

**settle.**

# Thompsons Meadow

**Guilden Morden, Cambridgeshire**

2 & 3 bedroom homes available with Shared  
Ownership



# settle into your new home in Guilden Morden

## Discover all the reasons why Guilden Morden is such a great place to live!

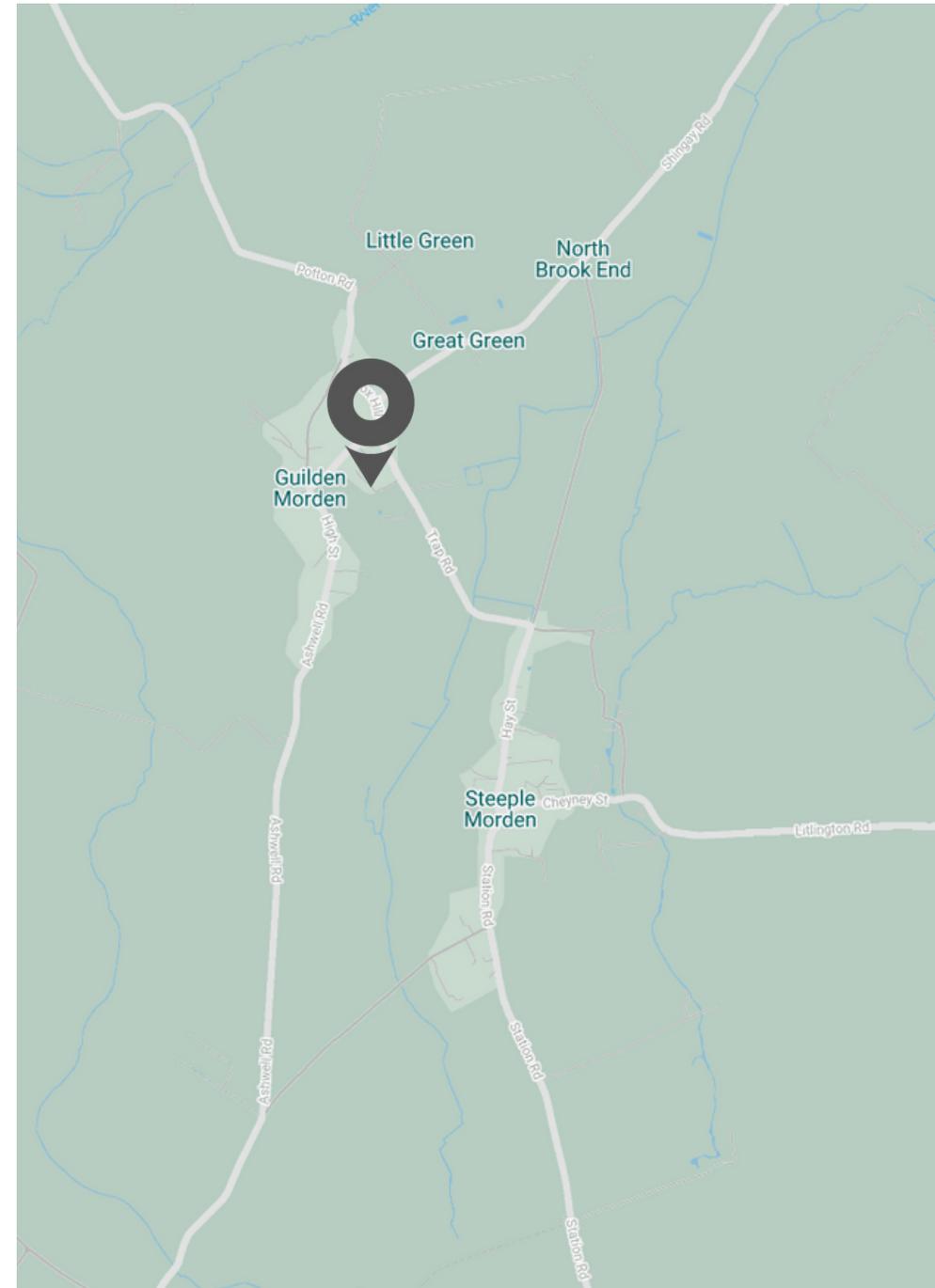
Guilden Morden is a charming village located in Cambridgeshire, with rich history dating back to medieval times. The village is surrounded by beautiful countryside, with rolling hills and picturesque landscape. Guilden Morden is a great place to call home and enjoy a peaceful atmosphere with plenty to explore.

