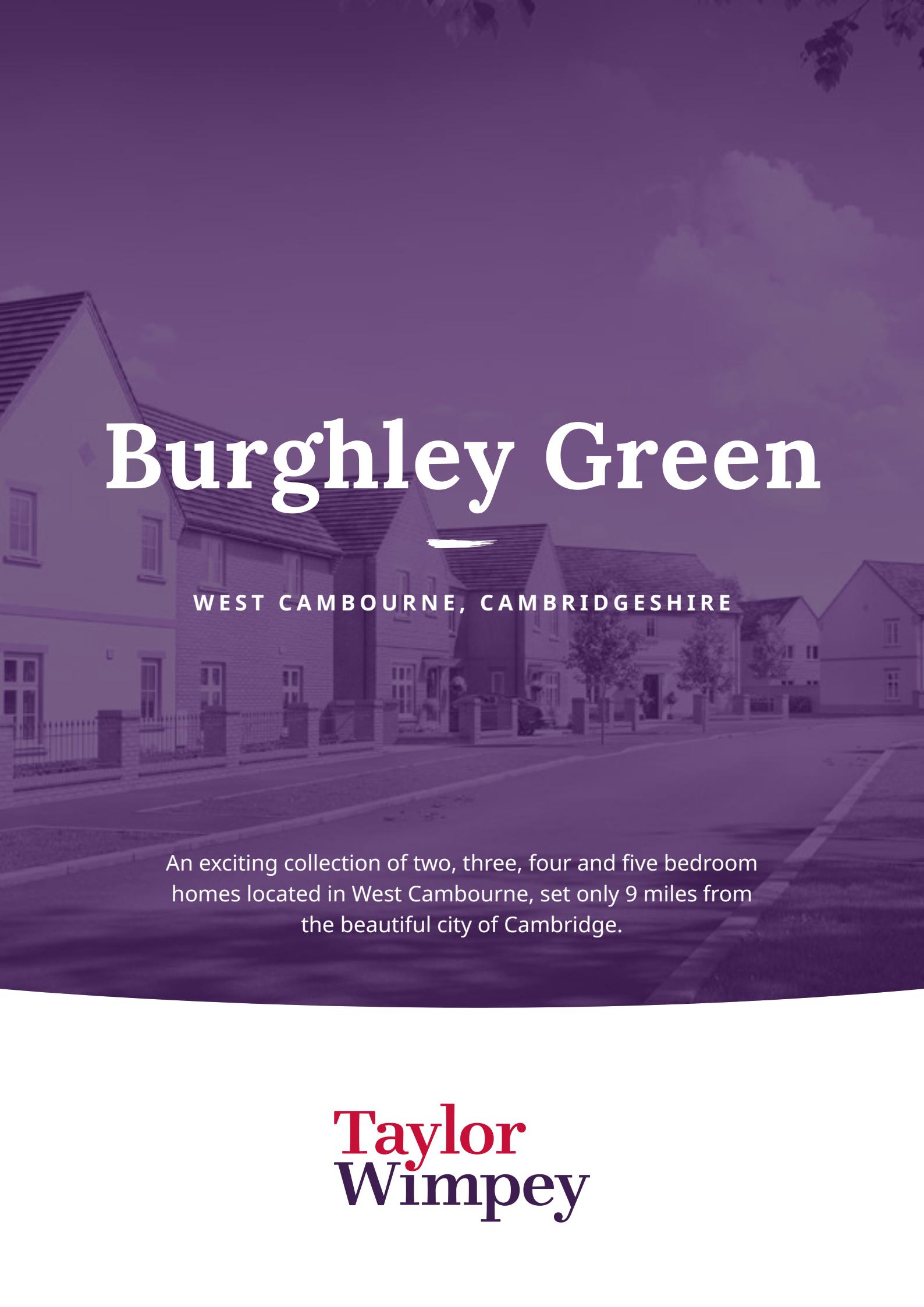


Burghley Green



WEST CAMBOURNE, CAMBRIDGESHIRE

An exciting collection of two, three, four and five bedroom homes located in West Cambourne, set only 9 miles from the beautiful city of Cambridge.

