



SYCAMORE
VIEW

MELDRETH

Bushmead
— HOMES —



Welcome to
**SYCAMORE
VIEW**



An everyday retreat

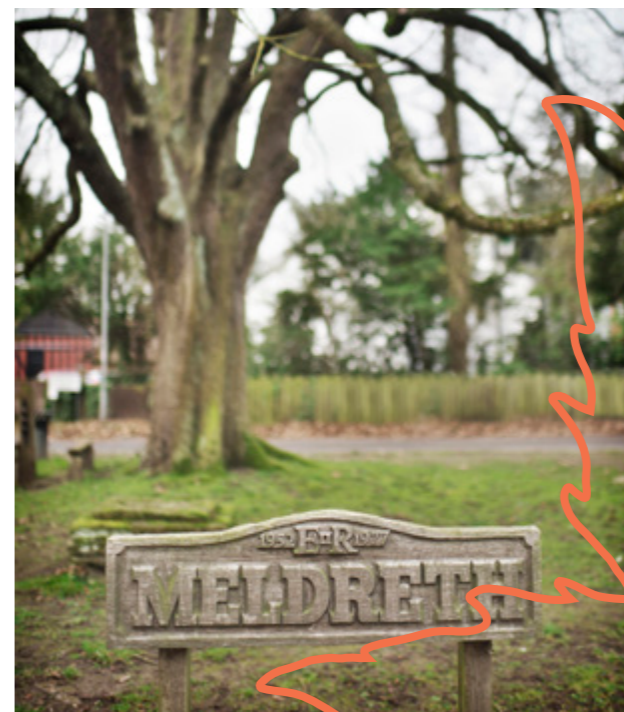
Modern and beautiful, the homes in Sycamore View have been exclusively designed for 21st Century country living.

An emphasis on high quality materials including a render pallet of soft colours, red brick exteriors and natural roof tiles, executed in a marriage of traditional, farm-style design with striking, stylish interiors, sees city and country blend seamlessly in this development. With room to breathe, yet the hustle and bustle of a market town only a short drive away, Sycamore View offers an attractive outlook to everyday life.

Modern country living

Meldreth, once famous for its fruit production, is now a popular home to commuters as much as orchards.

Just a short walk away from Sycamore View is the local shop, greengrocers and butchers for everyday essentials, while the quaint village pub offers a selection of food. With its own primary school, a reputable secondary school one mile away, and excellent sixth form colleges in nearby Cambridge, Meldreth is ideal for families alike. What's more, with local nature reserve Melwood and the River Mel on your doorstep, there's an abundance of countryside offering an idyllic escape from the city. Or, if the metropolis calls, Cambridge is a cultural hotspot and affords the perfect opportunity to indulge in some retail therapy.



Perfectly positioned

With Meldreth boasting its own railway station and a proximity to major roads, Sycamore View has 360° connectivity.

Handy bus stops link the village with Royston, Cambridge and neighbouring villages. Meldreth station is a short walk away and offers trains into Cambridge and central London, while nearby Royston station runs a Great Northern service, allowing commuters to reach King's Cross in 38 minutes. Those travelling by car are equally well served with the A10, A505 and M11 road network. As for air travel, Stansted and Luton Airport are just a 40 minute drive away, reaching a variety of international destinations



BY TRAIN

ROYSTON

4 MINS

CAMBRIDGE NORTH

22 MINS

STANSTED AIRPORT

54 MINS

CAMBRIDGE

15 MINS

STEVENAGE

28 MINS

ST PANCRAS INT

1H 3 MINS

Times are from Meldreth train station. All times are approximate and taken from Google Maps and National Rail



Site plan

A selection of beautifully crafted 2, 3 and 4 bedroom homes are available to purchase.