Neighboring Guilden Morden is the delightful market town of Royston. Ready to greet you with a bustling high street where you'll find shops, restaurants, cafes and a selection of local pubs. Royston Leisure centre provides a perfect stop for fitness with ample gym facilities, swimming pool and exercise classes, as well as providing selected soft play activities and a cafe to socialise.

Step into history and explore the Wimpole Estate, a stunning country house and parkland, perfect for little adventures. Visit The Old Rectory with a beautiful terrace overlooking the gardens, serving light lunches, homemade cakes and specials all made from the kitchen garden.

Nature lovers will thrive in Guilden Morden, with plenty of leisurely walking routes, bridleways and beautiful settings for bike rides. After plenty of fresh air and exercise options, unwind and visit The Three Tuns pub, offering refreshing drinks options and classic gastropub cuisine.

Though Guilden Morden is a village location, main roads and Royston train station serve the village well and provide beneficial connectivity options.



# Life in and around Guilden Morden



## Local Supermarkets

Tesco Extra	15 minutes (By car)
ALDI	15 minutes (By car)
M&S	15 minutes (By car)

Source: Google Maps



## Local Schools

Guilden Morden C of E Primary Academy	2 minutes (By car)	13 minutes (Walking)
King James Academy (Secondary)	17 minutes (By car)	

# Getting around



## By Bus

Royston	35 minutes
Stevenage	74 minutes
Cambridge	85 minutes

Source: Google Maps

## By Rail (from Royston station)

Letchworth	13 minutes
Cambridge	15 minutes
Hitchin	17 minutes
London (St Pancras)	52 minutes

Source: Trainline

## By Road

Royston	16 minutes
Cambridge	30 minutes
Stevenage	25 minutes
Watford	60 minutes

Source: Google Maps





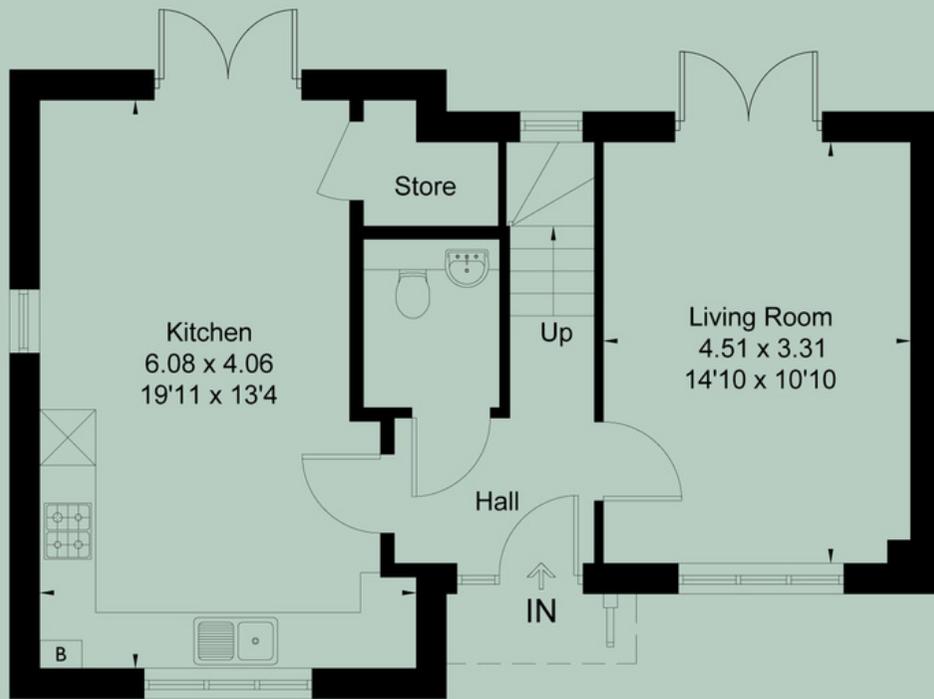
- Market Sale
- Shared Ownership
- Affordable Rent



