

CRANBROOK GRANGE

SOMERSHAM

A COLLECTION OF 2, 3 & 4 BEDROOM HOMES



ALLISON
HOMES

ALL ABOUT CONNECTED COUNTRYSIDE LIVING

Life begins at Cranbrook Grange



ALL ABOUT THE TOWNS, COUNTRYSIDE, AND COMMUNITY



A county of endless exploration and charm.

Cranbrook Grange is an attractive collection of homes in the village of Somersham, conveniently located between St Ives and Huntingdon. Surrounded by the picturesque Cambridgeshire countryside, these energy-efficient homes boast spacious interiors and high-quality finishes, perfect for modern living.

Somersham's charming village centre is a short walk away and is home to a surgery, dentist, convenience store, pub, restaurant, café and several independent shops. For families, the local primary school is also nearby, helping to minimise hassle on the school run.

More choice can be found a short drive away in the vibrant towns of St Ives and Huntingdon. In St Ives, just 11 minutes away, you'll find supermarkets, high street shops and a farmers' market, while

the Corn Exchange hosts regular music and comedy. Don't miss Tom's Cakes – a charming café located in the centre of St Ives offering a variety of delectable homemade treats, freshly baked at their bakery in Somersham. Huntingdon, an 18-minute drive away, offers even more, including a multi-screen cinema for the latest film releases.

Stay active with ease in Somersham, the village playing field, which is within walking distance, features a playground and sports courts – perfect for letting off steam. Additionally, St Ives Leisure Centre boasts a swimming pool, gym, sports hall and a variety of fitness classes, while those who enjoy golf, fishing or bowling, can find it all in one place at nearby Lakeside Lodge Golf & Country Club.

Nature lovers will be delighted by the Somersham Local Nature Reserve, just a short walk away. Spanning 12 hectares, this reserve includes woodland, grassland, wildflower meadows and a lake, providing habitats for a diverse array of wildlife.

Alternatively, the surrounding Cambridgeshire countryside is perfect for endless walks and outdoor adventures.



Cranbrook Grange provides a unique blend of rural charm and modern convenience. With excellent local amenities, a strong sense of community, and easy access to both natural beauty and urban excitement.

For those looking to explore further afield, the historic city of Cambridge is just a 33-minute drive away and is known for its beautiful cobbled streets, grand architecture and vibrant cultural scene. The city centre offers fantastic shopping, from charming independent stores to high-end designer brands, and a diverse selection of bars, cafés and restaurants. The city is also home to numerous museums, galleries and event venues, providing endless opportunities for enrichment and entertainment.

Travel is made easy with strong connections via road and rail. Somersham sits just a few minutes from the A141, which provides a continuous route between King's Lynn and Huntingdon. The A14 is also easily accessible and links with the A1 and A11, opening gateways to the north and south. By rail, the closest station is Huntingdon where you can catch direct trains to Peterborough and London in 16 and 54 minutes, respectively.

Additionally, the Cambridge Guided Busway, accessible from St. Ives, offers a convenient link to Cambridge city centre and Addenbrooke's Hospital, providing easy access to key destinations.

ALL ABOUT THE QUALITY



Each home at Cranbrook Grange has been designed to maximise light and space and, according to location, comes equipped with PV (solar) panels and 7Kw EV Charger.

Synonymous with the quality of design and craftsmanship associated with all Allison Homes developments, all the houses at Cranbrook Grange benefit from a high standard specification.

This includes contemporary kitchens with steel splashbacks, integrated appliances (on selected homes), a ceramic or induction hob and chimney-style extractors.

In all homes the bathrooms and en suites feature white Roca sanitaryware. To help reduce energy bills, all homes feature energy efficient and thermostatic radiator valves to all habitable rooms. Low energy LED down lights to the kitchen, bathroom and en suite also come as standard.

ALL ABOUT HOMES BUILT ON SOLID VALUES

We are passionate about beautiful design that fits with evolving lifestyles, creating homes that are modern, sustainable and affordable. Our love of quality and great craftsmanship underpins everything we do, because homes are such an important and integral part of all of our lives.

That's why we ensure every Allison home is something exceptional.



“

We know we are not just building houses, we are creating the most important spaces in people's lives that our customers will love to live in now and throughout the years ahead.

