CAMBRIDGE & COUNTRY

EXQUISITE HOMES

# NORTH GATE FARM

HORNINGSEA





*Computer generated image for illustrative purposes only*

# CONTEMPORARY DESIGN MEETS TIMELESS COUNTRY LIVING

North Gate Farm is an exclusive collection of three bespoke new-build homes, set within the Cambridgeshire countryside.

Located within the picturesque village of Horningsea, the development enjoys the character and charm of a riverside village, with its traditional pubs, country walks and strong sense of community. Just a short distance from Cambridge city centre, the scheme balances stylish residential design with the sensitive restoration of a heritage structure, creating a development that respects its surroundings while offering refined spaces for modern living and working.

Every home has been designed with energy efficiency in mind, with an air source heat pump, underfloor heating to the ground floor and a private electric vehicle point included as standard.

NORTH GATE FARM

# SITEPLAN



*Computer generated image for illustrative purposes only*

A bespoke collection of three individually designed, energy-efficient residences in the heart of Cambridgeshire.

Each home has been meticulously designed within an exclusive village, arranged around a private driveway and framed by mature landscaping and the adjoining converted stable buildings.

**PLOT 1** | 4 BEDROOM DETACHED

**PLOT 2** | 4 BEDROOM DETACHED

**PLOT 3** | 4 BEDROOM DETACHED

# SUSTAINABLE

## LIVING

The homes at North Gate Farm are designed with sustainability in mind, and include the following as standard:

| | | |
|---|---|---|
| Air source heat pump | Underfloor heating throughout ground floor | EV charging point |
| Secure cycle storage | Sustainable sourced materials | Solar bollard lighting |
| Study area to work from home | Contributing to Biodiversity Net Gain | Local ecological enhancements |

# CURATED BY *YOU*

## A home designed around you

At North Gate Farm, purchasers have a unique opportunity to personalise their new home, selecting from a range of finishes, fixtures and details to reflect their own taste.

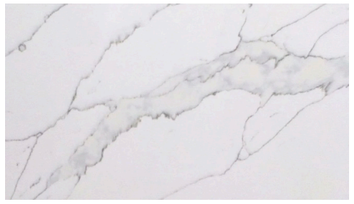
From cabinet colours and handles to flooring and bathroom tiling, a range of options is available for selection during the build programme, subject to construction stage.

Our sales team will be pleased to talk through the choices available and guide you through the selection process.

**Quartz 20mm thickness- Waterfall island, upstand and kitchen worktop**

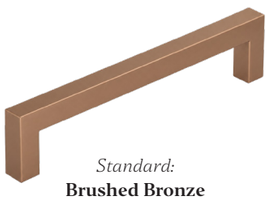


*Standard*

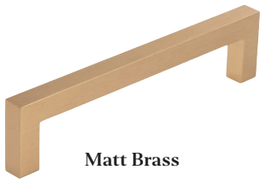




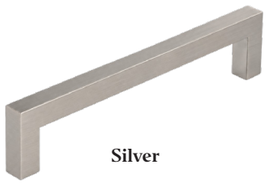
### Handles



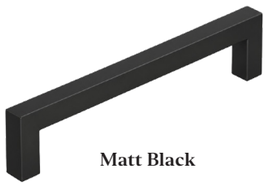
*Standard:* **Brushed Bronze**



**Matt Brass**



**Silver**



**Matt Black**

### Quooker 3XSBLK 3 in 1 PRO3 Flex 2.0 Square Tap with 3 Litre Tank



*Standard:* **Copper**



**Patinated brass**



**Stainless steel**



**Matt Black**



*Computer generated image for illustrative purposes only*

**The Milano (Slab contemporary- standard)**



*Standard:* **Taupe Matt**

**Angora Grey Matt**

**Almond Beige Matt**

**Light Grey Matt**

*Standard:* **Bleached Cuneo Oak**

**Brown Casella Oak**

**Light Vicenza Oak**

**Graphite Sheffield Acacia**

**Handless Rail colour options**

**Brushed Copper**

**Silver**

**Brushed Brass**

**Superior Matt Matt Black**

**The Melrose (Slim Shaker)**



**Porcelain**

**Shell**

**Ivory**

**Superior Matt Light Grey**

**Stone Grey**

**Superior Matt linen**

**Heritage Green**

**Indigo**

*Product colours and finishes may vary slightly from those shown due to differences in photography and lighting.*

# Tile Collection

To complement the Scandinavian-inspired architecture of North Gate Farm, each home features a carefully curated collection of premium porcelain tiles from Mandarin Stone. Soft, natural tones and contemporary finishes have been selected to create bright, elegant interiors that feel both timeless and practical.

