

Stonebond.

at Wintringham

Contemporary living by Stonebond at Wintringham





Welcome to

Stonebond at Wintringham

Stonebond.
at Wintringham



WELCOME HOME

INTRODUCING STONEBOND AT WINTRINGHAM,
AN EXCLUSIVE COLLECTION OF 2 BEDROOM
APARTMENTS AND 3, 4 AND 5 BEDROOM HOUSES.

The contemporary homes at Stonebond at Wintringham offer a rare quality of life nestled in the Cambridge countryside, with excellent travel links and everything you need close at hand.

Each home has been built to our exacting standards, and designed for today's flexible lifestyles.

Wintringham offers a thriving new community for you to be a part of.



DESIGNED FOR
M O D E R N
L I V I N G



ENJOY AN ENVIABLE SUSTAINABLE LIFESTYLE
 CLOSE TO NATURE AND WITH FIRST CLASS
 CONNECTIONS TO CAMBRIDGE AND LONDON.

Wintringham is thriving and amenities include Wintringham Primary Academy, which is within walking distance of your new home. A pub, shops, play areas, offices, allotments, sport and recreation spaces and a health centre are all planned.

Criss-crossed by 9km of footpaths and cycleways for all ages to enjoy, this well connected new neighbourhood is a 12-minute walk from the facilities of St Neots, which include a mainline station.

Green transport initiatives mean it is also easy to hire a bike, catch a bus or walk to your destination.

Nature and well-being are at the heart of Wintringham. Green spaces, such as woodland, hedgerows and grassland offer homes for plants, trees and wildlife, as well as precious places for everyone to relax.

Picture yourself on a lunchtime stroll or exercising in the park, exploring the surrounding countryside or sharing a picnic by one of Wintringham's ponds.

BE PART OF A BRAND NEW COMMUNITY

There is always plenty to do in the exciting new community of Wintringham. Be inspired to get active, meet new friends or explore the green spaces around your Stonebond home. A lively programme of events is already underway and there are also plans for a pub, gym, shops and more recreation areas for everyone.



WELCOMING WINTRINGHAM

Wintringham is a culturally diverse community, so whether you want to celebrate Diwali, the Festival of Lights, or Christmas around the neighbourhood tree, you'll feel at home.



PLAYFUL WINTRINGHAM

Parks and children's play areas mean there is always something to keep the younger members of the family busy. Adventurers of all ages will enjoy the special events exploring the archaeology and history of Wintringham.



WILD WINTRINGHAM

From pond dipping and projects helping hedgehogs, Wintringham's links with the local Wildlife Trust means it is easy to get close to nature and make a difference.



ENTERTAINING WINTRINGHAM

Every week Wintringham's plaza is home to a different street food van, so you can try delicious new tastes while getting to know your neighbours. At the annual Street Food Saturday, a variety of food trucks, a bar and live music transform the plaza into a colourful event space.



ACTIVE WINTRINGHAM

Wellness is at the heart of Wintringham. Work out with the team at the mobile gym, walk/jog on one of the many trails, or simply relax in the open air. At the Wintringham on Wheels event you can try a range of bikes and explore the cycle paths surrounding your new home.



A V I B R A N T
M A R K E T
T O W N

Charming St Neots is a real gem of a riverside town, just a 5-minute cycle ride from home. This fast-growing and bustling location has every amenity, from Instagramable cafés, restaurants and traditional pubs to a rich array of entertainment including a Cineworld cinema and the Food and Drink Festival.





A LIFE OF INDULGING

There are plenty of choices when it comes to shopping and independent stores, plus florists, butchers' artisan bakeries and a weekly market. For your grocery shop there is a large Tesco Extra store or a Waitrose & Partners.



A LIFE OF EXPLORING

Make the most of your leisure time with a visit to the 72-acre Riverside Park or try boating on the River Great Ouse. Local family attractions include the fun filled Xtreme360 trampoline centre. Take a 10-minute drive to Ride Leisure aqua park and you can try paddle boarding or jet skiing. For a more peaceful day out, visit the wonderful 2,400-acre Paxton Pits Nature Reserve which has lakes, woodland, meadows, children's play-grounds and a cafe.



