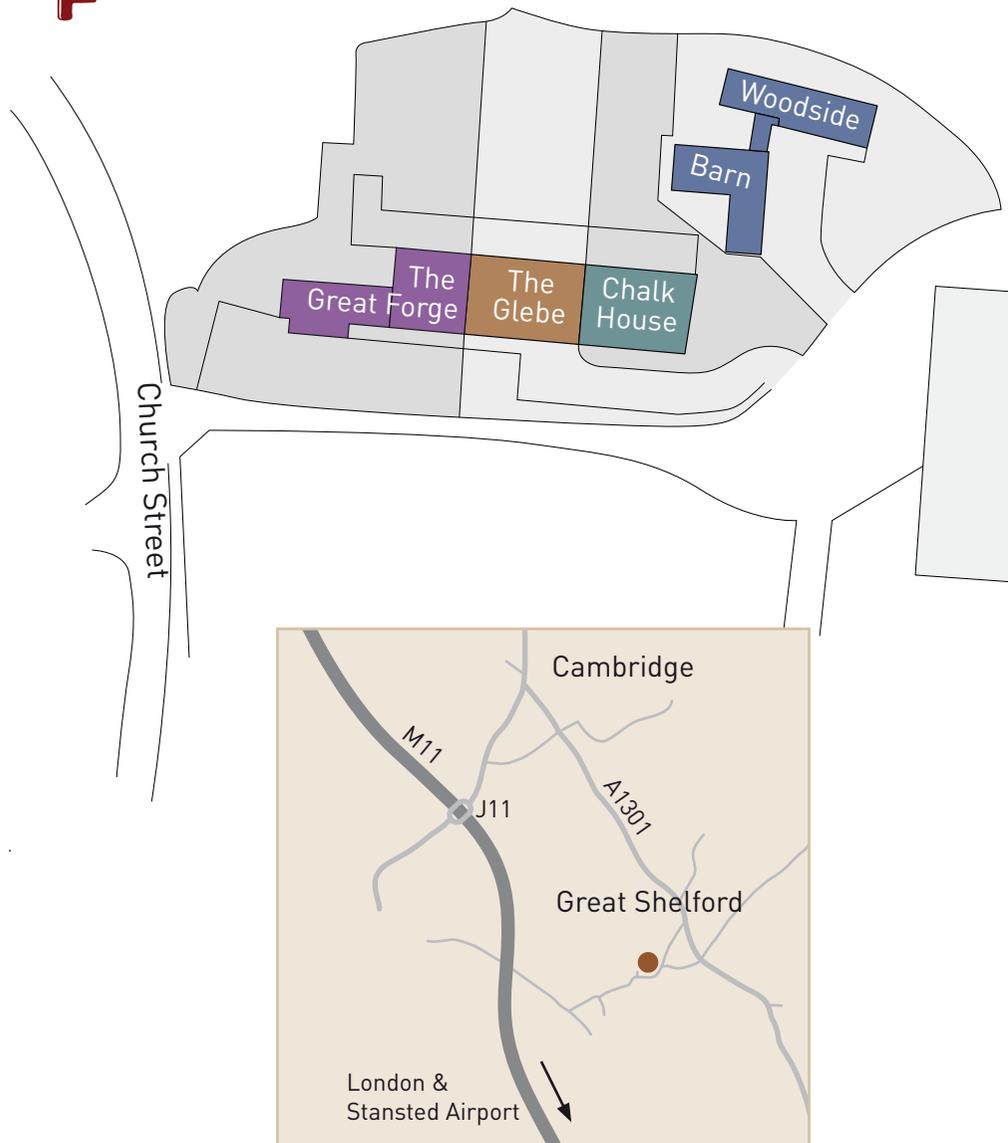




RECTORY FARM BARNs

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Situated close to the River Cam, between Grade II listed Rectory Farm House and St Marys Church, these exceptional homes will be completed by early 2015 to the highest standard with quality natural materials.