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ALL ABOUT THE SPECIFICATION

2 BEDROOM HOMES
3 BEDROOM HOMES
4 BEDROOM HOMES

INTERNAL FIXTURES AND FITTINGS

GENERAL

Traditional construction	•	•	•
NHBC 10 year warranty	•	•	•
Single colour (white) matt emulsion wall and ceiling colour throughout	•	•	•
Smooth ceilings throughout	•	•	•
Internal joinery painted white	•	•	•
Staircase handrails and newel caps in oak			•
Staircase handrails and newel caps in white	•	•	
Ironmongery	•	•	•
Wardrobes to Bedroom 1 (where applicable)	•	•	•
Smooth white 5 vertical panel internal doors	•	•	•
500mm mineral wool insulation to roof space	•	•	•

KITCHEN

Choice of Kitchen unit door fronts from selected range*	•	•	•
Choice of laminate worktops with matching upstands from selected range*	•	•	•
Soft close hinges to all cupboard doors	•	•	•
Choice of steel splashback from selected range*	•	•	•
Single bowl sink with mixer tap	•	•	
1.5 bowl sink with mixer tap (detached properties only)		•	•
Integrated stainless steel finish single oven	•	•	
Integrated stainless steel finish eye level double oven (detached properties only)		•	•
Integrated ceramic hob	•	•	
Integrated induction hob (detached properties only)		•	•
Stainless steel chimney hood	•	•	
Curved glass chimney hood (detached properties only)		•	•
Integrated dishwasher (detached properties only)		•	•
Plumbing and removable unit for future installation of dishwasher (where applicable)	•	•	
Space and plumbing for washing machine (where applicable)	•	•	•
Tumbledryer space (where applicable)	•	•	•

CLOAKROOM

White sanitaryware	•	•	•
Tiled splashback to basin - choice from standard range	•	•	•
Contemporary mixer taps	•	•	•

BATHROOM

White sanitaryware	•	•	•
Contemporary mixer taps	•	•	•
Bath filler mixer	•	•	•
Bath shower filler mixer with shower riser rail (No En Suite)	•	•	•
White heated towel rail (where applicable)	•	•	•
Half height tiling behind bath - choice from standard range	•	•	•
Full height tiling and screen to shower area (no En Suite)	•	•	•

EN SUITE

White sanitaryware	•	•	•
Contemporary mixer taps	•	•	•
White heated towel rail (where applicable)	•	•	•
Shower enclosure and screen to En Suite (where applicable)	•	•	•
Full height tiling to shower area	•	•	•

HEATING AND HOT WATER

Pre-finished Radiators	•	•	•
Thermostatic radiator valves to most radiators	•	•	•
Smart meters as standard	•	•	•

2 BEDROOM HOMES
3 BEDROOM HOMES
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INTERNAL FIXTURES AND FITTINGS

ELECTRICAL

White LED downlighters to Kitchen	•	•	•
White LED downlighters to Bathroom and En Suite (where applicable)	•	•	•
Low energy lighting	•	•	•
All sockets to be white fittings	•	•	•
Telephone points to Living Room, Hallway/Cupboard and Bedroom 1	•	•	•
TV points to Living Room (media plate), Family Room and Bedroom 1	•	•	•
Mains wired smoke detectors fitted to Building Regulation standards	•	•	•
Mains wired carbon monoxide detector fitted to Building Regulation standards	•	•	•
Fibre internet for high speed connectivity	•	•	•

FLOOR FINISHES

Range of carpets and flooring available as upgrade option*	•	•	•
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EXTERNAL FIXTURES AND FITTINGS

GENERAL

House type bricks and roof tiles as per external plot schedule/charter plan	•	•	•
Double glazed uPVC windows throughout, white handles	•	•	•
Footpaths and driveways as per charter plan	•	•	•

EXTERNAL DOORS

GRP external front door with chrome lever furniture <i>French GRP skin doors to rear/side</i>	•	•	•
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GARDENS

Front garden turfing and planting to approved landscape scheme	•	•	•
Paths, patios and fencing to approved layout	•	•	•
External tap	•	•	•
Turfing to rear garden upgrade option available	•	•	•

EXTERNAL LIGHTING AND ELECTRICS

Front exterior PIR light fitting provided	•	•	•
Power & lighting to garage where within curtilage (where applicable)	•	•	•
Car charger provided by parking spaces as per car charging location plan	•	•	•
Solar Panels installed on roof as per plan PV orientation plan	•	•	•

2 BEDROOM HOMES

The Birch & The Bay

3 BEDROOM HOMES

The Dogwood, The Acer, The Fig, The Holly, The Holly Special, The Spindle, The Laurel & The White Beam

4 BEDROOM HOMES

The Lime, The Willow, The Walnut & The Redwood

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*Subject to build stage. These particulars shall not form any contract and Allison Homes reserve the right to alter specification and/or design without notice. Purchasers are advised to check with our Sales Executives on the plot of their choice.

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