A LIFE OF LEISURE

St Neots has good sports facilities and many clubs, including those for rugby and football. St Neots leisure centre is under 2 miles away and has a swimming pool, gym, sports hall and pitches. St Neots has a golf course and there is also a club at Wyboston Lakes which is a 9-minute drive. Wyboston Lakes is also home to a health and fitness club and spa. There is a David Lloyd Club in Cambridge.



C U L T U R E
&
C H A R A C T E R



SPECTACULAR GREEN SPACES

The renowned and impressive architecture of Cambridge is matched by the city's spectacular parks and green spaces. Stroll at your own pace and admire the public walks and hidden gems or take a punt along the majestic River Cam. The Cambridge Botanical Gardens has an amazing collection of over 8,000 plants, many of which are rare or endangered. The gardens also have a host of family activities.



A DAZZLING CITY

History, culture, sport, cuisine; Cambridge is a city that has a dazzling array of entertainment and leisure opportunities every day of the year. Enjoy an unrivalled choice of bars, cafés, restaurants and pubs, take in a show or admire the world-famous colleges. This lively city, just 17 miles from Wintringham, also has a busy events programme covering food and drink, music, literature and sport.

CONIC

Cambridge

A BOOMING ECONOMY

Cambridge is home to a growing number of major employers, from multi-nationals to start-ups, covering sectors including pharmaceuticals, health, financial services, technology, science and engineering. AstraZeneca, Pfizer, Apple are among the big-name employers based here. Cambridge is a city with brains as well as beauty and its world-class reputation for education and excellence have helped produce an exciting economic expansion, making it a magnet for companies of all sizes.



WORLD-CLASS SHOPPING

Cambridge has had a market in the city centre since the Middle Ages and almost every day of the year a kaleidoscope of brightly coloured stalls are clustered in the Market Square. The city also has modern shopping centres, quaint streets of shops and quirky independent stores selling everything from antiques and crafts to designer label fashion and delicious foodie treats.



CLOSE CONNECTIONS

Enjoying life close to nature certainly doesn't mean you'll be out on a limb; Wintringham has excellent travel links whether you are travelling for work or leisure. This is the ideal location for anyone commuting to Cambridge or London.



ALL WITHIN EASY REACH

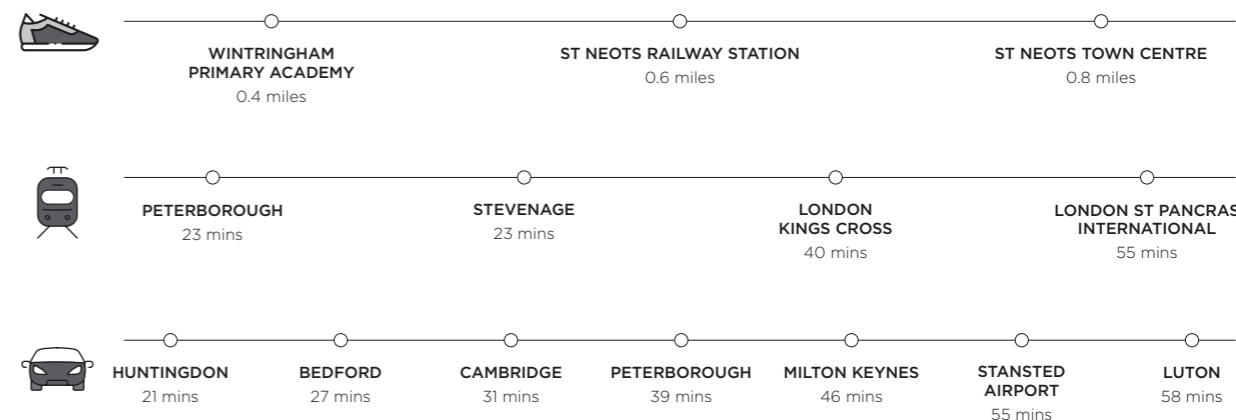
Cambridge is just 17.5 miles from Stonebond at Wintringham and has good park and ride services. If you don't want to drive, you can catch X5 express coach which runs to Cambridge, Milton Keynes and Oxford. Local bus services run to Eaton Socon, Eynesbury, St Neots and Huntingdon.

