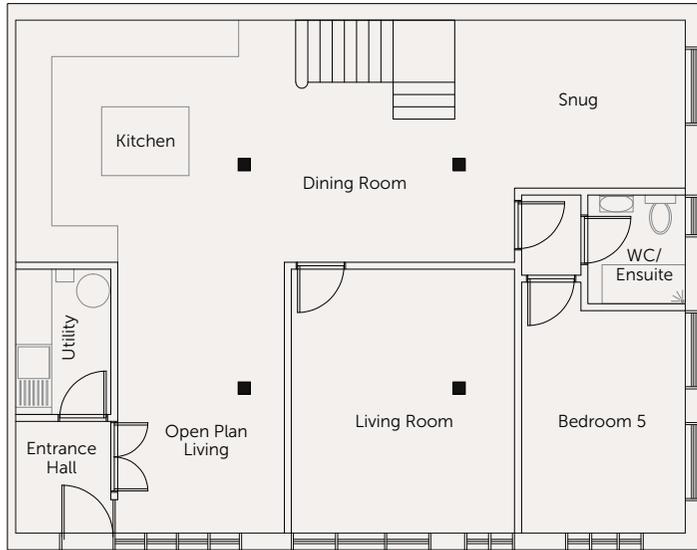
TOTAL FLOOR AREA	
SQ. METRES	207
SQ. FEET	2227

## GROUND FLOOR



## FIRST FLOOR



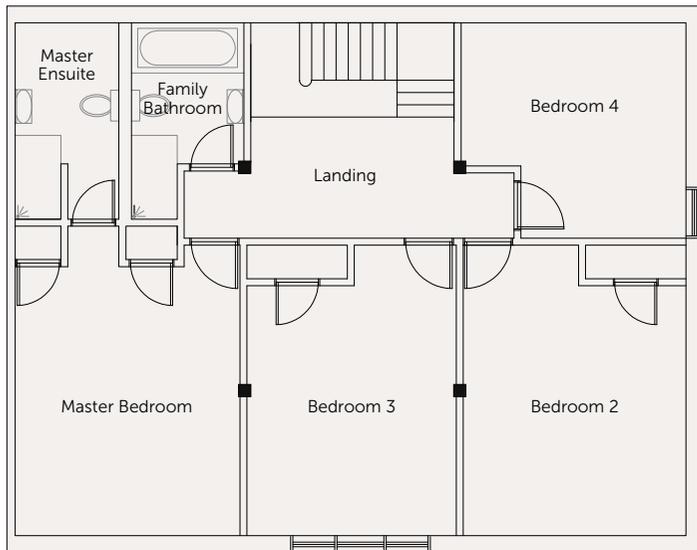


GROUND FLOOR



Artist's impression

# No.2



FIRST FLOOR

GROUND FLOOR	METRES	FEET/INCHES
Entrance Hall	1.71 x 2.00	5'7" x 6'7"
Utility	1.71 x 2.60	5'7" x 8'6"
Open Plan Living	3.00 x 4.85	9'10" x 15'11"
Kitchen	4.18 x 4.33	13'11" x 14'2"
Dining Room	3.90 x 3.22	12'10" x 10'7"
Snug	4.06 x 3.00	13'4" x 9'10"
Living Room	4.02 x 4.72	13'2" x 15'6"
Bedroom 5	2.95 x 3.98	9'8" x 13'1"
WC/Ensuite	1.76 x 1.94	5'9" x 6'5"
FIRST FLOOR	METRES	FEET/INCHES
Master Bedroom	4.05 x 5.54	13'4" x 18'2"
Master Ensuite	1.87 x 3.51	6'2" x 11'6"
Bedroom 2	3.99 x 5.19	13'1" x 17'1"
Bedroom 3	3.77 x 5.19	12'5" x 17'1"
Bedroom 4	4.05 x 2.50	13'4" x 8'2"
Family Bathroom	2.02 x 2.50	6'8" x 8'2"