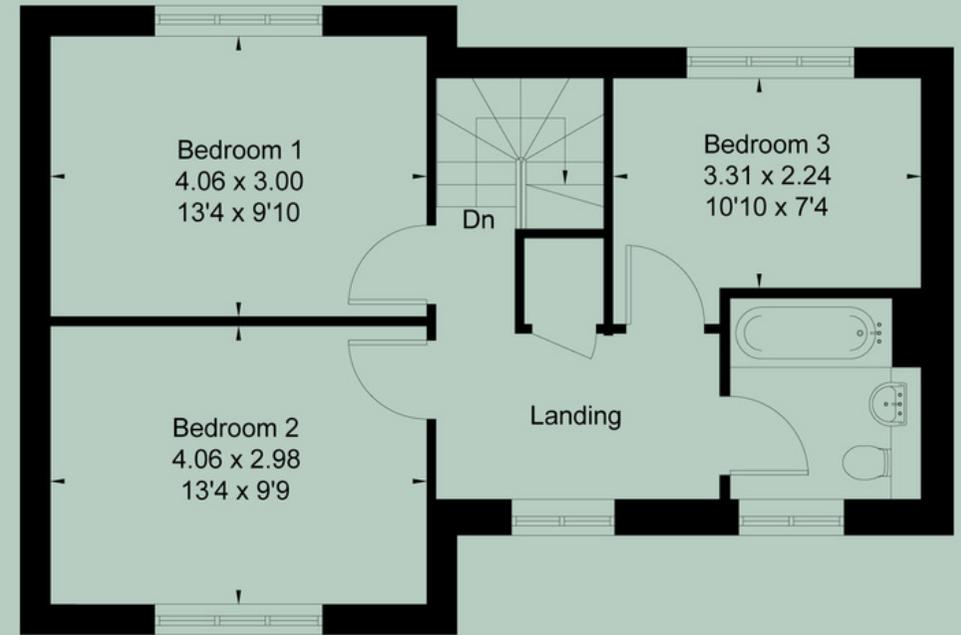
# Plot 2

## 3 bedroom

Approximate Floor Area = 97.3 sqm / 1047 sq ft