A combination of unique stone and timber framed buildings has given scope to blend original features and modern touches, enhancing the existing structures and creating spacious and character-rich homes. External finishes have been carefully considered, blending restored chalk block and ovolo-moulded weather boarding with a mixture of natural slate and clay tiles to produce a sympathetic and aesthetically pleasing finish. Internally the selection of superior materials, fittings and finishes results in comfortable and contemporary living while maintaining a connection to the immediate area and surrounding countryside

Great Shelford, 4 miles south of the city of Cambridge, is one of Cambridgeshire's largest villages. With a mainline station in the village that provides fast and regular trains between Cambridge and London Liverpool Street, the properties on the Rectory Farm Barns development are ideal for both local and London commuters. Additionally, junction 11 of the M11 is 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 set back from Church Street, part of the road that runs East to West from the A1301 to Little Shelford. Sitting on the village's Western boundary, the properties benefit from inclusion within the village while maintaining a link to the open countryside across the river.

Great & Little Shelford Primary School is also located on Church Street and has a great reputation, all pupils achieving Level 4 or above in English and Mathematics in 2013. Other local amenities include St Marys Church, also on Church Street, a Boots and Shelford Delicatessen on Wollards Lane plus a butchers, convenience store, hairdressers, beauty therapist and myriad other services all within easy walking distance.

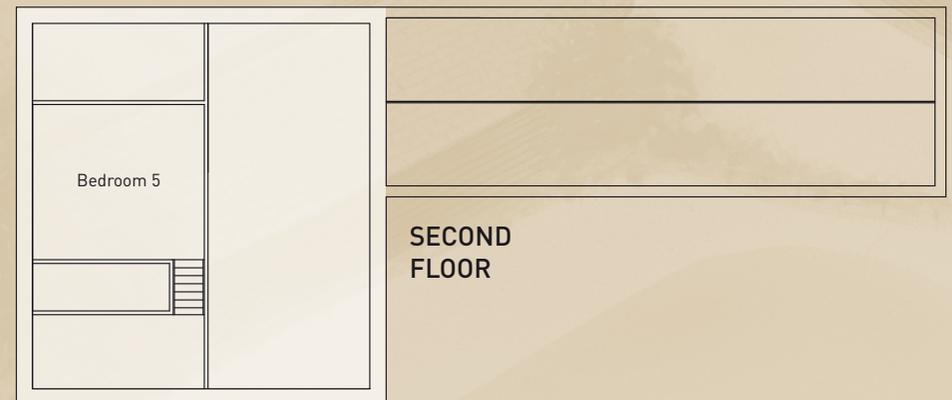
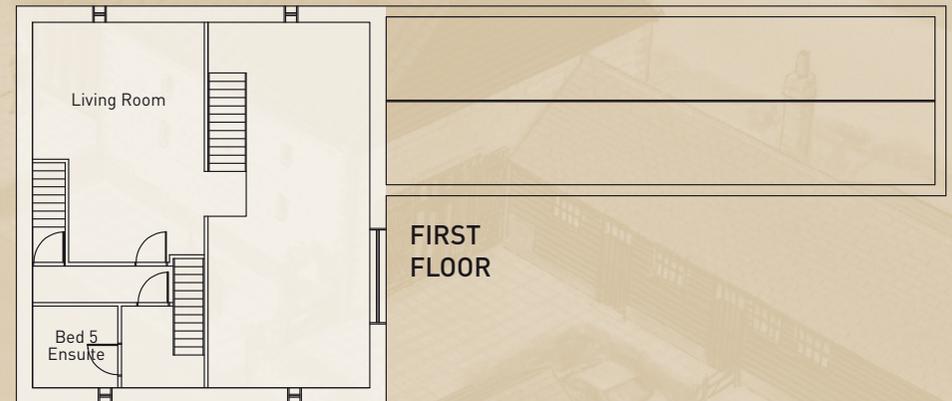


THE GREAT FORGE



Comprising single and three storey elements, this excess 3400ft² home unites original features such as the historic forge, with modern installations like the first-rate bespoke kitchen, all within the vaulted kitchen-breakfast area. With a dining hall leading off the kitchen and an adjacent first floor, open plan living area with glass balustrade, owners will have the best of all worlds with this purpose-designed central hub for family life. The bedrooms have been split between the single storey section and the 2nd floor, providing comfortable and flexible accommodation for both residents and guests. The Great Forge also benefits from an outbuilding, a cycle/bin store and a private entrance.