PLOT 1 – THE SYCAMORE

4 bedroom detached house

PLOT 2 – THE MAPLE

3 bedroom detached house

PLOT 3 – THE WILLOW

4 bedroom detached house

PLOT 4 – THE WILLOW

4 bedroom detached house

PLOT 5 – THE WILLOW

4 bedroom detached house

PLOT 6 – THE MAPLE

3 bedroom detached house

PLOT 7 – THE BEECH

2 bedroom semi-detached house

PLOT 8 – THE BEECH

2 bedroom semi-detached house

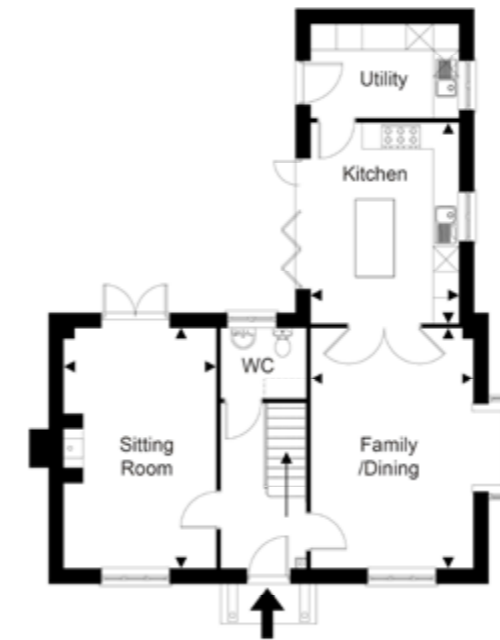
PLOT 9 – THE OAK

2 bedroom detached house

PLOT 1 – THE SYCAMORE 4 Bedroom Detached



CGI for illustrative purposes only



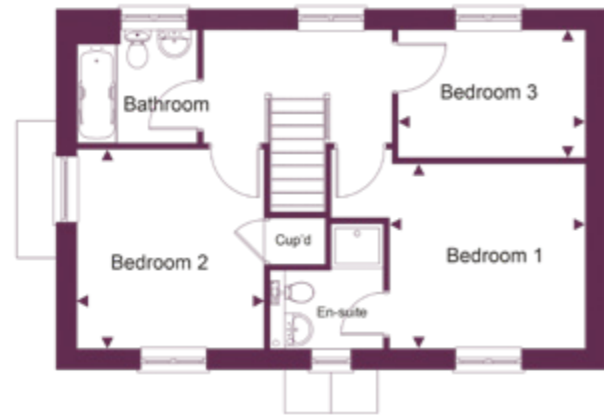
GROUND FLOOR

Kitchen	3.45m (11'4") x 4.68m (15'4")
Family/Dining	3.79m (12'5") x 5.59m (18'4")
Sitting Room	3.55m (11'8") x 5.59m (18'4")



FIRST FLOOR

Bedroom 1	3.79m (12'5") x 5.59m (11'7")
Bedroom 2	3.49m (11'5") x 3.39m (11'1")
Bedroom 3	3.45m (11'4") x 3.00m (9'10")
Bedroom 4	2.25m (7'5") x 3.00m (9'10")



GROUND FLOOR

Kitchen	3.18m (10'5") x 2.45m (8'0")
Dining Room	3.18m (10'5") x 3.03m (9'11")
Sitting Room	3.23m (10'7") x 5.48m (18'0")

FIRST FLOOR

Bedroom 1	3.37m (11'1") x 3.18m (10'5")
Bedroom 2	3.23m (10'7") x 3.43m (11'3")
Bedroom 3	3.23m (10'7") x 2.20m (7'3")

PLOT 2 & 6 – THE MAPLE 3 Bedroom Detached

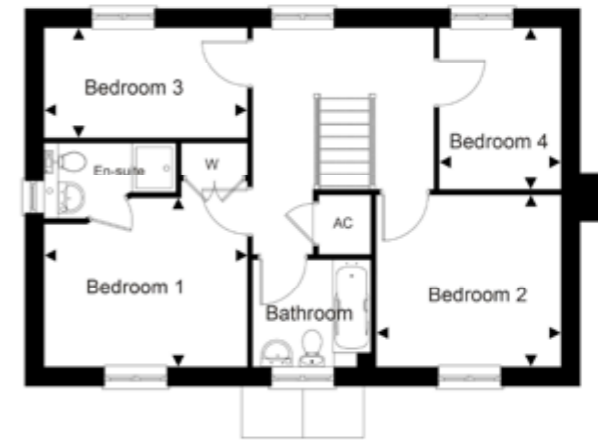
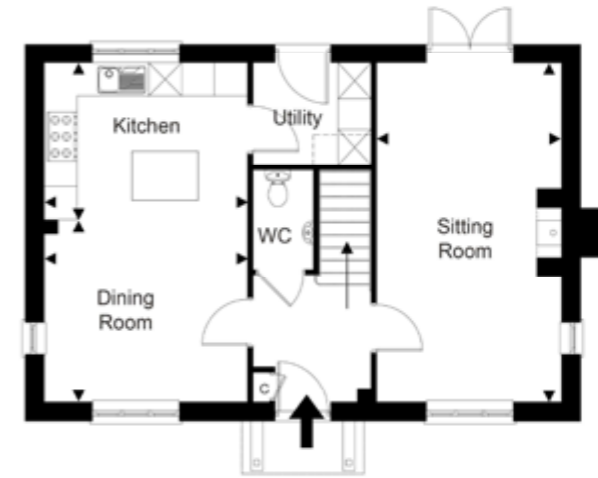


CGI for illustrative purposes only

PLOT 3, 4 & 5 – THE WILLOW 4 Bedroom Detached



CGI for illustrative purposes only



GROUND FLOOR

Kitchen	3.70m (12'2") x 2.85m (9'4")
Dining Room	3.32m (10'11") x 2.85m (9'4")
Sitting Room	3.36m (11'0") x 6.17m (20'3")

FIRST FLOOR

Bedroom 1	3.70m (12'2") x 3.07m (10'1")
Bedroom 2	3.36m (11'0") x 3.12m (10'3")
Bedroom 3	3.70m (12'2") x 2.00m (6'7")
Bedroom 4	2.22m (7'3") x 2.95m (9'8")



GROUND FLOOR (PLOT 7)

Kitchen	4.47m (14'8") x 3.04m (10'0")
Sitting Room	3.42m (11'3") x 4.03m (13'3")



FIRST FLOOR (PLOT 8)

Bedroom 1	4.47m (14'8") x 3.23m (10'7")
Bedroom 2	4.47m (14'8") x 2.87m (9'5")

*Please note that the floor plans for Plot 8 are handed (the mirror opposite of Plot 7 shown above).