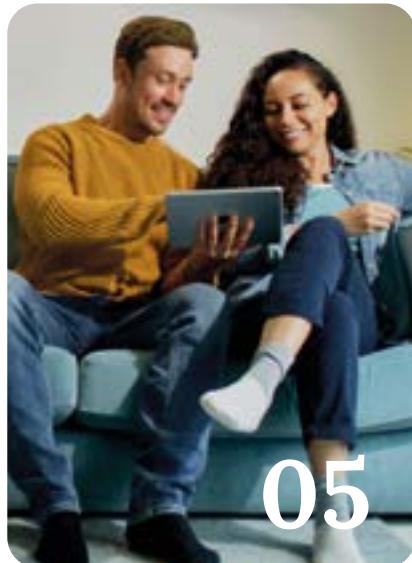
**Taylor
Wimpey**

Contents

→ Welcome to Burghley Green



→ Personalise your home



→ Included as standard



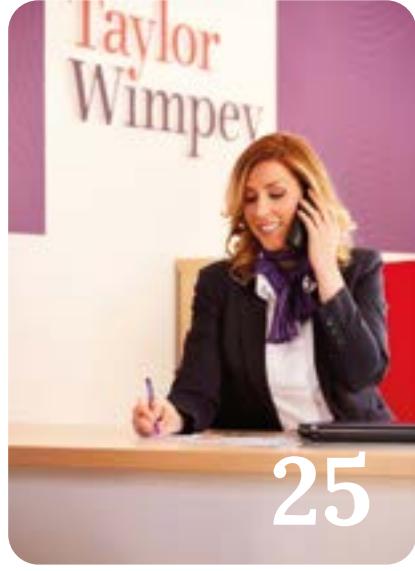
→ Our homes



→ Ways to buy



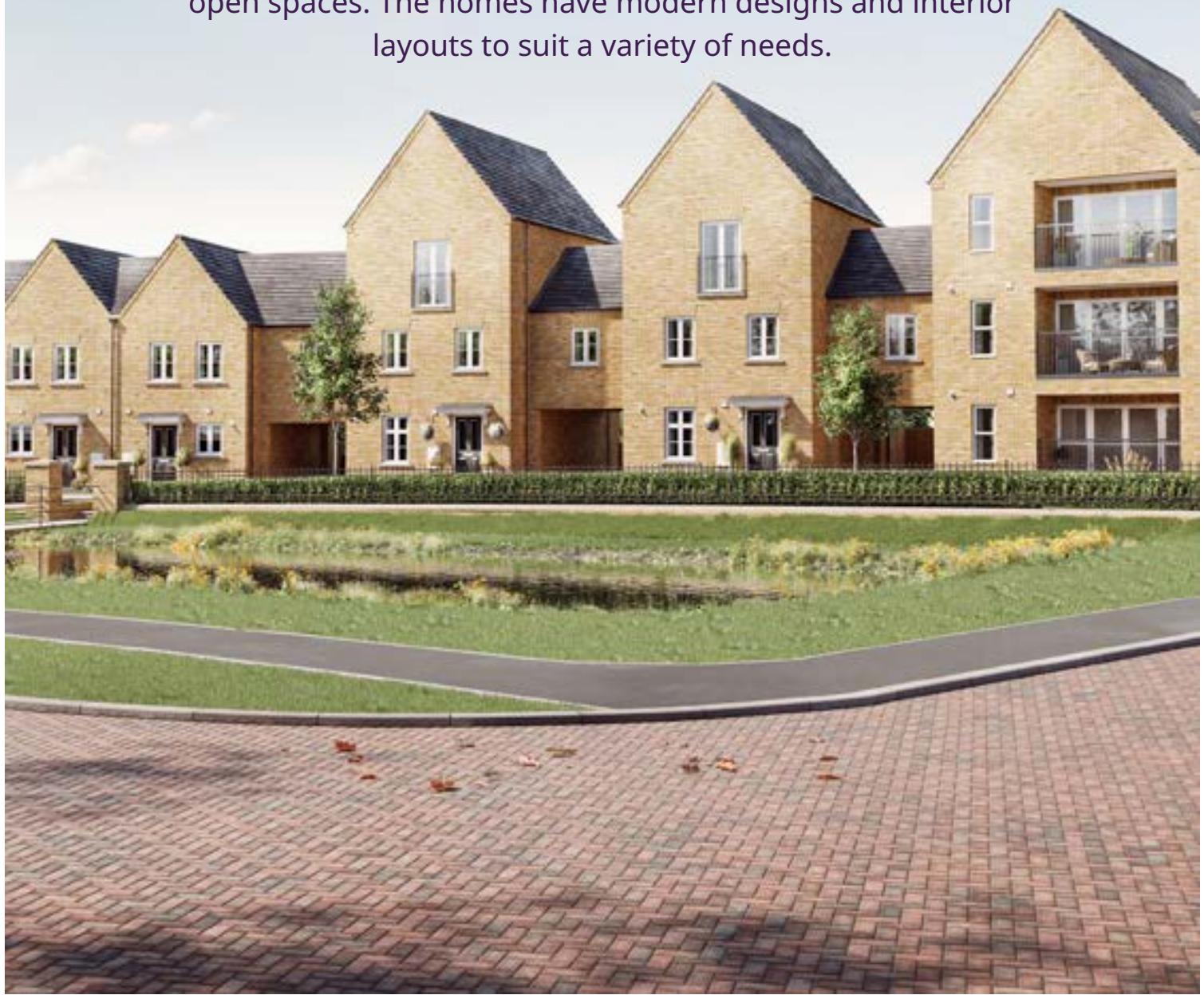
→ Take your next step



Welcome to Burghley Green

Set on the outskirts of the city of Cambridge, Burghley Green at West Cambourne is a brand new community of high-quality homes.

The development offers a well-balanced landscape of homes with green open spaces. The homes have modern designs and interior layouts to suit a variety of needs.



[View the site plan](#)

Love town life



Cambourne boasts plenty of green space to enjoy, including the nature reserve and orchards for you to explore as a family. There is an excellent range of amenities close to home, and a selection of local schools to choose from too.

For those commuting, you will be close to the A428 which gives you access to the A14, plus links to the M11, A1 and A11. St Neots train station is 16 minutes away, where you can reach London King's Cross in only 44 minutes.

Local countryside



Watch development video



Personalise your home

A new Taylor Wimpey home is a blank canvas, ready for you to put your stamp on even before you move in.

You can choose from a range of high-quality options for your kitchen, bedroom and bathroom to suit your taste – and all from the comfort of your own sofa. We offer a range of contemporary and traditional kitchen units and patterned or plain tiles for your bathroom, so whatever your preferred style, we've got you covered.

Using our innovative Options Online tool, you can visualise your new home room-by-room and customise each one as you go. For example, across different rooms, you can select your personal favourite from our extensive range of flooring, which includes luxury carpet, LVT, vinyl and tiles. You can also choose your options with the help of your Sales Executive if you'd prefer.