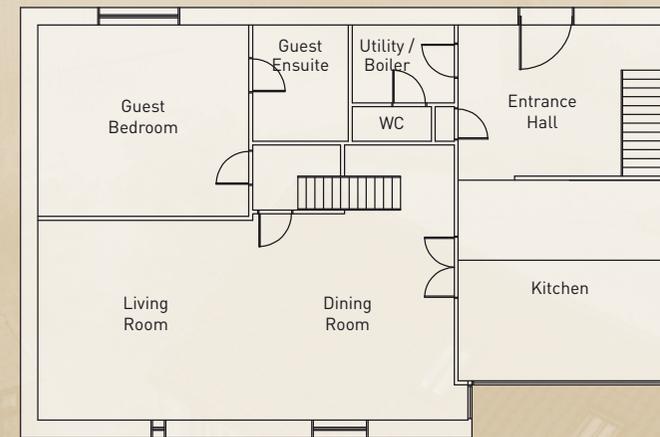
GROUND FLOOR	METRES	FEET/INCHES
Dining Room	4.74 x 5.00	15.56 x 16.40
Guest Bedroom	4.74 x 3.25	15.56 x 10.66
Utility	2.00 x 2.00	6.56 x 6.56
Kitchen/Breakfast	4.47 x 10.01	14.66 x 32.84
Utility/WC	2.60 x 2.70	8.52 x 8.85
Bedroom 3	3.70 x 3.12	12.13 x 10.26
Bedroom 4	2.65 x 3.12	8.69 x 10.26
Family Bathroom	4.50 x 2.00	14.77 x 6.56
Master Bedroom	4.61 x 4.60	15.13 x 15.08
Master Ensuite	3.27 x 2.00	10.72 x 6.56
FIRST FLOOR	METRES	FEET/INCHES
Living Room	4.74 x 7.69	15.56 x 25.22
Landing	1.00 x 1.00	3.28 x 3.28
Bedroom 5 Ensuite	2.35 x 2.23	7.72 x 7.33
Bedroom 5 Lobby	2.29 x 2.23	7.51 x 7.33
SECOND FLOOR	METRES	FEET/INCHES
Bedroom 5	4.74 x 5.66	15.56 x 18.59
TOTAL FLOOR AREA	SQ. METRES	SQ. FEET
	324.2	3488.6



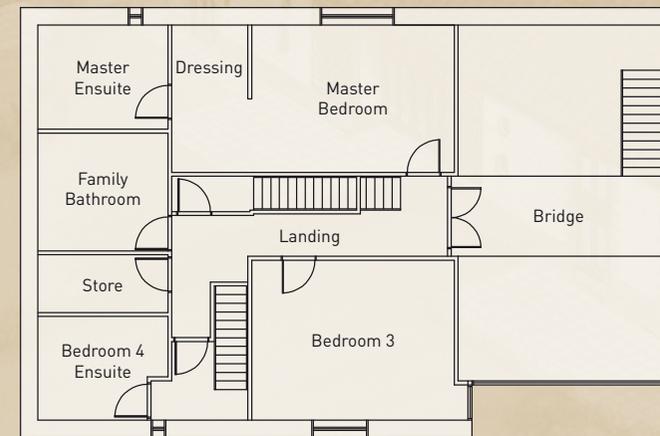


This property is of traditional design, living space having been created mostly on the ground floor with the bedrooms on the 1st and 2nd floor. At excess 3700ft² and boasting full height floor-to-ceiling windows, rooms are spacious, bright and airy. With a large front garden and a larger rear garden, it sits comfortably within its surroundings. Both the character features, that have been retained and restored, and the overall size of the property, can be most easily appreciated in the huge vaulted hallway.