Buyers will be able to choose from a selection of carefully considered tile options for kitchens, hallways, bathrooms, en-suites and outdoor living spaces. From stone and concrete-effect flooring to feature marble-effect bathroom tiles, every finish has been chosen to create a cohesive and sophisticated look throughout the home.

**Frankfurt Linear Lever Door Handle**



*Standard:* **Brushed Bronze**



**Matt Brass**



**Matt Black**

**Kitchen/ Hallway/ WC/ Garden Area Flooring |** 600 x 600 x 20




**Bathroom/ En-suite Flooring |** 600 x 600 **Half Height Tiling |** 1200 x 600




**Feature Shower head wall (En-suite) Bath wall (Family bathroom)**
1200 x 600




**WC Splashback behind the sink - Wall tiles |** 240x60 | 200 x 75




**Aurora Carpets |** Soft, luxurious deep pile carpet. Optional carpet selection, available as an upgrade at additional cost.




**Bathroom fixtures**



# THE COLLECTION

*Computer generated image for illustrative purposes only*

North Gate Farm comprises three, four-bedroom detached contemporary homes, each set within its own private plot with dedicated parking, driveway and garden.

## Parking

**Private parking for every home with space for modern living.**

- 1 garage space
- 1 additional parking space
- Private driveway
- Landscaped shared entrance
- Direct access from the High Street

## Outdoor living

**Generous outdoor spaces, landscaped for relaxation, play and entertainment.**

- Private gardens
- Patio and lawn areas
- Mature planting and trees
- Secure boundaries
- Space to enjoy all year round

## Gardens

**Each home has its own private garden, thoughtfully landscaped to complement the setting of the wider development.**

**Front garden**

- Up & down exterior lighting
- Video doorbell
- Secure cycle storage
- Landscape planting

**Back Garden**

- Private lawn
- Patio area
- Provision for external speakers
- Hornbeam hedging and fruit trees



LIFE IN

# CAMBRIDGE

Cambridge lies a short distance from Horningsea and offers a wealth of restaurants, bars, cafés and independent shops, alongside its historic colleges, museums and green spaces along the River Cam.

## Schooling and education

Horningsea and the surrounding area offer access to a range of high-performing state, independent and private schooling options, along with bus and local cycle routes suitable for children travelling to school.

## Cambridge as a place to work

Cambridge is home to a well-established cluster of medical research, science and technology organisations, alongside its renowned university. For those looking to build a career or grow a business, the city offers a rich concentration of employment opportunities across these sectors.











*The Crown and Punchbowl*

THE LOCATION

# HORNINGSEA

Horningsea is a small village on the banks of the River Cam, close to Cambridge city centre and the surrounding countryside. It offers an unhurried village atmosphere, alongside a good range of everyday amenities.

**Pubs**
The Crown and Punchbowl
The Plough and Fleece

**Schools**
Fen Ditton Community Primary School

**Shopping and cafés**
Scottsdale's Horningsea, home to the Sunflower Café


*The Crown and Punchbowl*


*The Crown and Punchbowl*


*The Crown and Punchbowl*



## Walking/Dog Routes

Horningsea offers a network of country walks and dog-walking routes along the river and surrounding farmland, along with the quiet pace of village life.



**1. River Cam & Baits Bite Lock**
The Cam runs alongside the village, with paths leading towards Baits Bite Lock and onwards towards Milton/ Cambridge. The wider river route can be extended considerably.

**2. Horningsea – Clayhithe River Walk**
There is a documented 7.8 km / 4.8 mile circular walk through Horningsea, fields, the River Cam towpath and Baits Bite Lock. It takes around 1 hr 45 min and is described as dog-friendly, with dogs on leads where appropriate around livestock and the river.