Our customers have created some fantastic spaces in their homes and you can get inspiration from their choices by following us on Instagram. You can also check out a host of interior design tips on our website.

 [Find out more](#)



Options availability is subject to build stage of plots and options won't be available if plots have reached a certain build stage. Please contact your Sales Executive for further information.

Included as standard

From the external features to the finishing touches, every detail of our homes is designed with our customers in mind.

While you'll have the choice to upgrade, all our houses are fitted with a range of high-quality features at no extra cost to you.

You'll find a complete list of all items that come as standard in your house below.



Kitchens

All our kitchens are fitted with beautiful units and worktops. You can choose your preferred style and colour to create your perfect cooking and entertaining space.

A range of accessories including stylish splashbacks, lighting*, and stainless steel sinks and taps, give your kitchen a clean, contemporary finish. You'll get a modern, energy-efficient oven with built-in hob and integrated hood.

Utility rooms[†]

Units will be fitted to match your chosen kitchen style, complete with a sink and tap. If your home has a toilet in the utility room, we'll fit a contemporary white basin and toilet for a sleek finish.



Bathrooms, en suites and shower rooms

Modern white sanitaryware, including toilet, basin and bath with chrome taps, give your main bathroom a clean look. The matching sanitaryware is fitted in en suites and shower rooms, which also benefit from a shower and glass enclosure.