GROUND FLOOR	METRES	FEET/INCHES
Living Room	5.51 x 5.09	18.07 x 16.70
Guest Bedroom	5.41 x 4.87	17.74 x 15.97
Dining Room	5.17 x 7.00	16.98 x 22.98
Guest Ensuite	2.45 x 2.95	8.05 x 9.68
Utility/Boiler Room	2.62 x 1.98	8.59 x 6.49
WC	2.03 x 0.87	6.65 x 2.86
Cupboard	0.49 x 0.87	1.60 x 2.86
Kitchen	5.25 x 5.11	17.22 x 16.76
Entrance Hall	5.25 x 3.85	17.22 x 12.62
FIRST FLOOR	METRES	FEET/INCHES
Master Ensuite	3.33 x 2.65	10.94 x 8.69
Family Bathroom	3.33 x 3.00	10.94 x 9.84
Store	3.33 x 1.47	10.94 x 4.82
Bedroom 4 Ensuite	3.33 x 2.64	10.94 x 8.66
Master Bedroom	7.25 x 3.75	23.78 x 12.30
Landing/Bridge/Hallway	16.50 x 2.00	54.12 x 6.56
Bedroom 3	5.20 x 4.07	17.05 x 13.35
SECOND FLOOR	METRES	FEET/INCHES
Bedroom 4	5.38 x 5.66	17.66 x 18.58
Bedroom 5	5.20 x 5.66	17.05 x 18.58
TOTAL FLOOR AREA	SQ. METRES	SQ. FEET
	346.9	3732.9



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



CHALK HOUSE



With extensive vaulting, this is an excellent example of traditional country living. Openplan living spaces, great natural light from the grand windows and modern insulation produces a warm, fresh and sizeable family home. With the bare minimum of corridor, almost all of this property's excess 3150ft² is usable space. Key features include the striking, solid-oak, bespoke staircase that gives access to the bedrooms on the 1st floor and the multi-purpose spaces on the 2nd floor. Five bedrooms and four bathrooms makes the Chalk House suitable for a large family or those who like to entertain.

GROUND FLOOR

	METRES	FEET/INCHES
Guest Bedroom	3.78 x 3.53	12.4 x 11.60
Living Room	3.75 x 6.32	12.32 x 20.73
Shower Room	2.76 x 1.97	9.05 x 6.46
Boiler Room	2.58 x 1.97	8.46 x 6.46
Dining Hall	5.44 x 7.89	17.84 x 25.87
Entrance Hall	3.85 x 1.80	12.62 x 5.90
Utility Room	1.66 x 3.82	5.44 x 12.53
Kitchen/Breakfast	5.61 x 6.50	18.40 x 21.32

FIRST FLOOR

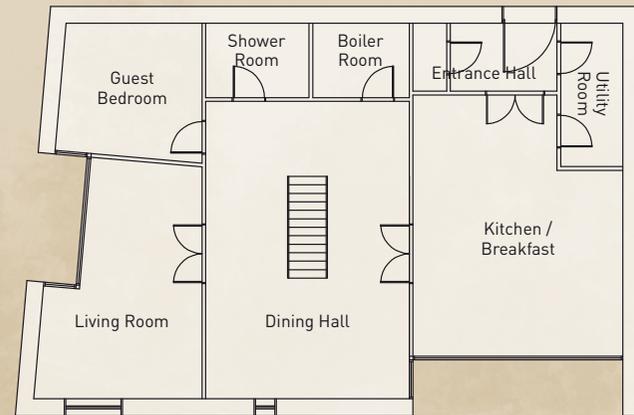
	METRES	FEET/INCHES
Family Bathroom	1.87 x 3.45	6.14 x 11.32
Bedroom 4 Lobby	1.87 x 2.00	6.13 x 6.56
Gallery	3.13 x 3.45	10.28 x 11.32
Bedroom 3	4.36 x 2.81	14.32 x 9.22
Open Living	5.44 x 4.06	17.84 x 13.31
Bedroom 5 Lobby	2.10 x 2.00	6.88 x 6.56
Bedroom 5 Ensuite	3.41 x 2.00	11.18 x 6.56
Master Ensuite	3.13 x 2.18	10.26 x 7.15
Master Bedroom	5.61 x 4.45	18.40 x 14.59

