

settle.

Collins Close

SHEPRETH

2, 3 & 4 bedroom homes available
with shared ownership



Settle in to village life



Docwra's Mansion, Shepreth

Welcome to village life at Collins Close – a collection of two, three and four bedroom homes ideally situated in Shepreth on the beautiful Cambridgeshire-Hertfordshire border.

With the historic city of Cambridge to the north and the thriving market town of Royston to the south, Collins Close is the perfect place to settle. These modern family houses offer contemporary living in a convenient location, all made affordable through shared ownership.

It's just a short stroll to Shepreth station providing trains to London in 54 mins* (changing at Letchworth Garden City) and Cambridge in 13 mins* and the development offers easy access to the excellent road network including the nearby M11. The local area boasts 2 Primary schools rated Outstanding by Ofsted and 5 Secondary schools rated Good by Ofsted making Collins Close a great place to bring up a family.

Two village pubs are in walking distance, making it easy to pop for a pint – and if café culture is more your style, nearby Hot Numbers Coffee Roasters or El Cafecito will not disappoint. Immerse yourself in history at Europe's largest air museum at IWM Duxford, or head to The National Trust's Wimpole Estate with its stately home, gardens and working farm.

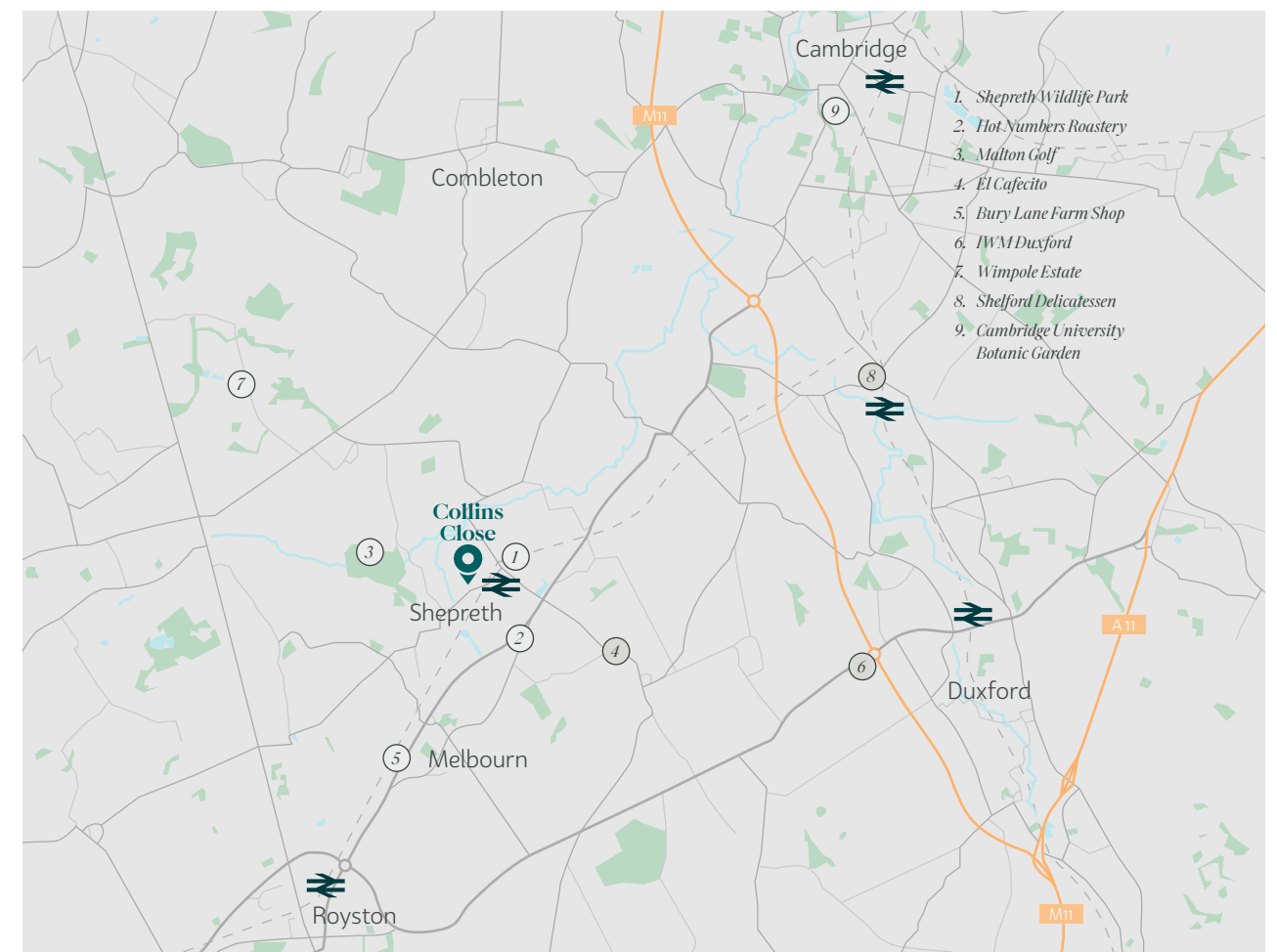
* times taken from nationalrail.co.uk



Shepreth Wildlife Park



Wimpole Estate



Designed for modern living

Our contemporary collection of nine 2-bedroom houses, six 3-bedroom houses and three 4-bedroom houses offers something for everyone.

Thoughtfully designed to maximise space, these comfortable homes deliver sleek gloss white kitchens with integrated Zanussi appliances, spacious living areas, cosy bedrooms and stylish modern bathrooms.