For a distinct look, we offer a varied range of ceramic wall tiles for you to choose from to make your bathroom and en suite stand out from the crowd.

Garden[†]

The outside of your home is just as carefully considered as the inside. You'll get a fully turfed and landscaped front garden, including plants. The back garden includes a slabbed area and your privacy is protected by a garden fence.



* = Options, upgrades and colour choices are available subject to stage of construction

All of the specification listed is included in our houses as standard. Recent changes in building regulations may affect the energy performance calculation on some new build homes.

This means that the addition of a shower over a bath as an upgrade may no longer be available on selected homes. Please speak to our Sales Executive to find out more.

Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the Sales Executive for further information.

Our homes



2 bedroom homes



3 bedroom homes



4 bedroom homes



5 bedroom homes



[View the site plan](#)



The Beaford

2 BEDROOM HOME



GROUND FLOOR

Kitchen

2.96m x 2.10m min. 9'9" x 6'11" min.

Living/Dining Area

4.06m x 3.76m 13'4" x 12'4"



FIRST FLOOR

Bedroom 1

4.06m max. x 3.82m 13'4" max. x 12'7"

Bedroom 2

3.02m x 2.69m 9'11" x 8'10"

TOTAL INTERNAL AREA 778 sq. ft. / 72.3 sq. m.



YOUR NEW HOME WILL FEATURE A VARIETY OF ENERGY-EFFICIENT FEATURES THAT CAN HELP YOU SAVE MONEY ON YOUR ENERGY BILLS AND HELP REDUCE ONGOING EMISSIONS OVER TIME.*



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The Hartdale

2 BEDROOM COACH HOUSE



GROUND FLOOR



FIRST FLOOR

Kitchen

3.67m x 2.84m 12'0" x 9'4"

Living/Dining Area

3.67m x 3.23m 12'0" x 10'7"

Bedroom 1

4.48m max. x 3.21m 14'9" max. x 10'7"

Bedroom 2

4.38m max. x 2.85m 14'5" max. x 9'5"

TOTAL INTERNAL AREA 776 sq. ft. / 72.1 sq. m.



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The Hartdale Special

2 BEDROOM COACH HOUSE



GROUND FLOOR



FIRST FLOOR

Kitchen

3.67m x 2.84m 12'0" x 9'4"

Living/Dining Area

3.67m x 3.23m 12'0" x 10'7"

Bedroom 1

4.48m max. x 3.21m 14'9" max. x 10'7"

Bedroom 2

4.38m max. x 2.85m 14'5" max. x 9'5"

TOTAL INTERNAL AREA 776 sq. ft. / 72.1 sq. m.



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The Aynesdale

3 BEDROOM HOME



GROUND FLOOR

Kitchen/Dining Area

5.52m x 3.21m 18'1" x 10'6"

Living Room/Study

5.52m x 3.19m 18'1" x 10'6"



FIRST FLOOR

Bedroom 1

3.36m min. x 2.76m 11'0" min. x 9'1"

Bedroom 2

3.27m x 3.23m 10'9" x 10'7"

Bedroom 3

2.80m x 2.66m 9'2" x 8'9"

TOTAL INTERNAL AREA 1,058 sq. ft. / 98.3 sq. m.



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The Brambleford

3 BEDROOM HOME



GROUND FLOOR

Kitchen/Dining Area

4.73m x 3.29m max. 15'6" x 10'10" max.

Living Room

3.94m x 2.82m min. 12'11" x 9'3" min.



FIRST FLOOR

Bedroom 1 min.

3.06m x 3.05m 10'1" x 10'0"

Bedroom 2

3.41m x 2.51m 11'3" x 8'3"

Bedroom 3

2.53m x 2.13m 7'9" x 7'0"

TOTAL INTERNAL AREA 907 sq. ft. / 84.3 sq. m.



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The Carrdale

3 BEDROOM HOME



GROUND FLOOR

Kitchen/Dining Area

5.52m x 3.21m 18'1" x 10'6"

Living Room/Study

5.52m x 3.19m 18'1" x 10'6"



FIRST FLOOR

Bedroom 1 min.