SECOND FLOOR

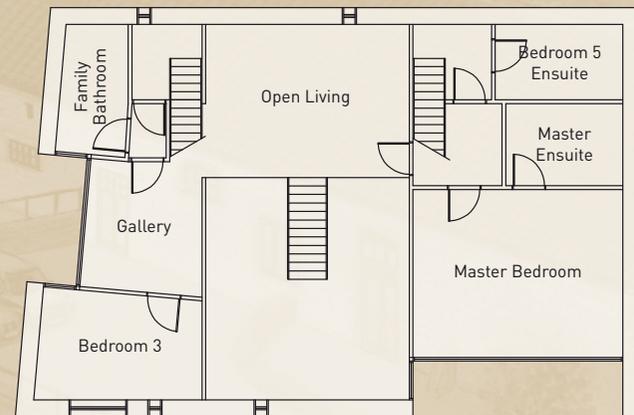
	METRES	FEET/INCHES
Bedroom 4	4.30 x 5.66	14.12 x 18.58
Bedroom 5	5.61 x 5.66	18.40 x 18.58

TOTAL FLOOR AREA

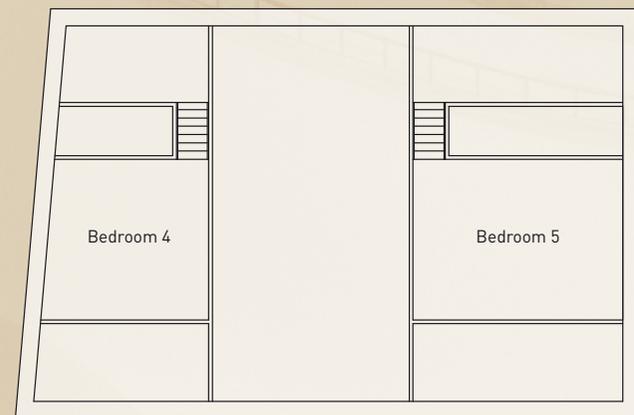
SQ. METRES	SQ. FEET
239.9	3162.4



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



WOODSIDE BARN



This is a beautiful, unique, mostly single-storey home that is characterised by extensive vaulting, open-plan living and oak beams, doors and floors. Careful selection of materials and finishes blend the original character features with modern touches to create a stunning excess 2500ft² country home. Being detached and slightly separated from the rest of the development, Woodside Barn enjoys an enclosed courtyard, a view over the blue bell wood to the river Cam and is surrounded by private grounds. Benefitting from Live-Work status, this has a multi-level home office in the southern most wing of the property.

GROUND FLOOR	METRES	FEET/INCHES
Media Room	4.81 x 3.58	15.80 x 11.76
Sitting Room	4.81 x 5.76	15.80 x 18.89
Dining Room	4.81 x 2.88	15.80 x 9.44
Kitchen	4.02 x 7.08	13.19 x 23.23
WC	1.32 x 2.35	4.35 x 7.70
Utility	2.59 x 2.35	8.50 x 7.70
Entrance Hall	5.34 x 2.25	17.54 x 7.38
Hallways	2.00 x 20.00	6.56 x 65.60
Master Bedroom	5.45 x 3.91	17.87 x 12.85
Master Bedroom Ensuite	2.43 x 1.70	7.98 x 5.58
Cupboards	0.58 x 1.70	1.92 x 5.58
Family Bathroom	3.12 x 1.83	10.24 x 6.01
Bedroom 2	3.12 x 3.91	10.24 x 12.82
Bedroom 3	4.40 x 3.29	14.44 x 10.81
Bedroom 4	3.34 x 4.39	10.98 x 14.41
FIRST FLOOR	METRES	FEET/INCHES
Home Office	5.45 x 4.50	17.88 x 14.76
Kitchenette	1.41 x 1.45	4.64 x 4.76
Boiler Room	1.41 x 1.37	4.64 x 4.52
Office Bathroom	1.60 x 2.93	5.27 x 9.61
TOTAL FLOOR AREA	SQ. METRES	SQ. FEET
	236.4	2544.1



Specification:

> Windows and Doors

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 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

French oak, ledge and braced 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 handmade, high quality, fitted units, a full range of appliances and finished with 30mm deep black granite worktops and splash-backs.

> 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 and wiring for both an adaptable, centralised media hub and security system as standard make 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.



artist's impression

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.

Sales & Enquiries

Charles Worthington on 07891 800151 or email crworthington@live.co.uk
Previous projects can be seen at www.lowdendconstruction.com