Each well-planned home offers two parking spaces, with electric vehicle charging point, private turfed gardens and neutral décor – meaning you can put your own stamp on it or simply unpack and relax.

KITCHEN

- Contemporary white Symphony kitchen soft close units with nickel wide bow handles
- Concrete style laminate worktop with upstand
- Zanussi stainless steel double oven and Zanussi 4 burner gas hob
- Zanussi 70/30 integrated Fridge Freezer
- Zanussi integrated washing machine
- Zanussi integrated dishwasher
- Integrated Dishwasher
- Stainless steel sink
- Stainless steel splashback behind hob
- Karndean LVT lime wash oak flooring
- White LED downlighters

BATHROOMS & WCS

- Contemporary light grey wall tiles - full height around bath and tiled behind basin
- Contemporary ceramic dark grey floor tiles
- Bath with shower screen and shower above bath
- Chrome bath/shower mixer tap
- Chrome basin mixer tap
- Dual fuel heated towel rail
- White LED downlighters

GENERAL

- PVCU double glazed windows
- Cormar Oaklands Dormouse 80/20 Wool carpet to bedrooms, stairs and landing (and living room where not open plan)
- Fitted wardrobes to Bedroom 1 with mirror doors (to 3 & 4 bedroom houses only)
- Turfed rear gardens with patio area, garden shed and outside tap
- PV solar panels
- TV point in all bedrooms and living room
- Master BT Telephone socket to hall area/cupboard
- Electric vehicle charger
- White internal doors with polished chrome handles
- Valiant combi gas boiler

4 BEDROOM HOUSES

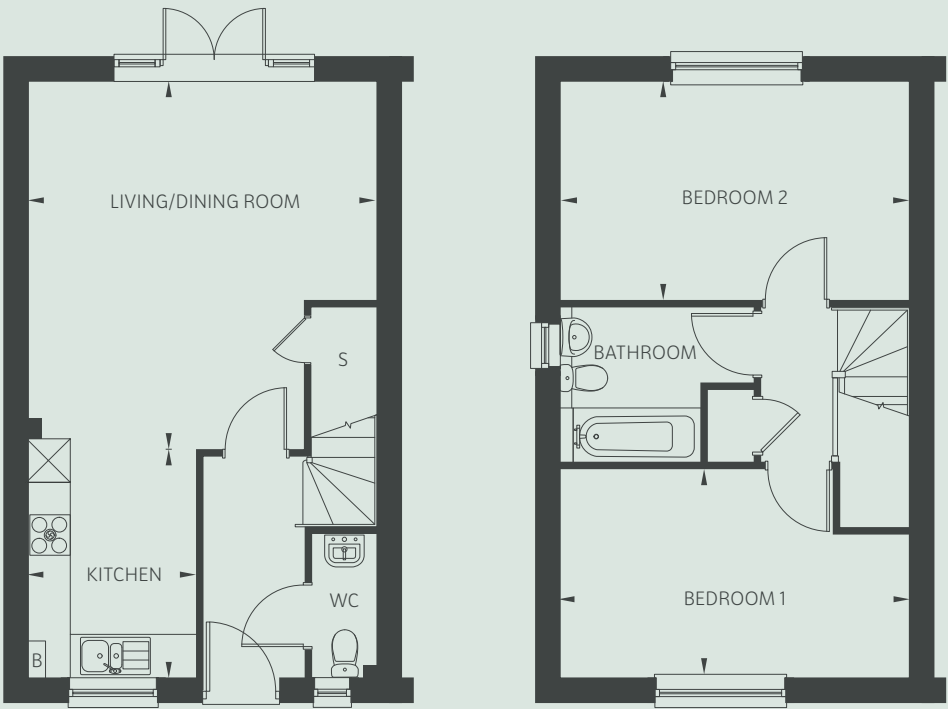
As above with the following exceptions:

- Contemporary Pearl Grey Symphony Kitchen units with brushed bronze rectangle handles
- Antique steel style laminate worktop with upstand
- Zanussi 5 burner gas hob
- Zanussi integrated washing machine located in Utility/WC.