3.36m x 2.75m 11'0" x 9'0"

Bedroom 2

3.27m x 3.23m min. 10'9" x 10'7" min.

Bedroom 3

2.80m x 2.68m 9'2" x 8'10"

TOTAL INTERNAL AREA 1,058 sq. ft. / 98.3 sq. m.



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The Densdale

3 BEDROOM HOME



GROUND FLOOR

Kitchen/Dining Area	5.02m x 3.32m	16'6" x 10'11"
Study max.	3.10m x 2.83m	10'2" x 9'4"



FIRST FLOOR

Living Room	5.02m x 3.32m	16'6" x 10'11"
Bedroom 2	5.02m x 3.07m	16'6" x 10'1"



SECOND FLOOR

Bedroom 1	4.40m x 3.35m	14'5" x 11'0"
Bedroom 3 max.	4.40m x 3.11m	14'5" x 10'3"

TOTAL INTERNAL AREA 1,390 sq. ft. / 129.1 sq. m.



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The Harrton

3 BEDROOM HOME



GROUND FLOOR

Kitchen	3.37m x 3.17m	11'1" x 10'5"
Living/Dining Area	4.39m x 3.52m min.	14'5" x 11'7" min.



FIRST FLOOR

Bedroom 2	4.39m x 3.16m	14'5" x 10'5"
Bedroom 3	3.31m x 2.40m	10'11" x 7'10"



SECOND FLOOR

Bedroom 1	3.41m min. x 3.34m	11'2" min. x 11'0"
Dressing Area	2.81m x 2.22m	9'3" x 7'4"

TOTAL INTERNAL AREA 1,140 sq. ft. / 105.9 sq. m.



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The Ayleford

4 BEDROOM HOME



GROUND FLOOR

Kitchen/Dining Area

5.74m x 3.78m 18'10" x 12'5"

Living Room

4.84m max. x 3.42m 15'11" max. x 11'3"



FIRST FLOOR

Bedroom 1

3.29m x 3.25m 10'10" x 10'8"

Bedroom 2

3.30m x 3.18m 10'10" x 10'5"

Bedroom 3

2.40m x 2.15m 7'11" x 7'1"

Bedroom 4

2.35m x 2.12m 7'9" x 7'0"

TOTAL INTERNAL AREA 1,101 sq. ft. / 102.3 sq. m.



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The Plumdale

4 BEDROOM HOME



GROUND FLOOR

Kitchen/Dining Area

6.53m x 3.29m 21'5" x 10'10"

Living Room

6.53m x 3.25m 21'5" x 10'8"



FIRST FLOOR

Bedroom 1

3.40m x 3.28m min. 11'2" x 10'9" min.

Bedroom 2

3.31m min. x 2.95m 10'10" min. x 9'8"

Bedroom 3

3.49m x 2.15m 11'6" x 7'1"

Bedroom 4

3.04m x 2.15m 10'0" x 7'1"

TOTAL INTERNAL AREA 1,252 sq. ft. / 116.3 sq. m.



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The Rightford

4 BEDROOM HOME



GROUND FLOOR

Kitchen/Dining Area

8.33m x 3.31m 27'4" x 10'10"

Living Room

4.19m x 3.19m 13'9" x 10'6"

Study

2.81m min. x 2.13m 9'3" min. x 7'0"



FIRST FLOOR

Bedroom 1

3.13m min. x 3.00m 10'3" min. x 9'10"

Bedroom 2

4.05m max. x 3.19m 13'4" max. x 10'6"

Bedroom 3

4.17m max. x 2.93m 13'8" max. x 9'8"

Bedroom 4

3.00m x 2.22m min. 9'10" x 7'3" min.

TOTAL INTERNAL AREA 1,374 sq. ft. / 127.7 sq. m.



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The Shilford

4 BEDROOM HOME



GROUND FLOOR

Kitchen	4.89m x 3.33m	16'1" x 10'11"
Dining Area	3.35m x 3.33m	11'0" x 10'11"
Living Room	4.45m x 3.21m	14'7" x 10'6"
Study	3.21m x 2.55m	10'6" x 8'5"



FIRST FLOOR

Bedroom 1	3.38m x 3.22m min.	11'1" x 10'7" min.
Bedroom 2	3.27m x 3.15m min.	10'9" x 10'4" min.
Bedroom 3	3.85m max. x 3.27m	12'8" max. x 10'9"
Bedroom 4	3.21m x 2.87m min.	10'6" x 9'5" min.