TOTAL FLOOR AREA	
SQ. METRES	207
SQ. FEET	2227

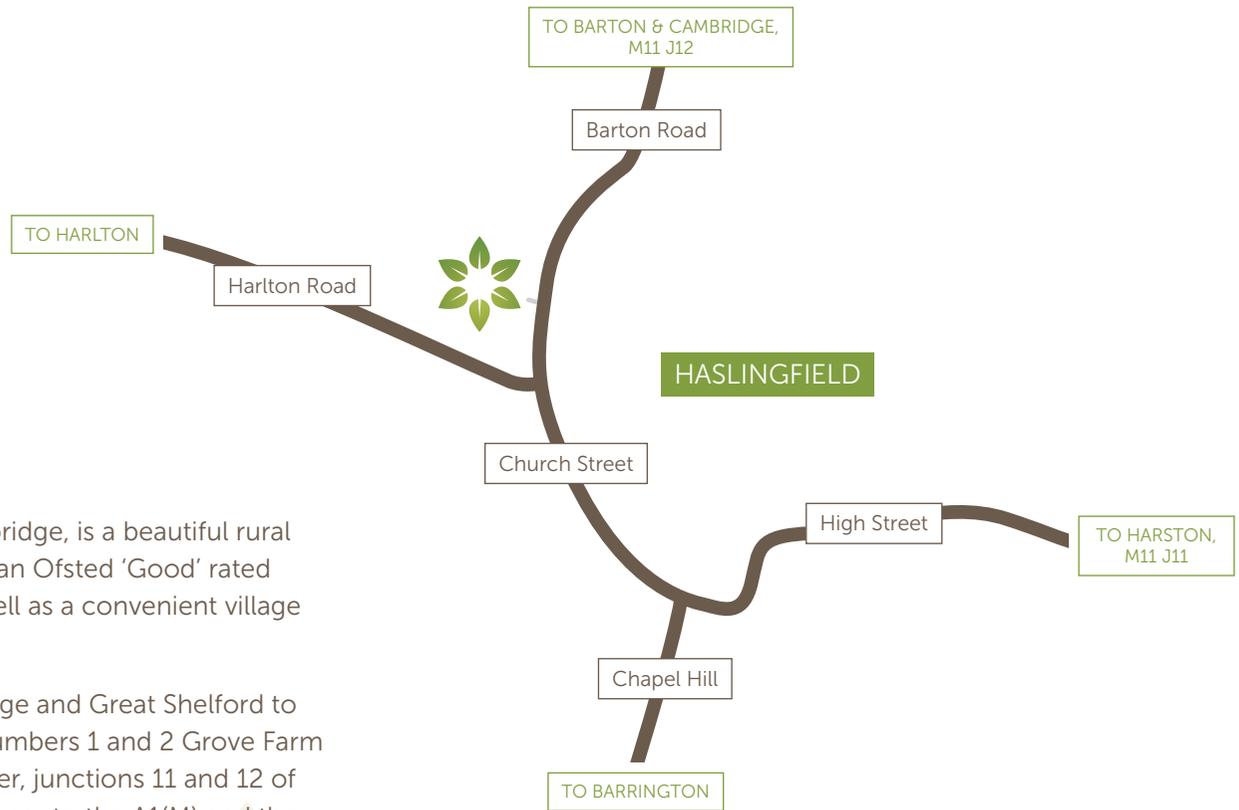
# Location

Haslingfield, which lies only 6 miles south-west of Cambridge, is a beautiful rural village which boasts the 14th century, All Saints Church, an Ofsted 'Good' rated primary school, an excellent Deli (Country Kitchen) as well as a convenient village shop and post office.

Fast and regular trains from mainline stations in Cambridge and Great Shelford to Liverpool Street, and in Royston to Kings Cross, make Numbers 1 and 2 Grove Farm Barns ideal for both local and London commuters. Further, junctions 11 and 12 of the M11 are only a couple of miles distant giving easy access to the A1(M) and the Midlands as well as North London.

Cambridge provides unrivalled access to some of the best schools and educational facilities in the whole of the UK. Whether it be state or private, primary, secondary, 6th Form or University, parents have their choice of consistently high performing establishments. This includes Kings Cambridge, The Perse School, Comberton Academy Trust, The Leys, Hills Road 6th Form and, of course, the many colleges of The University of Cambridge.

The properties themselves are accessed from Church Road, the road that runs North to South between Barton and Barrington around the Western edge of the village, thus benefitting from inclusion within the village while maintaining a link to the open countryside and Barrington downs beyond.



### Windows and Door

All window and doors are new, purpose-made, bespoke units. Traditional flush side hung casements are combined with tilt & turn modular systems to provide excellent, safe and secure, dual purpose functionality. Engineered timbers are spray painted black to produce a seamless factory finish then fitted with argon filled double glazed window panes. All units are fitted with integrated multipoint locking systems for insurance compliant security.

### Internal Doors

Engineered Oak with hand beaten irons and fittings. Moulded oak architrave and skirting to match.

### Floor Coverings

Floors finishes are a mix of wide-board French oak floorboards, natural stone/porcelain tiling and carpeting.

### Bespoke Luxury Kitchens

Bespoke design, these kitchens are created with high quality, fitted units, a full range of modern appliances and finished with 30mm deep black granite/Silestone worktops and upstands.

### Bathrooms and Ensuites

These are fitted with high quality sanitary ware, heated towel rails, thermostatic shower and extensive natural stone/porcelain tiling with a thermostatic warm floor system underneath.

### Electricals and Lighting

Chrome/brushed steel sockets throughout and recessed LED spotlights in kitchen, bathrooms, en suites and other specified areas. Smoke detectors and external infra-red security lighting fitted to all properties. Telephone points in specific rooms, an adaptable, centralised media hub and security wiring throughout make the best use of technological advances.

### Plumbing and Heating

High pressure hot water and zoned, multi-thermostatically controlled heating via radiators, with warm floor systems installed under all tiled areas.

### Gardens and Landscaping

Each private, landscaped garden provides large sandstone paved patios and pathways with extensive lawns. Post and rail fencing with indigenous hedging and specimen tree planting defines property boundaries and breaks up the landscape.

These photographs are indicative only and do not necessarily show actual elements of this development.





**GROVE FARM**  
B A R N S

## Sales & Enquiries

Charles Worthington on 07891 800151  
or email [info@lowdenconstruction.com](mailto:info@lowdenconstruction.com)

Previous projects can be seen on our website at  
[www.lowdenconstruction.com](http://www.lowdenconstruction.com)



### Disclaimers

- I. If there are any factors which are of particular importance to prospective purchasers concerning the properties they should discuss these priorities with the agents prior to a visit, thus avoiding a wasted journey.
- II. It is also advisable to check the availability of the properties with the agents prior to the visit. The developers reserve the right to make changes to the specification during construction.

### Particulars & Plans

The selling agents themselves and for the vendors of the property whose Agents they are, give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers, and do not constitute any part of any offer or contract.
2. All descriptions, dimensions and references to conditions and necessary permissions for the use of the property and other details are given in good faith and are believed to be correct, but no warranty is given nor must any intended purchasers rely on them as statements or representation of fact.
3. Any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
4. The vendors do not make or give, and neither the selling agents nor any person in their employment, has the authority to make or give any warranty or make any representations whatsoever in relation to this property.
5. The selling agents do not hold themselves responsible for any expense incurred by prospective purchasers or their agents in viewing the property or any liabilities in respect of abortive journeys.
6. The plans and site illustration produced in these particulars are included for identification purposes only; they do not form part of any contract.