



SOWERBYS

Land & New Homes Specialists



WELCOME TO PADDOCK VIEWS



Nestled in the heart of the beautiful Cambridgeshire countryside, Paddock Views is a bespoke development that offers residents a tranquil rural lifestyle. The development consists of just three very spacious 4-bedroom family homes that are set back off the passing road, providing residents with a peaceful and private retreat. The homes are traditionally arranged over two floors and are designed with a mix of sociable open living spaces and additional reception rooms.

This offers a rare opportunity to live in a bespoke development in a stunning rural setting. The development has been thoughtfully designed to provide residents with all the modern conveniences within a stunning design. Rural living offers a unique lifestyle that is hard to find elsewhere, and Paddock Views is the perfect place to call home for those seeking a peaceful and idyllic way of life.

ELY

Green spaces, a charming waterfront and traditional streets to explore.



The magnificent Cathedral dominates the skyline for miles around and is one of England's largest and most beautiful Cathedrals. Known locally as the 'Ship of the Fens' it is famous for its unique Octagon tower, and is home to the only national museum dedicated to Stained Glass.

Enjoy sampling the delights of the many cafes and restaurants, visit the art galleries around the waterfront, or simply take time out to relax and watch the river boats pass by. Visit the former home of Oliver Cromwell and his family, perhaps Ely's most famous historical resident, or discover the city's history at the recently redeveloped Ely Museum.

There's a plethora of independent shops as well as some high street staples and various weekly markets.



CAMBRIDGESHIRE

From England's second smallest city, to its glorious neighbouring spaces...

Further afield, the unique unspoilt countryside of East Cambridgeshire is there to be explored. Reclaimed from their natural marsh state the peat-black Fens are criss-crossed by rivers and drainage channels and blessed by glorious sunsets, big skies and dramatic skylines. The towns and villages are delightfully rural, many with riverside locations and their own independent shops and public houses.

The district is a close neighbour to Newmarket, the home of horseracing, and the world famous academic centre, Cambridge is close by with its stunning architecture and majestic college buildings.

The coastlines of North Norfolk and Suffolk are just over an hour's drive away or for a faster pace of life, Ely has a rail station with excellent national links and an hourly train service running to London.