**3. Quy Fen**
Quy Fen sits directly between Horningsea and Stow-cum-Quy, is open to public access and has several footpaths. There is also an access track from the Horningsea end, making it particularly relevant to residents. Dogs should be kept under control because of wildlife and grazing cattle.

**4. Horningsea , Fen Ditton and Cambridge**
For a longer weekend walk, the wider network connects Horningsea with Fen Ditton and Cambridge through the river and fen landscape. The Fen Edge Trail is developing a dedicated Fen Ditton to Stow cum Quy via Horningsea route.




# LIFE, *WELL CONNECTED*

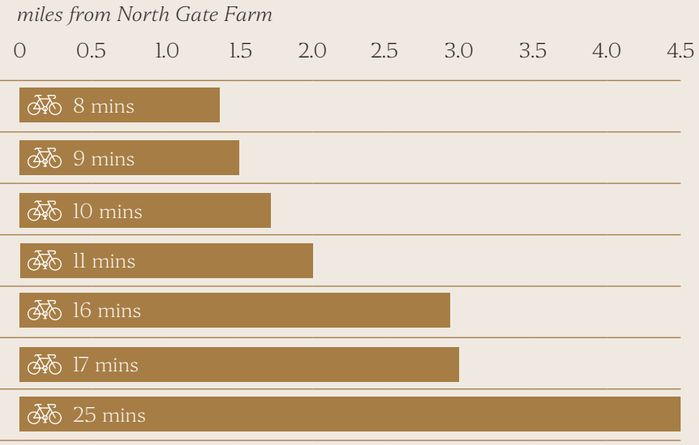
## Village living. Cambridge connections. London within reach.

North Gate Farm sits within easy reach of Cambridge and the wider region, with fast rail links from both Cambridge and Cambridge North stations.

| | | |
|---|---|---|
| **Cambridge city centre** | 10 mins | Waterbeach |
| **London King's Cross** | 48–55 mins | Cambridge |
| **London Liverpool Street** | 1 hr 15 mins | Cambridge |
| **Stansted Airport** | 35–40 mins | Cambridge |
| **Norwich** | 1 hr 16 mins | Cambridge |
| **Peterborough** | 50 mins | Cambridge |
| **Brighton** | 1 hr 50 mins | Cambridge |
| **Ely** | 15 mins | Cambridge |
| **London King's Cross** | 1 hr | Cambridge North |

## Cycle anywhere

*miles from North Gate Farm*








# *REFINED* LIVING

*Computer generated image for illustrative purposes only*

## The art of entertaining – kitchen

The kitchen and dining area forms the heart of each home, designed as a space for cooking, dining and entertaining, with a considered choice of appliances, worktops and lighting.











## A space to unwind – family bathroom

Timeless. Considered. Beautifully crafted.

The family bathroom has been designed with a bath, vanity unit and tiling selected for a calm, contemporary finish.

## Master en-suite – walk-in shower room

The master en-suite offers a private, contemporary walk-in shower room, finished with an illuminated or feature mirror.



## Carefully considered interior spaces

Every interior at North Gate Farm has been designed with the same level of attention to detail, from space planning and colour palette to material selection and lighting, to create homes that feel considered throughout.

***Disclaimer:*** *Whilst every effort has been made to ensure that the information contained in this leaflet is correct, it is designed specifically as a guide. The final design may vary slightly from the images shown within this brochure. All purchasers will be advised in advance of any changes. Computer generated images are indicative only and can be subject to change. Images may be shown from an imaginary view point. This does not constitute or form any part of a contract or sale.*

THE COLLECTION

# PLOT 1

A central hallway welcomes you into a thoughtfully considered ground floor, where open plan living is balanced with clearly defined spaces. A ground floor WC and integrated garage add everyday practicality, with easy circulation between each room.

A dedicated study or dining room offers flexibility to suit modern lifestyles, whether used for home working, formal dining or as an additional reception space.

Upstairs, four bedrooms, including a principal bedroom with ensuite, provide room for growing families, visiting guests or a further home working space.