Ground Floor

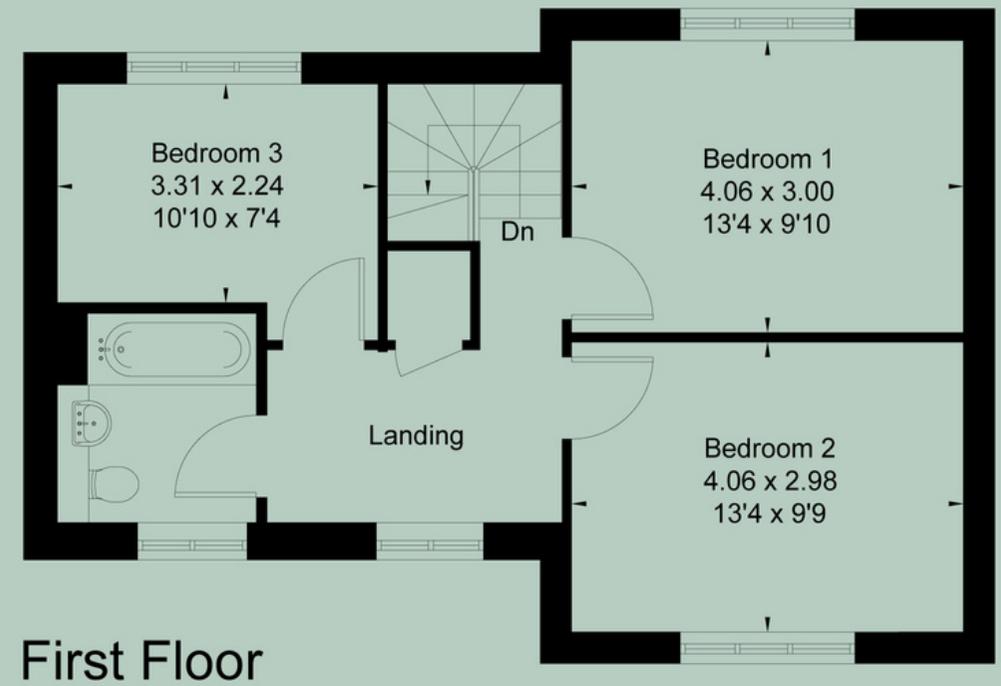
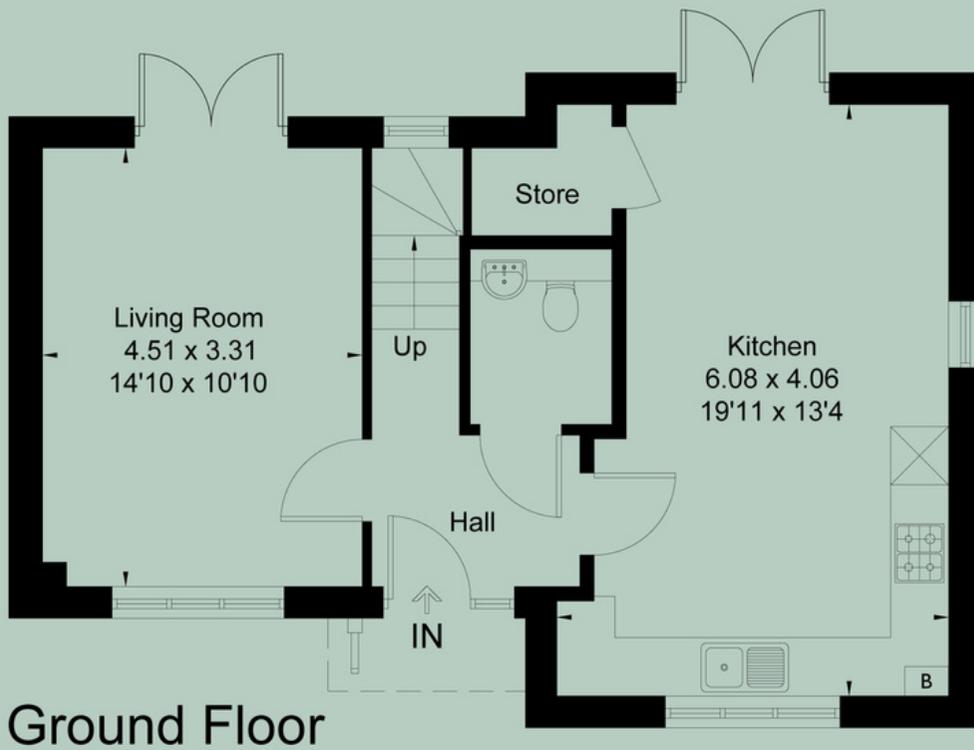