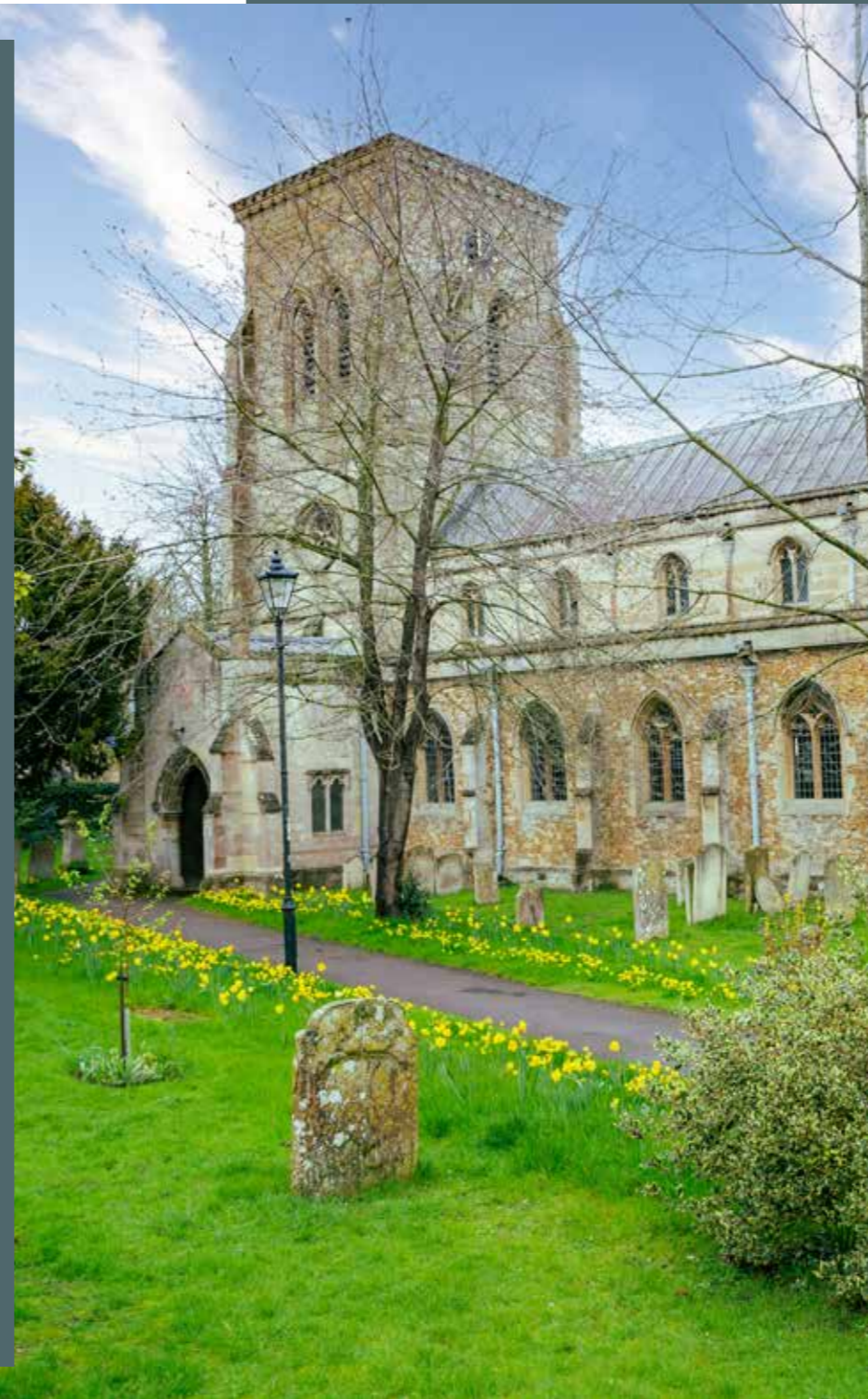
A RURAL SETTING



Within a patchwork of rich fenland farmed fields, rests the architecturally appealing village of Haddenham with its European styled Mansard roof coverings adorning many of the prominent listed buildings.

Host to an Annual Beer Festival of live music, good food and family entertainment, a longstanding Steam Rally and Heavy Horse Fair, this appealing village provides the perfect solution for those seeking a sociable rural family lifestyle away from the hustle and bustle of the nearby and readily accessible cities and neighbouring market towns.

Located a short distance south of the beautiful cathedral city of Ely and beyond to the historic college city of Cambridge and the nearby birthplace of thoroughbred horse racing at Newmarket, Haddenham is truly well placed to enjoy its plentiful surroundings.



CONTEMPORARY LIVING



The kitchen is the heart of any home and you will struggle to find a better example than at Paddock Views where making the kitchen the centrepiece of daily life is completely embraced.

It is genuinely rare to find a kitchen and family room in a new home that offers such an outstanding level of quality. With meticulous handmade design by Willis & Stone and a faultless layout, attention to detail has clearly been the priority. All units are made from solid wood set into hardwood frames to create strength and ensure long life. The vaulted ceiling and bi-fold doors add to the quality of the room and offer both the feeling of space and light in abundance. This quality and attention to detail continues throughout these homes and every room feels welcoming and exceptionally tactile.

Designed for modern family living with two reception rooms and the super impressive kitchen/family room which are all accessed off the spacious entrance hallway. The generous four double bedrooms are served by an ensuite to the principal bedroom and a family bathroom.