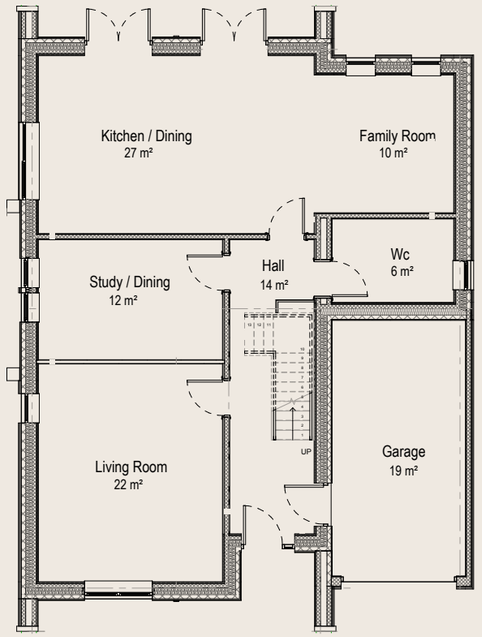
| **Ground floor** | |
|---|---|
| Entrance hall | 14m² |
| Living room | 22m² |
| Study/Dining room | 12m² |
| WC | 6m² |
| Kitchen/dining | 27m² |
| Family room | 10m² |
| Garage | 19m² |

| **First floor** | |
|---|---|
| Master bedroom | 23m² |
| En-suite | 4m² |
| Single bedroom | 8m² |
| Family bathroom | 4m² |
| Landing | 12m² |
| Double bedroom 1 | 14m² |
| Double bedroom 2 | 11m² |

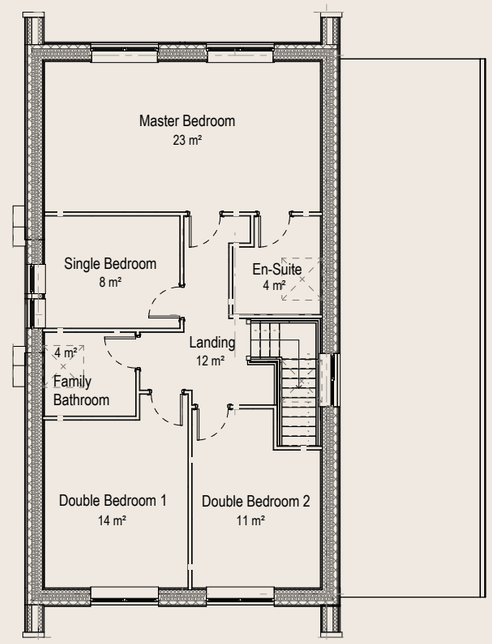


*Computer generated image for illustrative purposes only*

## FLOOR PLAN




**Plot 1 Ground Floor Setting Out Plan**




**Plot 1 First Floor Setting Out Plan**



**0101 - Plot 1 West Elevation**
1 : 50



**0102 - Plot 1 North Elevation**
1 : 50



**0103 - Plot 1 South Elevation**
1 : 50



**0104 - Plot 1 East Elevation**
1 : 50

THE COLLECTION

# PLOTS 2 & 3

A central hallway leads into a ground floor planned around everyday family life. At the rear, the kitchen and dining room opens into a relaxed family room, creating a social hub that looks out towards the garden.

A separate living room offers a quieter place to relax and unwind, while a study or dining room can be used for home working, formal dining or as an additional reception room. A ground floor WC and integrated garage are conveniently positioned off the hallway.

Upstairs, the principal bedroom is a spacious retreat with its own private en-suite. A well-appointed family bathroom is well placed to serve the additional three bedrooms.

