



- The Isleham
- Stamp Duty Paid
- Further Incentives Available
- Semi Detached Home
- Three Bedrooms
- Ensuite to Master Bedroom
- Kitchen/Dining Room
- Lounge
- Enclosed Rear Garden

## THE ISLEHAM, BRAMPTON PARK

3 2 1 EPC TBC

\*\*\* STAMP DUTY PAID \*\*\* The Isleham. An exceptional opportunity to purchase one of 15 high quality new homes in the popular Brampton Park development. This semi detached home comprises kitchen/dining room, lounge, three bedrooms with ensuite to master and allocated parking. SHOW HOME NOW OPEN.

GUIDE PRICE  
**£315,000**

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EPC TBC

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Written quotations available on request. All loans secured on property. Life assurance is usually required.



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The Isleham. An exceptional opportunity to purchase one of 15 high quality new homes in the best location in the Brampton Park development. This semi detached home comprises kitchen/dining room, lounge, three bedrooms with ensuite to master and allocated parking.

\*\*\* STAMP DUTY PAID & HELP TO BUY AVAILABLE. \*\*\*

## WINDBOROUGH HOMES - A HOME LESS ORDINARY

At Brampton Park we respect the environment and build houses of quality that meet the needs of a modern connected family while delivering the traditional values of a rural location.

## COMMUNITY CENTRE

As a resident of Brampton Park you will have automatic membership and access to a splendid community centre and leisure facility that is being built on the former RAF land. There will be three tennis courts, a cricket pitch, a play area, café, meeting rooms and performance space. This fabulous facility is being financed jointly by the developers at Brampton and carries no extra cost. Additionally, in the village there are further play spaces and a skate park.

## LOCATION

Brampton is small enough to be part of the rural East Anglian landscape and large enough to support a thriving local economy. The village has all the key shops such as a post office, grocery, butcher and chemist and there's a new medium size Co-Op supermarket just around the corner from your house. There's a medical centre, a dentist, a choice of excellent pre-school groups and a primary school by the village green. The closest secondary school is two miles away at Hinchbrook where there is also a hospital. Three pubs serve local beers and good food.

The Great Ouse river is a valued resource for walking and boating and is part of the picturesque charm of the village. Huntingdon racecourse is within the village boundaries and holds regular meetings through the steeplechase season. Brampton Park Golf Club has a beautiful 18-hole course alongside the river and a nearby lake is being stocked with fish for anglers to test their skills.

You will be less than three miles from the market town of Huntingdon where there is a regular rail link to London (1 hour) and to Peterborough (20 minutes). Highways England is spending £1.5bn on a major upgrade of the A14 Huntingdon to Cambridge road with a new interchange between the A14 and A1 at Brampton.

## GROUND FLOOR

### ENTRANCE HALL

### CLOAKROOM

### KITCHEN/DINING ROOM

15' 8" x 9' 5" (4.78m x 2.87m)

### LOUNGE

15' 8" x 9' 2" (4.78m x 2.79m)

## FIRST FLOOR

### BEDROOM ONE

10' 5" x 8' 10" (3.18m x 2.69m)

### ENSUITE

### BEDROOM TWO

9' 2" x 9' 2" (2.79m x 2.79m)

### BEDROOM THREE

9' 4" x 6' 6" (2.84m x 1.98m)

## BATHROOM

## OUTSIDE

## AGENTS NOTES

There is a site management fee to be paid. Details to be confirmed. The floorplan within these details is intended as a guide to the layout of the property. It is not to scale and should not be relied upon for dimensions or any other purpose. Images used are artists impressions and should not be relied upon as an accurate representation of the final finish.