2 bed house

Plots 1, 5, 13, 16 & 22



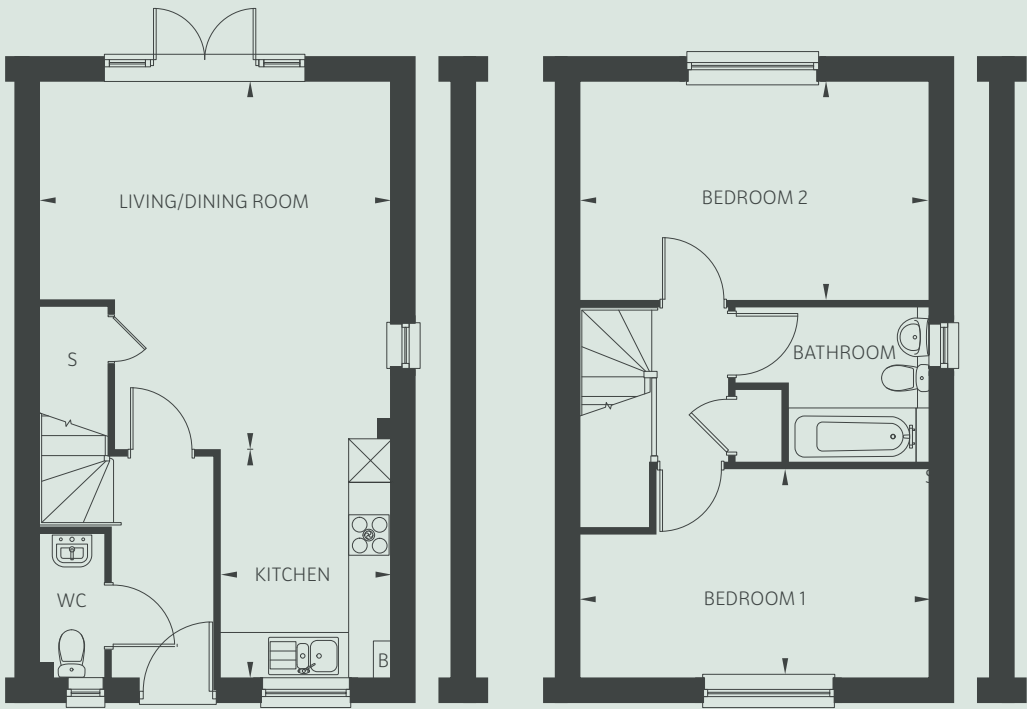
B – Boiler S – Storage

KITCHEN/DINING ROOM	2.4M X 3.1M	7' 10" X 10' 2"
LIVING	4.8M X 5.0M	15' 9" X 16' 5"
BEDROOM 1	4.8M X 2.9M	15' 9" X 9' 6"
BEDROOM 2	4.8M X 3.0M	15' 9" X 10' 1"
TOTAL AREA	79 sq m	850 sq ft

Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

2 bed house

Plots 2, 3, 4, 15 & 21



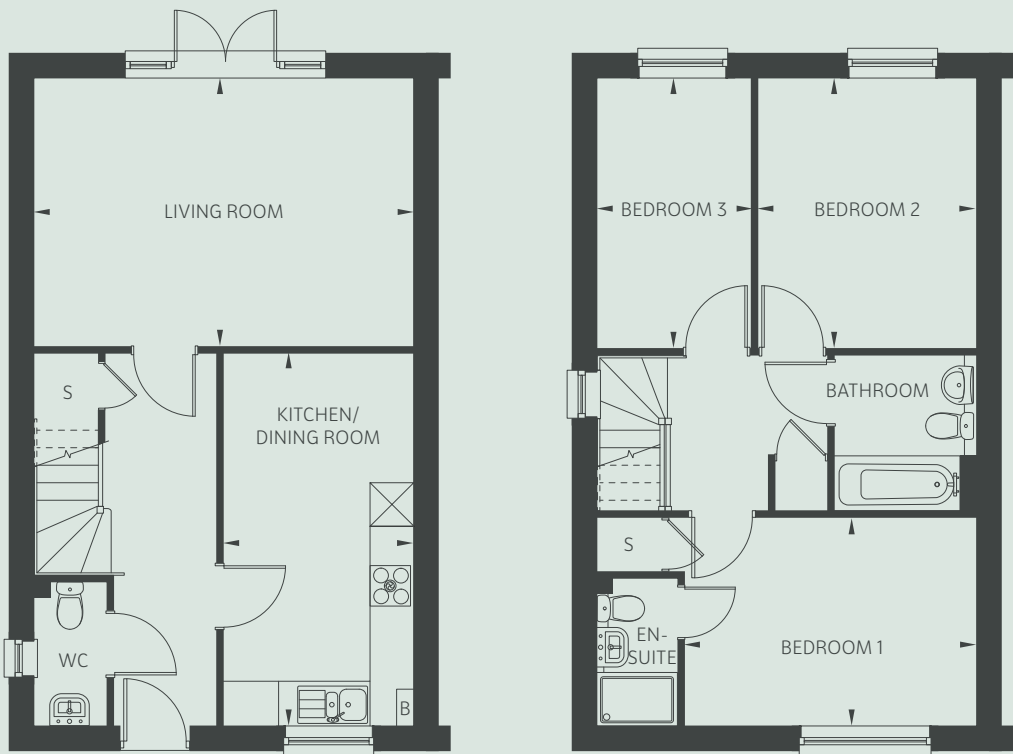
B – Boiler S – Storage

KITCHEN/DINING ROOM	2.4M X 3.1M	7' 10" X 10' 2"
LIVING	4.8M X 5.0M	15' 9" X 16' 5"
BEDROOM 1	4.8M X 2.9M	15' 9" X 9' 6"
BEDROOM 2	4.8M X 3.0M	15' 9" X 9' 10"
TOTAL AREA	79 sq m	850 sq ft

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3 bed house

Plots 9, 10*, 17*, 18, 19* & 20



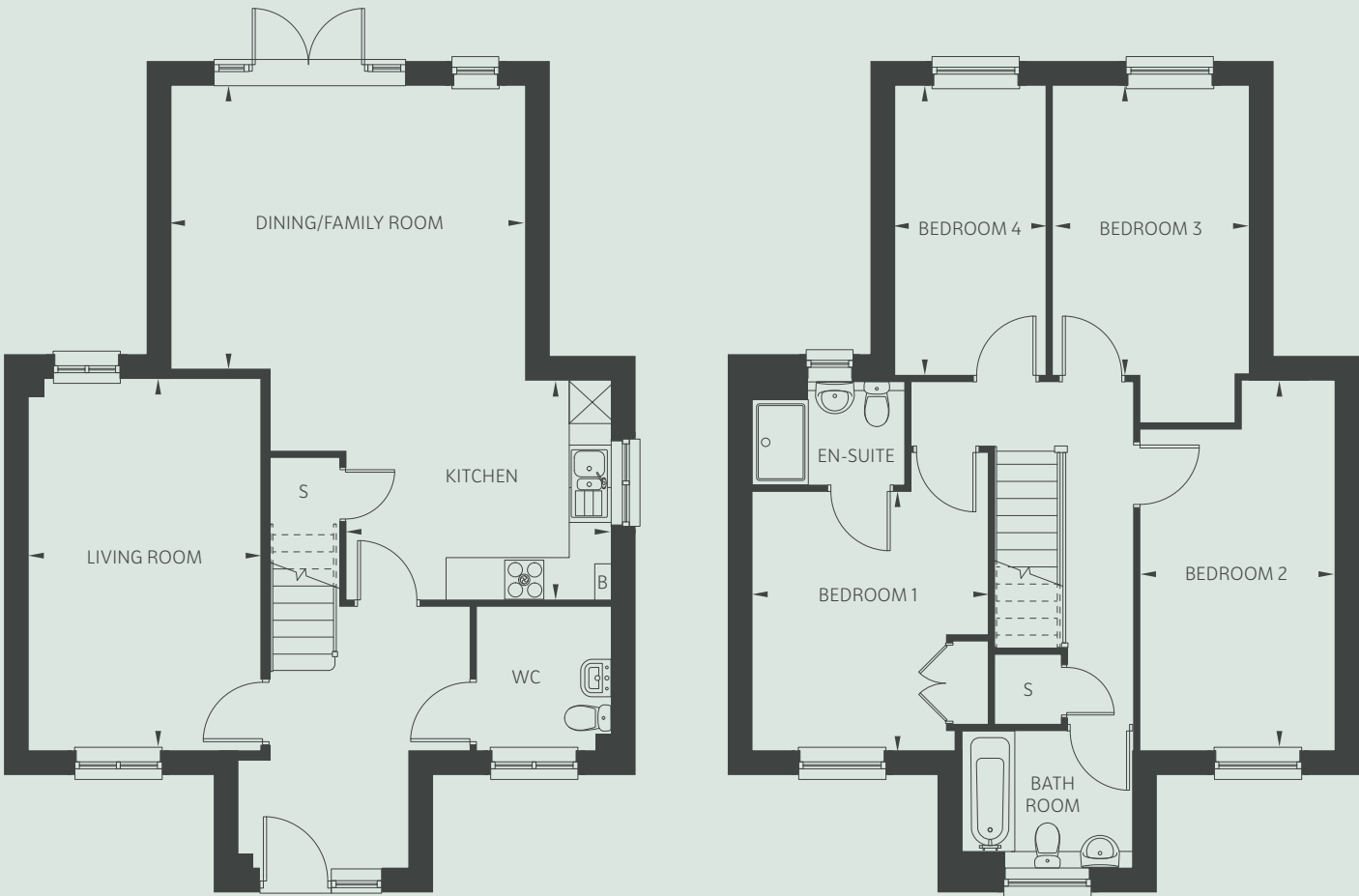
*B – Boiler S – Storage * – Handed plot*