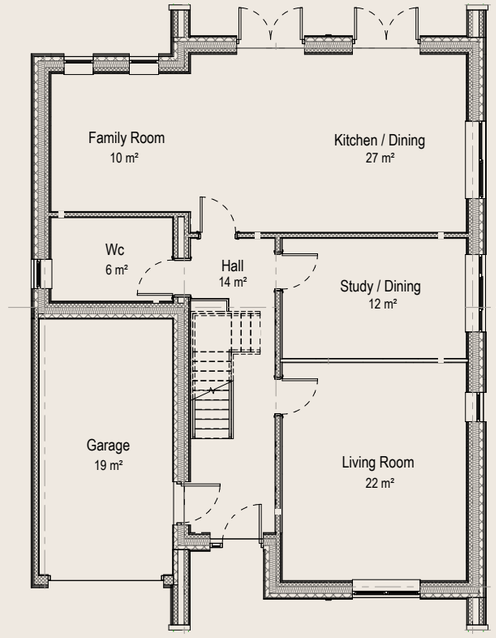
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| Master bedroom | 23m² |
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| Single bedroom | 8m² |
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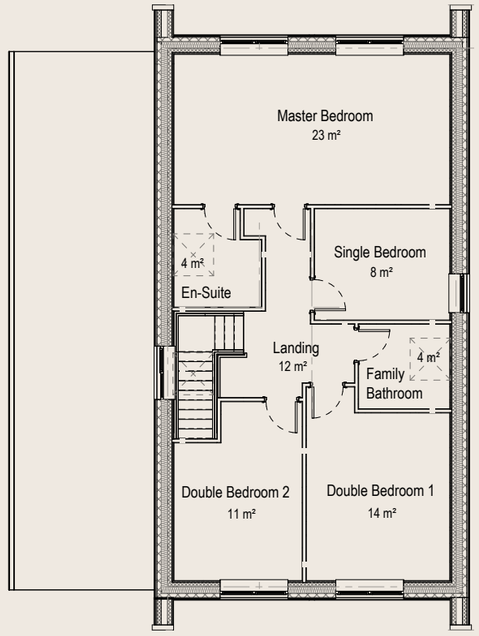


*Computer generated image for illustrative purposes only*

## FLOOR PLAN




**Plot 2 Ground Floor Setting Out Plan**
1 : 50




**Plot 2 First Floor Setting Out Plan**
1 : 50



**0111 - Plot 2 West Elevation**
1 : 50



**0112 - Plot 2 North Elevation**
1 : 50



**0113 - Plot 2 South Elevation**
1 : 50



**0114 - Plot 2 East Elevation**
1 : 50

THE COLLECTION

# SPECIFICATION

## KITCHEN & APPLIANCES

- Two-tone cabinetry from PKB kitchens
- Feature island with integrated breakfast bar seating and additional storage
- 20mm quartz worktops with waterfall ends and matching upstands
- Full-height double pantry unit with integrated storage
- Feature shelving with integrated lighting
- Larder unit
- Integrated bin and recycling system
- Quooker 3-in-1 Flex Square tap with PRO3-EQ B tank
- Undermount sink
- Contemporary brushed bronze brassware
- Induction hob with integrated downdraft extraction
- Integrated single oven
- Integrated combination microwave
- Integrated slimline wine cooler to island
- Integrated dishwasher
- Integrated washing machine
- 2 x integrated 60/40 fridge freezers with a seamless, unified finish
- Mandarin Stone floor tiles
- 3 x feature pendant lights over island
- USB-C charging points to island
- Countertop power sockets

## SECURITY & SAFETY

- Ring video doorbell
- Mains powered fire alarm system
- Smoke detectors

## WINDOWS & DOORS

- Double glazed windows with Anthracite Grey frames externally and a white internal finish
- Roof windows with integrated blinds

## BATHROOMS & EN-SUITES

- Mandarin wall and floor tiling
- Concrete effect half-height tiling
- Marble effect feature shower wall
- Bath to family bathroom
- Built in shower and bath niches with integrated lighting
- Modern concealed cistern WCs with wall hung pans
- Wall hung vanity units with integrated storage
- Fluted shower screen to Master
- Coordinated brushed bronze finishes
- Dual fuel heated towel rails
- Electric underfloor heating
- Shaver sockets
- Recessed LED downlights

## GARDEN & EXTERNAL AREAS

- Turfed rear garden
- Approximately 25m² patio area
- Timber slatted fencing with trellis and climbing plants
- External garden tap to rear
- Shared bin store located to the front of the property
- Provision for hot tub wiring and a cold water supply

## GARAGE & PARKING

- Motorised garage door
- Andersen Quartz Electric vehicle charging point
- Hot and cold-water supply to garage
- Power sockets provided within the garage
- Secure bike store with dedicated power supply and lighting

## INTERIOR FINISHES

- Soft white paint to walls and Brillant White to ceilings
- Deanta Ely prefinished internal oak doors
- Ribbed door handles throughout
- Oak staircase with glass balustrade

