



# Homes Brochure

**DUNHAM GRANGE**

A development by

**homemade**



Welcome to Dunham Grange, an exclusive development located in the picturesque village of Little Downham, east of Cambridgeshire.



#### DUNHAM GRANGE

The properties are surrounded by acres of beautiful countryside and the local village features all of the essential amenities. Just a short distance away, lies the historical market town of Ely, which offers a wealth of attractions and things to do. Our quaint development features 27 modern homes, with detached properties ranging from three to four bedrooms.

We are Homemade. We want to be ‘with you for your journey’, whether that is helping you to take the first step onto the housing ladder or helping you search for a new home, we will be right there with you. We aim to create new homes that are energy-efficient, feature contemporary designs and excellent build quality. All our homes are independently assessed during construction and covered by an 10-year Buildmark warranty.

To find out more, visit [homemadehomes.com/about-us](https://homemadehomes.com/about-us)



Great River Ouse At Ely



Wicken Fen Nature Reserve



Ely Cathedral

Located in the idyllic village of Little Downham, the community boasts a range of local amenities for all of the essentials, as well as the popular hotel & bistro, to enjoy a delicious meal and drinks. For families, Dunham Grange is just 1.7 miles away from Isle of Ely Primary School and only 2 miles away is the Ely College, both of which are rated 'Good' by Ofsted.



Oliver Cromwell's House

Nearby, you can explore Ely, known for its rich heritage. Just 3.4 miles away, the second smallest city in England has a breath-taking cathedral, whose sights can be seen for miles around. You will have plenty to do with independent shops, supermarkets, tea rooms, restaurants and art galleries. Alternatively, relax and take in the vast countryside along Ely riverside and visit the market.

A little further afield, you can visit Cambridge 19 miles away. Famed for its Universities, here you can enjoy picnics in the park, hire a bike or go punting, whilst you admire the city's architecture. Experience Michelin starred restaurants, shopping and museums.

LOCATION

# Little Downham, Cambridgeshire



TRANSPORT

From the rural village of Little Downham, to the bustling city of Cambridge, you can stay connected via a short drive or rail link. See the destinations below, with estimated travel times according to Google.

BY CAR

To Ely  
10 Minutes

To Cambridge  
40 Minutes

To Huntingdon  
45 Minutes

To Peterborough  
60 Minutes

BY TRAIN

Ely Train Station – Cambridge  
Approx 20 Minutes

Direct Cambridge – London  
Approx 60 Minutes

GETTING HERE

When travelling to Dunham Grange, you may find it easier to use the What Three Words Service to locate us. Follow the link below for more information.



[what3words.co/pizzas.meal.campfires](https://what3words.co/pizzas.meal.campfires)

# Dunham Grange



**Help to Buy available on selected homes**  
Ask your Sales Advisor for more information.

## Homes for Sale

THE FELDON

2 4

THE WHITWELL

15 25 26 27

THE TWYFORD

1 3 18 19 20 21

THE WOLVERTON

22 24

THE WALLINGTON

23

## Affordable Homes

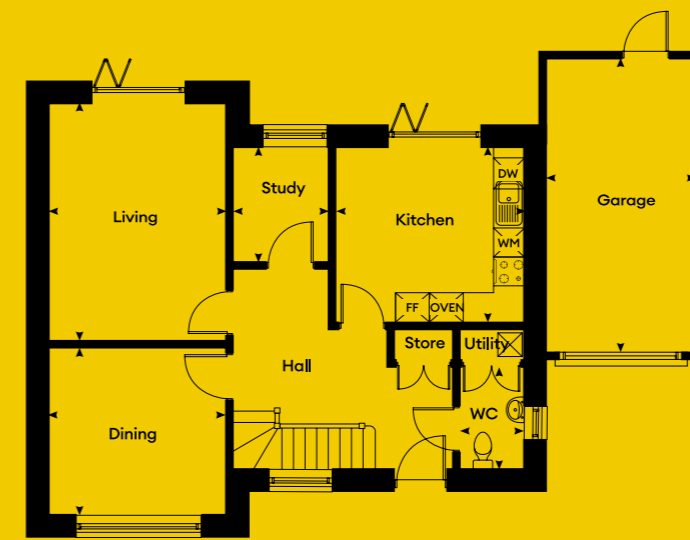
5 6 7 8 9 10  
11 12 13 14 16 17

## Show Home

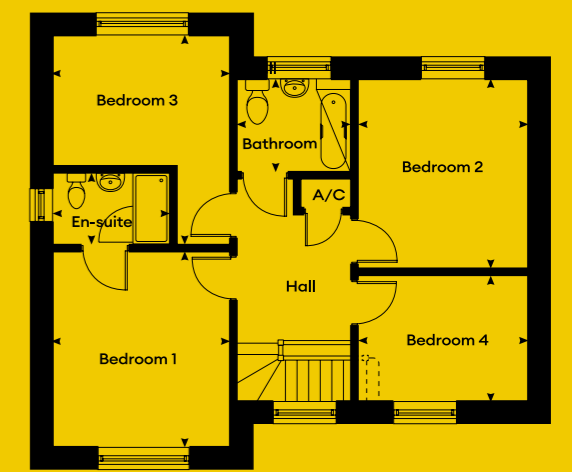
19

# The Wallington

Plot 23



Ground Floor



First Floor

## Dimensions

	METRIC	IMPERIAL
Kitchen	3.60m x 3.78m	11'9" x 12'4"
Living	4.88m x 3.56m	16'0" x 11'8"
Dining	3.46m x 3.56m	11'4" x 11'8"
Study	2.38m x 1.97m	7'9" x 6'5"
Garage	5.97m x 2.99m	19'7" x 9'9"
Bedroom 1	4.03m x 3.56m	13'2" x 11'8"
Bedroom 2	3.90m x 3.41m	12'9" x 11'2"
Bedroom 3	4.31m x 3.56m	14'1" x 11'8"
Bedroom 4	2.64m x 3.41m	8'7" x 11'2"