Good road connections mean it is simple to get to the A1 and M11, opening the motorway network. Bedford is 27 minutes by car and you can reach Stansted Airport in under an hour. There are plans to upgrade the A1 and A428 and to provide a Light Rail route for Cambridge.

Walk the 0.6 miles to St Neots' mainline station in 12 minutes and catch a direct train to London Kings Cross in as little as 40 minutes. London St Pancras International is a 55-minute journey and from here you can travel to Europe.



TRAVEL



We believe living in harmony with nature is a privilege as well as a great pleasure. That's why we carefully select our locations for their beauty, connectivity and character and then ensure we build sustainable homes with the environment, nature and the wider community in mind.



RE-HOME WILDLIFE

You'll share the green spaces, ponds and trees around your home with enchanting wildlife that will enhance your well-being. Before you move in, we create new local habitats for badgers, bats and birds who call the area home. There are even stream corridors for the otters to help them forage and thrive. Ecological work on site also supports water voles, hedgehogs and aquatic invertebrates. Sustainable routes help you minimise the environmental impact of your travel.

WE RECYCLE

At Stonebond we take seriously our responsibility to the precious planet, so protecting and enhancing the environment is a key priority. Renewable, sustainable or recyclable materials are used whenever we can, and we look to recycle 100% of our build waste. All our new homes have been designed to be energy efficient for a smaller carbon footprint. Where possible, we include A-rated appliances, heat-retaining double glazing, insulated flooring, insulation and smart meters and boilers.



Sustainability

AT THE HEART OF EVERYTHING WE DO.



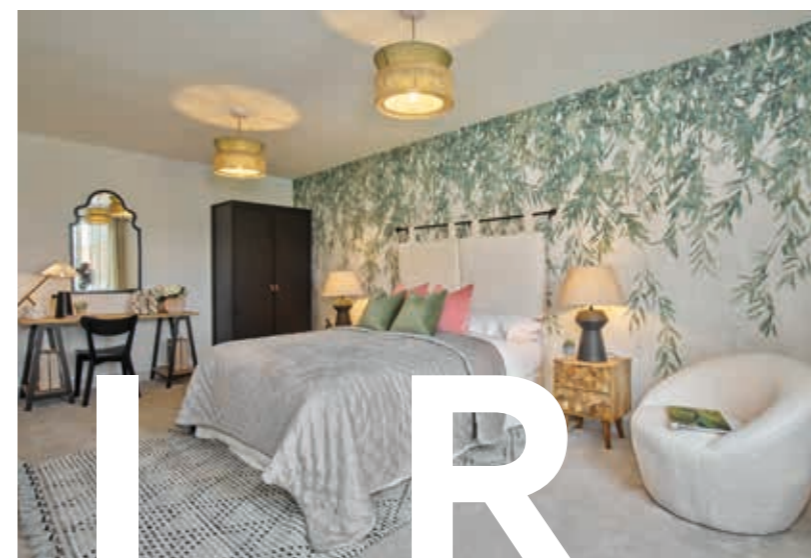
LOCAL SUPPLIERS

We take pride in our sustainable approach to housebuilding, thinking both locally and globally. It is at the heart of everything we do. By using local people and suppliers, we not only support the communities in which we build, we minimise the environmental impact of transporting materials. We encourage our suppliers to take on apprentices who learn valuable skills while working on site.



KITCHEN

The carefully designed modern kitchen is at the heart of your new home. Stylish handle-free soft close drawers and cupboards, impressive integral Bosch appliances and elegant lighting give a luxury feel. Stainless steel sinks with chrome mixer taps sit alongside beautiful worktops. Whether you are cooking for one or entertaining friends, you'll love spending time in your Stonebond kitchen.