THE HOUSES

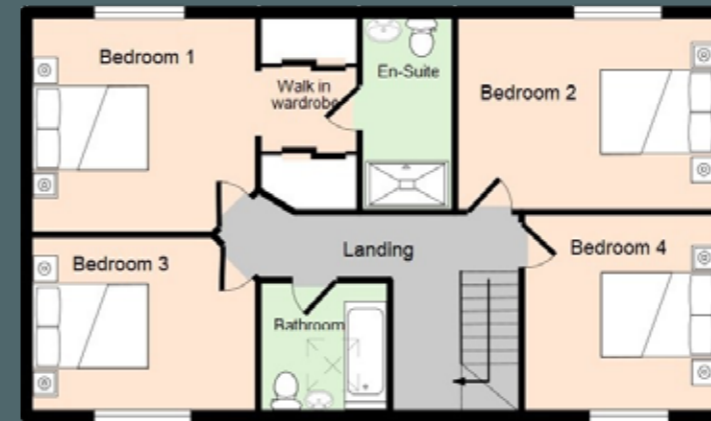
Three Generous Family Homes • Accommodation Extending to Approx. 1,937sq.ft • Four Double Bedrooms • Principal Bedroom Suite • Sociable Open Plan Kitchen / Family Area • Bespoke Handmade Kitchen by Willis & Stone • Ample Parking • Countryside Views

 180 sq m | 1,937sq.ft.

 4 Bedrooms

 2 Bathrooms

 Garage & Carport



FIRST FLOOR

Bedroom 1	3.7m	x	3.5m
Bedroom 2	4.2m	x	3.2m
Bedroom 3	3.7m	x	2.9m
Bedroom 4	3.2m	x	3.2m



GROUND FLOOR

Kitchen/Family Room	8.3m	x	4.8m
Sitting Room	6.5m	x	3.8m
Study	4.6m	x	4.3m

SPECIFICATION



EXTERNAL FINISHES

- A mix of Cambridgeshire Buff brickwork, light coloured render and Black timber cladding, under a Black slate roof tile
- Pebble UPVC flush casement windows
- Pebble Composite doors and Aluminium Bi-folding doors
- Galvanised Aluminium rainwater goods
- Single garage with a Black Roll door and double carport with external and internal lighting and double power socket
- Power sockets to front and rear
- Shingle driveways bordered by grassed lawns and soft landscaping
- Grassed rear gardens with soft landscaping and outside tap

- Sandy pathways and rear terrace
- A combination of fencing and native hedging at the boundaries
- High efficiency Mitsubishi air source heat pump

INTERNAL FINISHES

- Decoration in Farrow & Ball colours
- Solid timber doors fitted throughout with Black ironmongery
- Partially glazed double doors into open Kitchen Living Dining area
- Solid timber painted staircase with Oak detail
- Tall Taurus skirting boards
- Fireplace with Oak mantle
- Woodburning stove (show home only)
- Chrome sockets and light switches
- A mix of LED spotlights and pendant lights
- Television points to Sitting Room and Bedrooms
- Underfloor heating to the ground floor and high efficiency radiators upstairs
- Light coloured Porcelanosa tiled flooring fitted to the Entrance Hall and all Wet areas and carpeting elsewhere
- Smoke & Carbon Monoxide alarms



BATHROOMS FINISHES

- Light coloured Porcelanosa tiled walk-in shower and walls
- Vanity Unit
- White Saneux sanitaryware
- Wall mounted radiator

KITCHEN FINISHES

- Bespoke handmade kitchen made by Willis and Stone
- Hand painted Shaker style units in Portland Stone, Slaked Lime Deep and Invisible Green from The Little Greene colour collection with solid burnished Brass knobs and cup pulls
- A mix of light and off-white Quartz worktops, upstand and splash back with an inset Butler Sink