PLOT 7 & 8* – THE BEECH 2 Bedroom Semi-Detached



PLOT 9 – THE OAK 2 Bedroom Detached



CGI for illustrative purposes only



GROUND FLOOR

Kitchen	4.47m (14'8") x 3.04m (10'0")
Sitting Room	3.42m (11'3") x 4.03m (13'3")



FIRST FLOOR

Bedroom 1	4.47m (14'8") x 3.23m (10'7")
Bedroom 2	4.47m (14'8") x 2.87m (9'5")



Modern and spacious interiors

Bushmead Homes provides the highest quality building materials and interior specification. We include high end products and appliances, ensuring a contemporary yet stylish feel to all our homes.

The finishing touches

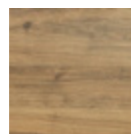
To request more information or to receive the full specification brochure, please speak to our team on **01234 674 038**.

PLOT 1 (SHOW HOME) ONLY

KITCHEN



Kitchen Units
Symphony
Cranbrook in Sage



Worktops
Symphony
Chalet Oak



Handles
Brushed
Copper Bridge



Wall tiles
Metro brick
flat white



Floor tiles
Porcelenoca
Arizona Caliza



Sink
Metra 1.5 bowl
Rock Grey

BATHROOM

Spec is the same as plots 2-9
default options (opposite page)

APPLIANCES/HEATING



Oven
Zanussi integrated
double oven



Dishwasher
Zanussi integrated
dishwasher



Washer/dryer
Zanussi integrated
washer/dryer



Hob
AEG ceramic
electric hob



Fridge Freezer
AEG american
fridge freezer



Wine Cabinet
Caple
under counter



Cooker hood
Electrolux
chimney hood



Wood burner
Stovax Riva Plus Midi
Wood Burning Stove

OTHER ITEMS (NO IMAGE AVAILABLE)

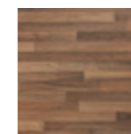
Underfloor heating
To ground floor

PLOTS 2-9

KITCHENS



Kitchen Units
Symphony
Alta range



Worktops/Upstands
Symphony
Oak block



Handles
Brushed
Nickel Barrel D



Floor tiles
Porcelenoca
Nast Blanco



Sink
1.5 half bowl
stainless steel

BATHROOMS



Toilet
Roca The Gap
close coupled WC



Basin
Roca The Gap 1
tap hole handbasin



Bath
Roca The Gap
no tap hole bath



Bath Taps
Hansgrohe ecostat mixer



Radiator
Stelrad chrome towel rail



Wall Tiles
Porcelenoca
Park Gris



Floor Tiles
Porcelenoca
Turin Blanco

OTHER ITEMS (NO IMAGE AVAILABLE)

Sockets, Switches Face Plates - white
Carpets - Cormar Apollo plus range

All Zanussi integrated appliance options are the same as plot 1 (opposite page). Plots 2-6 include double oven. Plots 7-9 include single oven. Additional appliances are included – please see the full specification brochure.

Quality and comfort

Bushmead Homes is a housebuilder with a refreshing and simple vision: to transform innovative and creative designs into practical and stylish homes.

Our commitment is to our customers, because we believe that by setting the highest standards, we build the finest homes.

Put simply, our homes reflect the local character and are built on select sites in the best locations. Each site has its own individual and unique style, having been carefully crafted to respect its surroundings.

Bushmead
HOMES

bushmeadhomes.co.uk



Your new home is within reach

Due for completion in late 2020, this eagerly awaited development will offer a selection of beautifully crafted 2, 3 and 4 bedroom new homes.

With Help to Buy, you could buy a brand-new home at Sycamore View sooner than you think.

You only need a 5% deposit, the Government lends you up to 20% of the value of the property and the loan is interest-free for 5 years, making your dream home more affordable.

You then need to secure a 75% mortgage.

Keen to find out more?

Please contact a member of our friendly team on 01234 674038 or visit domovohomes.co.uk.

We look forward to hearing from you.

Visit the development:

Sycamore View, Whitcroft Road,
Meldreth, ROYSTON SG8 6LS

Sole selling agents
domovohomes.co.uk



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bushmeadhomes.co.uk

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www.consumercode.co.uk



YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP PAYMENTS ON A MORTGAGE OR ANY OTHER DEBT SECURED ON IT

All property images are used for illustrative purposes and are representative only. They may not be the same as the actual home you purchase and the specification may differ. Individual features such as windows, brick, carpets, paint and other material colours may vary and also the specification of fittings may vary. Any furnishings and furniture are not included in any sale. Please check with a member of the Domovo sales team for details of the exact specifications available at the development for each type of home and the associated prices.