BEDROOM

A well-designed bedroom will become your sanctuary, and much more than a place to sleep. All our homes feature built-in wardrobes for the main bedroom and plenty of space to relax.

INSPIRED



BATHROOM

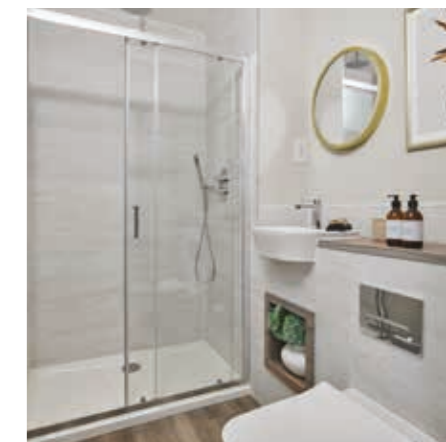
Sleek white fixtures and sparkling chrome fittings give your bathroom a fresh, contemporary feel, making it the perfect place to unwind at the end of a busy day. Practical details, including recessed storage and heated towel rails, show we have thought of everything.



LIVING AREA

Whether you fall in love with a home featuring an open plan kitchen/dining/living area or a separate living room, you'll notice natural light floods in, making it the ideal place to work, watch television or chill out.

STUNNING SPECIFICATION



KITCHENS

- Stylish handleless kitchens with soft close doors and drawers
- All homes to have modern 20mm laminate worksurface and up stand
- Mixer tap in chrome to all plots
- LED flexible strip lights to underside of wall units
- Multi-gang switches for appliances

APPLIANCES

- Bosch single oven with micro combi-oven or built-in microwave*
- Bosch ceramic hob
- Integrated extractor hood
- Bosch integrated low-frost fridge/freezer
- Bosch integrated dishwasher
- Bosch integrated washer/dryer provided to all plots with no utility room
- Space provided for washer/dryer within plots with a utility room or cloakroom/utility

HEATING

- Thermostatically controlled wall mounted radiators
- Gas Combi Boiler

CONNECTIVITY

- BT point to living area
- Infrastructure ready for Sky Q connectivity

ELECTRICAL

- Low energy downlighters to kitchens, hallways and bathrooms
- Low energy pendant lighting to living area and bedrooms
- Ceiling mounted CO and heat detectors
- White fittings throughout

INTERNAL FINISHES

- Built-in wardrobes to master bedroom
- Walls and Ceilings: Dulux Pure Brilliant White
- Skirting, Architrave, Doors & Staircase: Pale Slate Satinwood
- Contemporary chrome ironmongery

BATHS, EN-SUITES & CLOAKROOMS

- White contemporary sanitaryware with chrome brassware
- Half-height tiling to walls with sanitaryware fitted
- Full-height tiling around bath and shower enclosures
- Thermostatically controlled exposed shower valve with fixed riser head
- All bathrooms to have recessed storage
- Concealed cisterns and soft closing toilet seats throughout
- Heated towel rails

EXTERNAL DETAILS

- LED light on a PIR sensor front and back
- UPVC Windows
- Composite front door
- External tap to all plots

GENERAL

- 10-year Premier Guarantee provided
- 2-year Stonebond Customer Care Guarantee

*Please speak to a Sales Consultant for further information. Specification correct as intended at the time of going to print.



THE STONEBOND

Difference

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WE ARE REALLY IMPRESSED WITH THE STONEBOND STAFF, THEIR UNPARALLELED SERVICE AND PROFESSIONALISM. STONEBOND TRULY ARE A JEWEL IN NEW DEVELOPMENT AND WE WOULD HIGHLY RECOMMEND THEM TO ANYONE SEARCHING FOR THEIR DREAM FAMILY HOME.

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Homes matter. Everyone deserves to live in a home they love. And at Stonebond, that's our mantra. Our homes are meticulously designed inside and out. From the first brick to the finishing touches, we take pride in ensuring our attention to detail creates homes that come with a quality specification as standard.

But creating inspirational homes is just part of the story. A commitment to customer service and to safeguarding the environment are also what makes up the Stonebond difference.