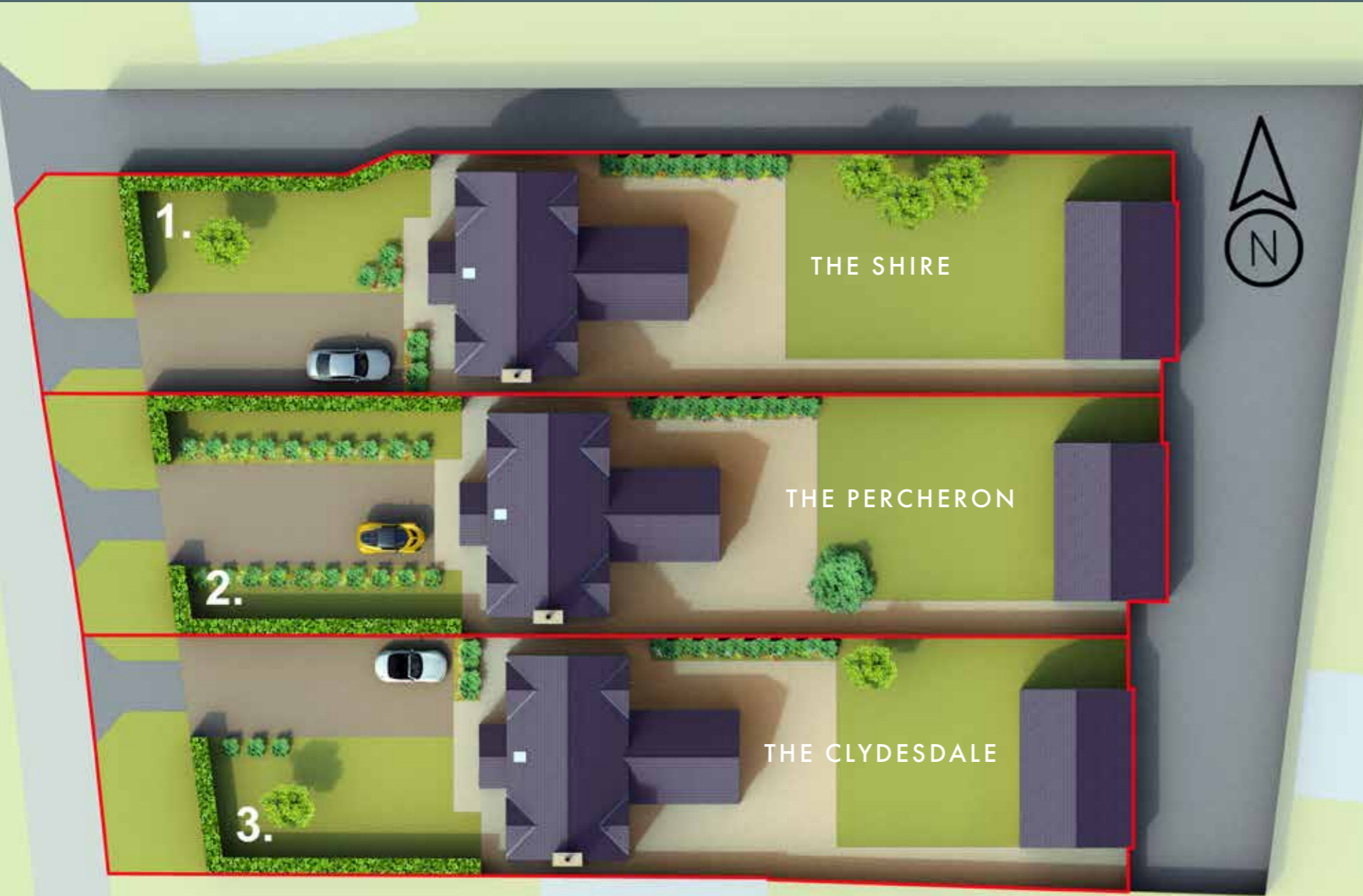
- Samsung American Fridge-Freezer
- Samsung Venting Induction Hob
- Integrated Bosch single Oven, Combination Microwave Oven and Dishwasher

GENERAL

- Owners will have an equal share in a Management Company with an Annual Service Charge of £150 for the upkeep of shared common parts
- 10 Year LABC Warranty
- Mains water and individual Treatment Plants



SITE PLAN



WOODSON HOMES

Woodson Homes are a vibrant local development company with a tangible passion for delivering exceptional new homes in carefully selected locations across North Norfolk and Cambridgeshire.

Woodson Homes give careful consideration throughout to ensure the location, design, material and build combines to provide the perfect space for modern family living.