First Floor

# Plot 3

## 3 bedroom

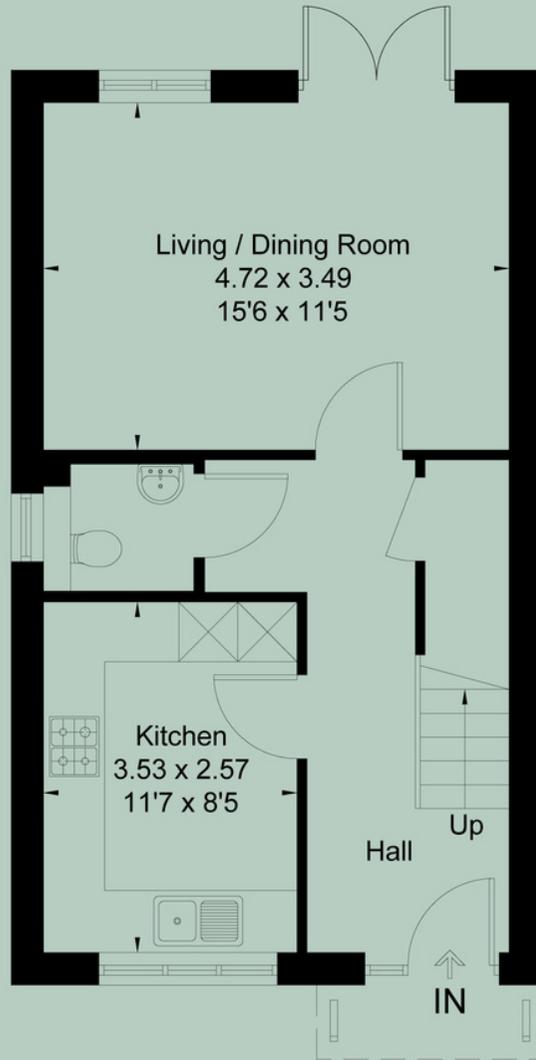
Approximate Floor Area = 97.3 sqm / 1047 sq ft



# Plot 8

2 bedroom

Approximate Floor Area = 80.6 sqm / 867 sq ft



Ground Floor

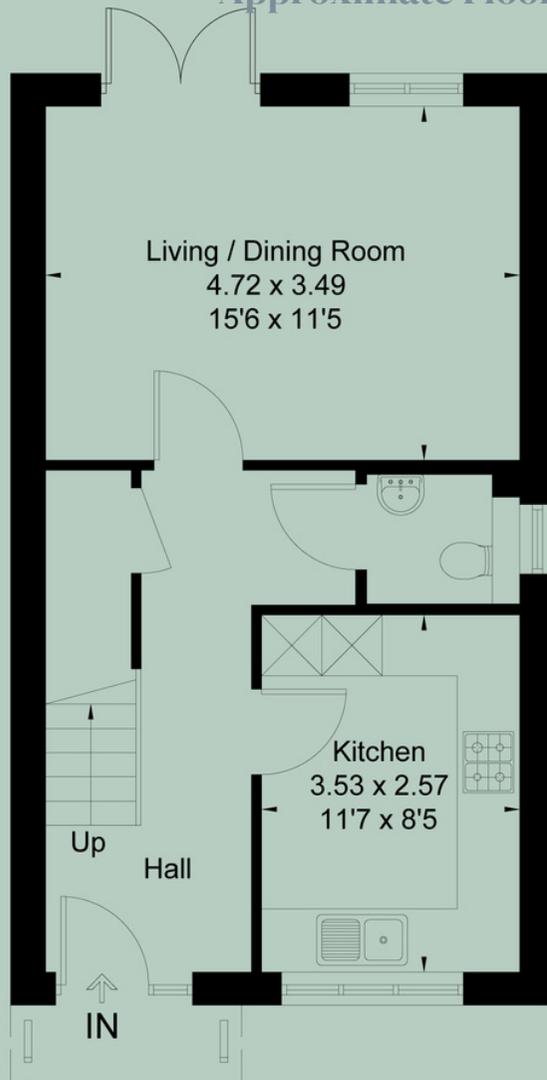


First Floor

# Plot 9

2 bedroom

Approximate Floor Area = 80.6 sqm / 867 sq ft



Ground Floor



First Floor

# Designed for comfort & convenience



## Kitchen

- Stylish fitted kitchen from Symphony in 'Plaza Cobble Grey' with chrome handles and complemented by 'Marble Siroco' worktops
- Stainless steel cooker splashback from Electrolux
- Ceramic 4 ring hob, electric oven and extractor hood from Hoover
- Fridge/freezer, washer/dryer and dishwasher from Hoover

## Bathroom

- Modern white bathroom suite with chrome taps.
- Gloss white wall tiles, full height to walls surrounding bath.