OUR NEW DEVELOPMENT TAKES PRIDE OF PLACE IN THE HEART OF THE VIBRANT COMMUNITY AT WINTRINGHAM. EACH HOME DISPLAYS THE METICULOUS CRAFTSMANSHIP AND ATTENTION TO DETAIL WE PRIDE OURSELVES ON.

Wintringham has become an outstanding place to live, work and socialise, with new amenities already underway.

We look forward to welcoming people into the show homes to see for themselves what sets us apart from the competition and makes this award-winning development something special.

Peter Williams
Managing Director



PLACEMAKING THROUGH COLLABORATION

AT STONEBOND, WE DON'T JUST BUILD HOMES, WE CREATE PLACES WHERE PEOPLE FEEL A BOND WITH WHERE THEY LIVE.

Successful placemaking means designing places of distinctive and appealing character, where the quality of life makes them places people want to be. At Wintringham our long-established housebuilding experience joins with the visionary talent of the UK's leading Master Developer - Urban&Civic, together with other partners including landscape architects who share our passion for the natural environment.

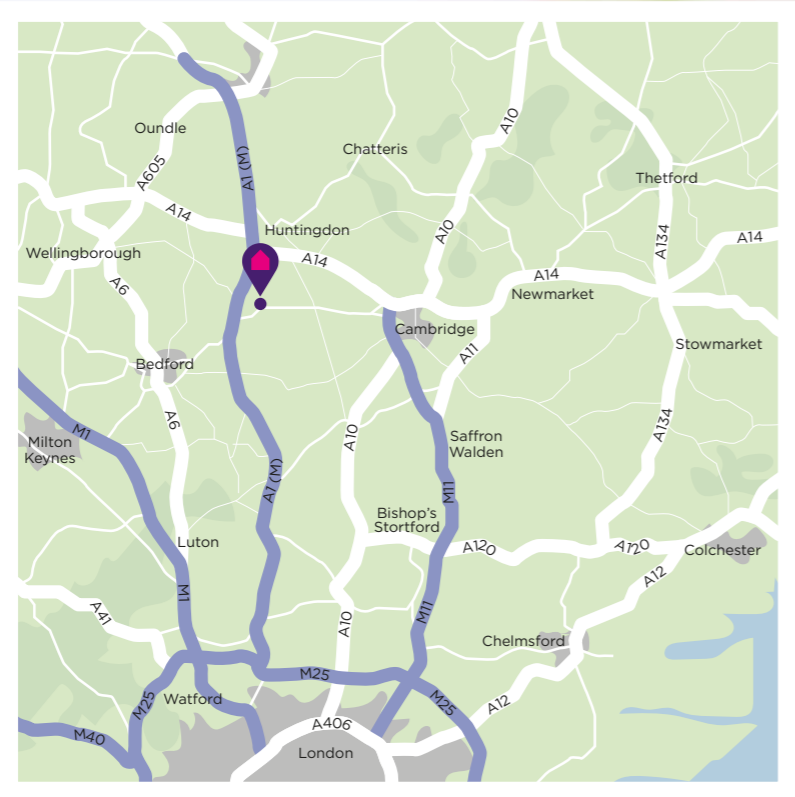
This collaborative, best-practice approach is obvious everywhere at Stonebond at Wintringham, from the eye-catching exteriors of our homes, to the landscaped pathways and cycle paths around them. The convenient location of the school and thoughtfully arranged community spaces

makes it easy for everyone to enjoy a sense of neighbourhood and togetherness.

At its heart, placemaking is based on respect: for the existing community, the area's history and heritage, and the habitats of the natural landscape. This is the foundation for the new Wintringham community, for the benefit of those who already live there, the new arrivals, and for its beautiful eco-system.

This is a special place with well-being at its heart; a place where people and nature can thrive together and feel at home thanks to our exemplary collaborative placemaking.





HOW TO FIND US:

Sat Nav (PE19 0AT)

T. 01480 589176

E: wintringham@stonebondltd.com

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