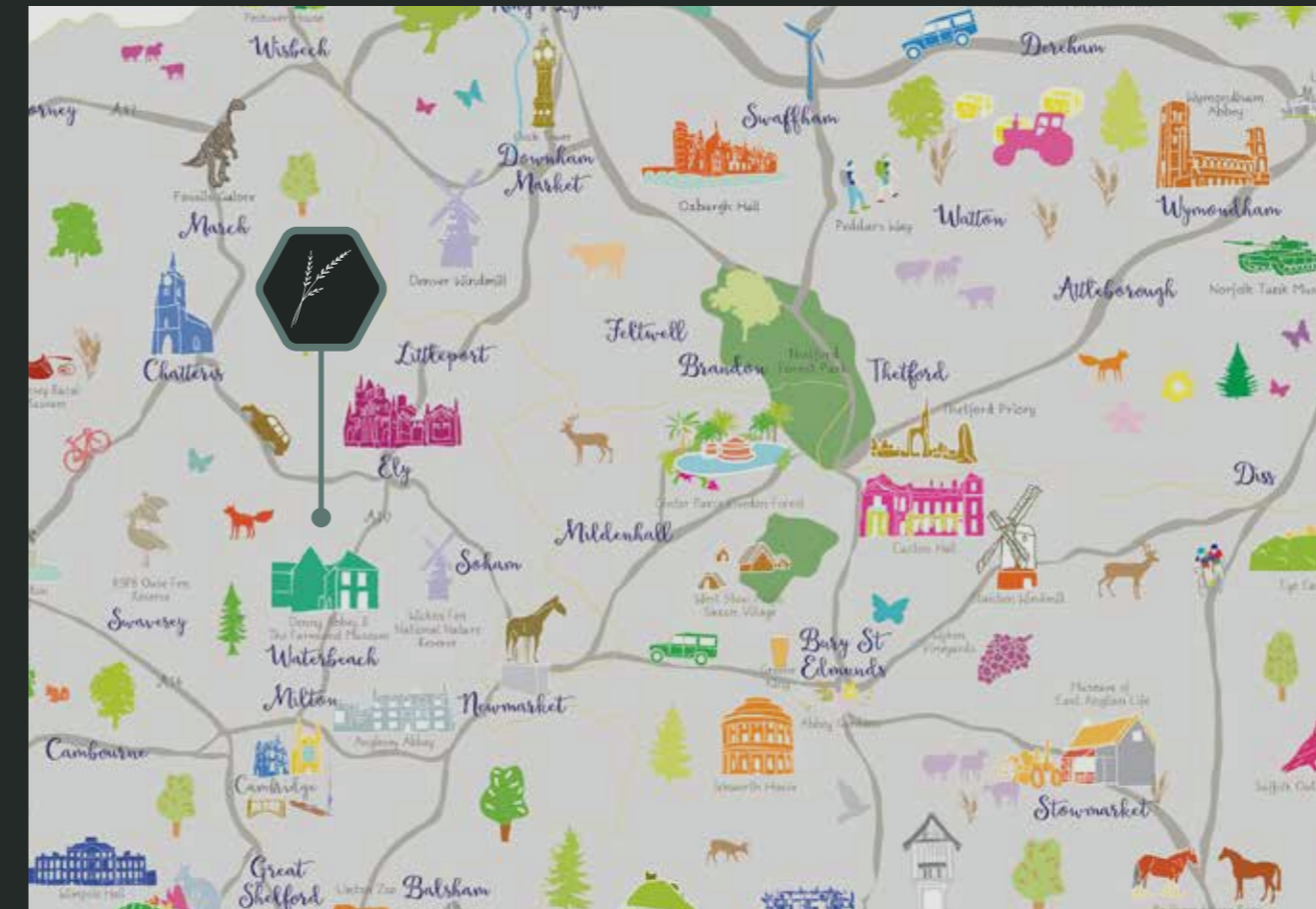
JOURNEY TIMES

Ely	7 miles
Cambridge	15 miles
Newmarket	16 miles

ALL ENQUIRIES

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01553 766741
kingslynn@sowerbys.com
www.sowerbys.com



This brochure offers a general impression of the range and quality of the homes we have on offer at Paddock Views. Woodson Homes operates a policy of continuous product improvement so there could be material differences between the images and/ or specification depicted in our marketing literature compared with the final house product. Maps are not to scale. All internal and external photography of properties depicts previous Woodson Homes developments. Other photographs are of the local area or are indicative lifestyle images.





Contact kingslynn@sowerbys.com