KITCHEN/DINING ROOM	2.6M X 5.1M	8' 6" X 16' 9"
LIVING	5.2M X 3.7M	17' 1" X 12' 2"
BEDROOM 1	4.0M X 3.0M	13' 2" X 9' 11"
BEDROOM 2	3.0M X 3.7M	9' 11" X 12' 2"
BEDROOM 3	2.1M X 3.7M	6' 11" X 12' 2"
TOTAL AREA	93 sq m	1001 sq ft

Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

4 bed house

Plots 23*, 24 & 25*



*B – Boiler S – Storage * – Handed plot*

KITCHEN	3.8M X 3.1M	12' 6" X 10' 2"
DINING/FAMILY ROOM	5.0M X 4.1M	16' 5" X 13' 5"
LIVING	3.3M X 5.4M	10' 10" X 17' 9"
BEDROOM 1	3.4M X 3.7M	11' 2" X 12' 2"
BEDROOM 2	2.8M X 4.6M	9' 2" X 15' 1"
BEDROOM 3	2.8M X 4.2M	9' 2" X 13' 9"
BEDROOM 4	2.2M X 4.2M	7' 2" X 13' 9"
TOTAL AREA	137 sq m	1476 sq ft

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As the name suggests, we want to help you settle in a new community – by delivering new homes that meet local needs, and creating diverse new neighbourhoods that let you live the life you choose.

At settle we are proud providers of high-quality, affordable homes across Hertfordshire, Bedfordshire and Cambridgeshire. We provide a variety of tenures to suit everyone's needs, including offering affordable rent and shared ownership options.

What is shared ownership?

Shared ownership is a great way to step on to or move up the property ladder if you're unable to purchase a home on the open market. It allows you to get the home you desire, with a savings amount that's achievable.

The shared ownership scheme with settle enables you to purchase a share of a home between 40%–75%, and rent the remaining share at a subsidised rate of 2.75% from settle. You can finance your share with a traditional mortgage, or cash lump sum if you do not qualify for a mortgage due to your age.

Shared ownership is more affordable to access due to the 5% minimum deposit required based only on the share you are buying. You then have the opportunity to buy further shares and can eventually own 100% of your home.

Am I eligible?

You'll need to meet the following criteria to qualify for shared ownership:

- + Have a household income of less than £80,000
- + Have sufficient savings for a deposit and sales-related costs
- Not own a home in the UK or abroad (if you do, this must be sold subject to contract when applying and must be sold at the time of completion)
- Not have had a home previously repossessed.

The artist's impressions in this brochure have been created to give a general indication of the finished properties. During the construction process it may be necessary to make certain changes. Landscaping, ground levels, steps, retaining walls, planting and material colours are indicative only. All room dimensions are given in metres and are between finished plastered faces. Dimensions are the maximum measurements and include window recesses. All dimensions are taken from architect's plans and are likely to vary during the construction process. Please consult your sales advisor for plot specific details on elevation treatments, floorplans, window/external door locations, parking details and garage positions. Kitchen and bathroom layouts are indicative only, these details do not form part of any contract. The specification outlined in this brochure is subject to the construction stage and may change, please consult your sales advisor for further plot specific details. Correct at time of print.



COLLINS CLOSE, SHEPRETH
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