## ELECTRICAL & LIGHTING

- Bedside switching in addition to master switching
- USB-A and USB-C charging sockets to both sides of the principal bed
- Recessed LED downlights to the kitchen/family room, WC and garage
- Ceiling pendant lighting to the hallway, landing, living room, study and all bedrooms
- Loft light
- PIR-activated lighting to the front of the property
- Up and down external lighting
- Solar powered bollard lighting to the frontage of the property
- Media connection plates to all bedrooms, living room and family room
- Provision of external speaker wiring

## HEATING & EFFICIENCY

- Air source heat pump
- Underfloor heating throughout all ground floor rooms
- Comfort cooling to the kitchen and principal bedroom with discreet wall mounted slot grilles
- Water softener



*River Cam, Cambridge*

# SOLICITORS & CUSTOMER CARE

**A commitment to quality and care**

Cambridge & Country is committed to supporting purchasers through every stage of buying a new home at North Gate Farm, from reservation through to completion and beyond.

Every home is built to a standard we are proud to put our name to, and our team remains on hand once you have moved in.

- ***10-year structural warranty:*** each home is covered by a 10-year structural warranty.
- ***Quality checked before handover:*** each home is inspected and fully commissioned before you receive the keys.
- ***Support after completion:*** should any defects arise within the first 24 months, our team will assist and resolve them.

**What are the advantages of using our nominated solicitor?**

Our nominated solicitor has already received and reviewed the relevant legal documents for all of the homes at North Gate Farm. They are familiar with each property and have worked to resolve potential complications ahead of time, helping the purchase to proceed as smoothly and as quickly as possible.

**Do I have to use the nominated solicitor?**

No. The choice is yours. All buyers are free to appoint an alternative conveyancing solicitor to represent them in the purchase of their new home.

RUDLINGS

Rudlings Solicitors combines over a century of heritage with clear, modern legal advice. As specialists accredited under the Law Society's Conveyancing Quality Scheme (CQS), their property department is led by Shazad Butt and offers transparent fixed-fee pricing and prompt, jargon-free communication, protecting your interests at every step of the purchase.

**Shazad Butt**
**01284 715669**
**shazad.butt@rudlingsllp.co.uk**

**www.rudlingsllp.co.uk**



# GO GREEN MORTGAGES

Go Green Mortgages is our preferred mortgage broker for North Gate Farm, offering expert advice on new build mortgages for buyers interested in the development.

If you would like to discuss your options, contact Craig Gilbert or Craig Green for a free appointment.
**www.gogreenmortgages.com**
**01255 428864**

GO GREEN MORTGAGES

If you are interested in buying one of these luxury new build properties and finding the most suitable new build mortgage deal for you, then contact us today for a free appointment with one of our friendly and professional mortgage advisers.

**Craig Gilbert**
Mortgage & Protection Advisor
cg@gogreenmortgages.com
07770 668861

**Craig Green**
Owner/ Advisor
craig.green@gogreenmortgages.com
07841 340895

# SELLING AGENT

Gray & Toynbee is built for today's market. Based upon the foundations of considerable experience to offer partnership with our clients in order to achieve the best possible result. What we do isn't difficult or new; how we do it is what makes us different. Property. Properly.

GRAY TOYNBEE

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154 Victoria Road
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CB4 3DZ

**01223 439 888**

**theteam@grayandtoynbee.com**

**grayandtoynbee.com**

Your property may be repossessed if you do not keep up repayments on a mortgage or any debt secured on it.

CAMBRIDGE & COUNTRY

EXQUISITE HOMES

Cambridge & Country is a property developer established by chartered surveyors, focused on delivering small, high-quality residential developments across Cambridgeshire and the surrounding region.

Cambridge & Country brings together development expertise and construction experience to deliver homes built sustainably and built to last, with a consistent focus on quality and refined materials.

## Contact us

**North Gate Farm, Horningsea**

To find out more about North Gate Farm, or to arrange a viewing, please contact our sales team.

**01223 439 888**

**enquiries@cambridgeandcountry.com**

*Subject to change: Furniture, furnishings and finishes shown are representative and may vary from the final specification*