## Flooring

- Karndean flooring 'PVP142 Sicilia' to hall, kitchen, bathroom and WC.
- Cormar Carpet Co. Appollo Plus carpet in City Smoke to stairs, landing, bedrooms and living room where separate.

## General

- Dedicated parking.
- Air source heat pump
- Ground floor underfloor heating
- Radiators to first floor
- EV charging
- White, uPVC framed double glazed windows.
- Telephone socket to living room and main bedroom
- TV points to living room and main bedroom. .
- 12-Year NHBC warranty.

please note these images are to be used as a guide only and may not accurately represent the homes at Thompson Meadow



# the legal bit

When issuing the Memorandum of Sale, we are instructing the sale. We will set a deadline for exchange within 42 days.

## The legal process:

- Your solicitor will raise any enquiries they have regarding the purchase
- Your mortgage lender will instruct a valuation on the property you are purchasing
- You will receive a copy of your mortgage offer
- Your solicitor will prepare the relevant documents for you to sign and will also ask you to send them your full deposit amount, which will be 5% or 10% of your share purchase, dependent on your mortgage.
- We will then exchange contracts with completion on notice. 'Completion on notice' means that, as soon as the properties are ready to move into, we will issue notice to solicitors and expect completion to happen within 10 working days of that notice having been served.
- Our sales team will keep you updated regularly on the progress of the build and will keep you informed about expected completion dates. If your property is ready to move in, we expect exchange and completion within 8 weeks.
- Your reservation fee will go towards your payments at completion.

## when can I move in?

This date will be set when you exchange contracts, unless properties are not built, in this instance we will complete on notice, this means once the property is built we will issue you with 10 working days' notice to confirm a completion date.

On the day of completion, we will get in touch and arrange a time that suits you to meet you at the property and handover keys. A time cannot be confirmed until we have confirmation from the solicitor that the funds have been received.

Here we will take any meter readings so that you can set up your utility accounts with suppliers and provide you with a helpful homeowner user guide.

You will then need to contact the utility suppliers and council tax department to confirm your completion date and provide opening readings.

## After this, all that is left to do is enjoy living in your new home!

# Why buy from Settle?

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 get your foot on the housing ladder if you're unable to purchase a home on the open market.

The Government backed scheme allows you to purchase between 40-75%\* of a home available for shared ownership and you'll usually pay a mortgage on the part you own.

You'll then pay a subsidised rent of 2.75% on the remaining share of your home. This figure is reviewed annually in line with the Retail Price Index (RPI).

The deposit required for a shared ownership mortgage is a lot lower than if you were purchasing the property outright. This is because it is calculated on the initial share you are purchasing, rather than the full value of the property and can be as little as 5%.

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.

## 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
- Unable to buy a home on the open market that satisfies your housing need
- You can pay for the mortgage deposit, legal, surveying and mortgage fee and stamp duty (if applicable).

You won't be able to purchase a shared ownership property if:

- You already own a home in the UK, or abroad, that you are unable or willing to sell
- You have any outstanding credit issues (i.e. unsatisfied defaults or County Court judgements)
- You have had a home repossessed within 6 years prior to the application or any mortgage arrears in the past 3 years.

Priority is given to buyers who are in, or have been in, eligible roles within the Ministry of Defence, current council or housing association tenants, those who live in the local authority and those who work in the local authority .

\*lower share percentages may be available – please speak to a member of the sales team for more information.



( MONDAY- F R I DAY, 9AM TO 5 P M )

[sales@settlegroup.org.uk](mailto:sales@settlegroup.org.uk)  
[settlesales.co.uk/thompsonsmeadow](http://settlesales.co.uk/thompsonsmeadow)

**settle.**