TOTAL INTERNAL AREA 1,449 sq. ft. / 134.6 sq. m.



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The Wansdale

4 BEDROOM HOME



GROUND FLOOR

Kitchen	5.47m x 3.38m	18'0" x 11'1"
Dining Area	3.38m x 2.54m	11'1" x 8'4"
Living Room	4.45m x 3.27m	14'7" x 10'9"
Study/Family Room	3.27m x 2.56m	10'9" x 8'5"



FIRST FLOOR

Bedroom 1	3.65m min. x 3.38m	12'0" min. x 11'1"
Bedroom 2	3.86m max. x 3.33m	12'8" max. x 10'11"
Bedroom 3	3.24m x 3.14m min.	10'8" x 10'4" min.
Bedroom 4	3.34m x 2.56m	11'0" x 8'5"

TOTAL INTERNAL AREA 1,450 sq. ft. / 134.8 sq. m.



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The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. The sq ft/sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. Please speak to our Sales Executives regarding the tenure of our new homes. 63626 / December 2025



The Aireton

5 BEDROOM HOME



GROUND FLOOR

Kitchen	3.51m x 3.21m	11'7" x 10'6"
Dining/Family Area	4.67m x 3.51m	15'4" x 11'7"
Living Room	3.80m x 3.14m	12'6" x 10'4"
Study	2.46m x 1.88m	8'1" x 6'2"



FIRST FLOOR

Bedroom 1	5.34m max. x 3.14m	17'7" max. x 10'4"
Bedroom 3	3.93m x 2.32m	12'11" x 7'8"
Bedroom 5	3.41m x 2.26m	11'2" x 7'5"



SECOND FLOOR

Bedroom 2	4.48m min. x 3.13m	14'9" min. x 10'3"
Bedroom 4	3.43m x 2.13m min.	11'3" x 7'0" min.

TOTAL INTERNAL AREA 1,672 sq. ft. / 155.3 sq. m.



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The Camdale

5 BEDROOM HOME



GROUND FLOOR

Kitchen/Breakfast Area

6.62m x 3.50m 21'9" x 11'6"

Dining Room

5.07m x 3.14m 16'8" x 10'4"

Living Room

5.07m x 3.81m 16'8" x 12'6"



FIRST FLOOR

Bedroom 1

3.81m x 3.39m 12'6" x 11'1"

Dressing Area

3.81m x 1.60m 12'6" x 5'3"

Bedroom 2

5.07m x 3.14m 16'8" x 10'4"

Bedroom 3

3.65m x 3.50m 12'0" x 11'6"



SECOND FLOOR

Bedroom 4

3.87m min. x 3.81m 12'9" min. x 12'6"

Bedroom 5

3.87m min. x 3.14m max. 12'9" min. x 10'4" max.

TOTAL INTERNAL AREA 2,214 sq. ft. / 206.0 sq. m.



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The Dunnerton

5 BEDROOM HOME



GROUND FLOOR

Kitchen	4.28m x 3.24m	14'1" x 10'8"
Dining Area	3.24m x 3.14m	10'8" x 10'4"
Living Room	4.96m x 3.23m	16'3" x 10'7"
Study	3.23m x 2.47m	10'7" x 8'1"



FIRST FLOOR

Bedroom 2	3.82m max. x 3.28m	12'6" max. x 10'9"
Bedroom 3	3.68m max. x 3.28m	12'1" max. x 10'9"
Bedroom 4	3.27m x 2.80m	10'9" x 9'2"
Bedroom 5 max.	3.91m x 2.37m	12'10" x 7'9"



SECOND FLOOR

Bedroom 1	4.60m x 4.46m min.	15'1" x 14'8" min.
Dressing Area	3.26m x 2.26m	10'8" x 7'5"

TOTAL INTERNAL AREA 1,959 sq. ft. / 182.0 sq. m.



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