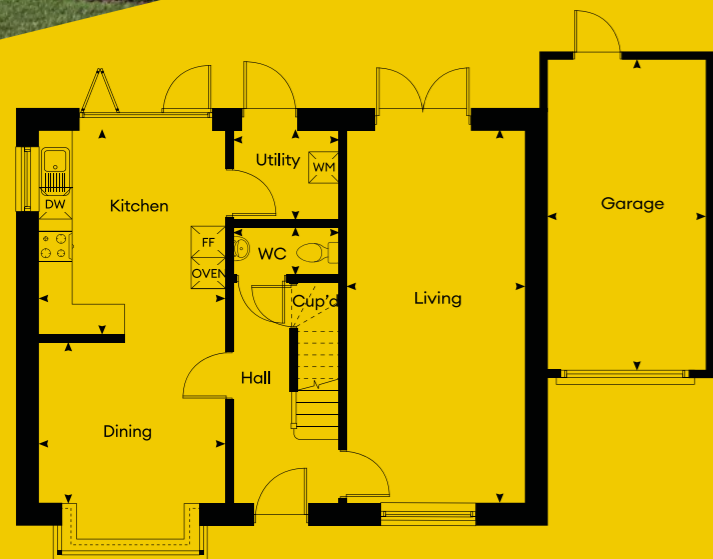
Disclaimer: Room dimensions if shown are subject to change and are for guidance only. Whilst we endeavour to make our property details accurate and reliable these particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute as a full or part offer or contract. Other details are given without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. The purchaser is advised to obtain verification from their Solicitor or Surveyor to their own satisfaction.



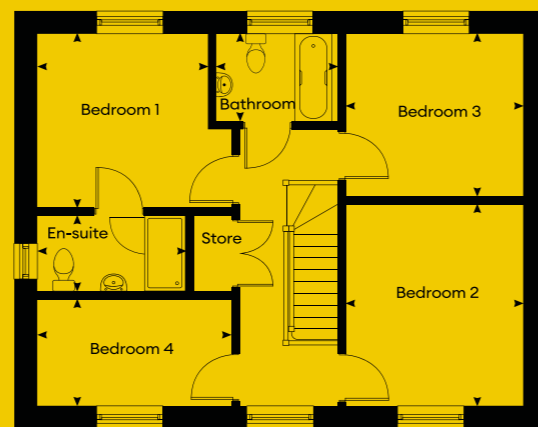
FLOORPLANS

# The Wolverton

## Plot 22



Ground Floor



First Floor

### Dimensions

	METRIC	IMPERIAL
Kitchen	3.95m x 3.53m	11'5" x 11'6"
Living	7.16m x 3.35m	23'5" x 10'11"
Dining	3.15m x 3.53m	10'4" x 11'6"
Garage	6.08m x 3.05m	19'11" x 10'0"
Bedroom 1	3.38m x 3.67m	11'1" x 12'0"
Bedroom 2	3.94m x 3.35m	12'11" x 10'11"
Bedroom 3	3.16m x 3.35m	10'4" x 10'11"
Bedroom 4	2.12m x 3.67m	6'11" x 12'0"

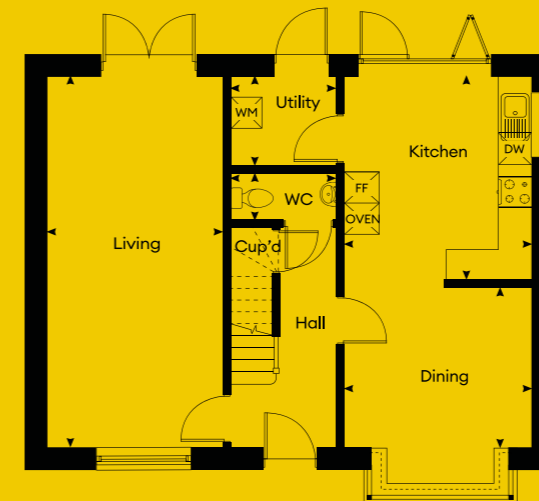
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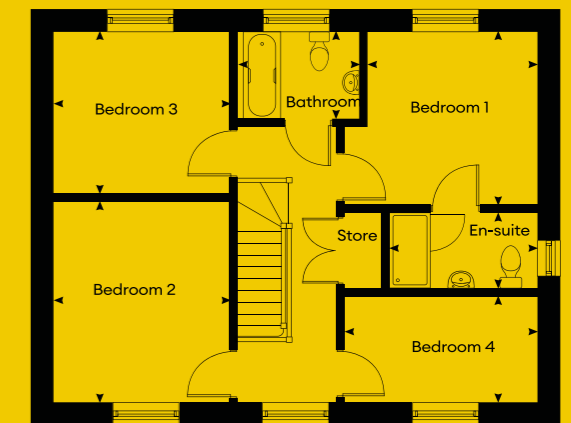
FLOORPLANS

# The Wolverton

## Plot 24



Ground Floor



First Floor

### Dimensions

	METRIC	IMPERIAL
Kitchen	3.95m x 3.53m	11'5" x 11'6"
Living	7.16m x 3.35m	23'5" x 10'11"
Dining	3.15m x 3.53m	10'4" x 11'6"
Bedroom 1	3.38m x 3.67m	11'1" x 12'0"
Bedroom 2	3.94m x 3.35m	12'11" x 10'11"
Bedroom 3	3.16m x 3.35m	10'4" x 10'11"
Bedroom 4	2.12m x 3.67m	6'11" x 12'0"

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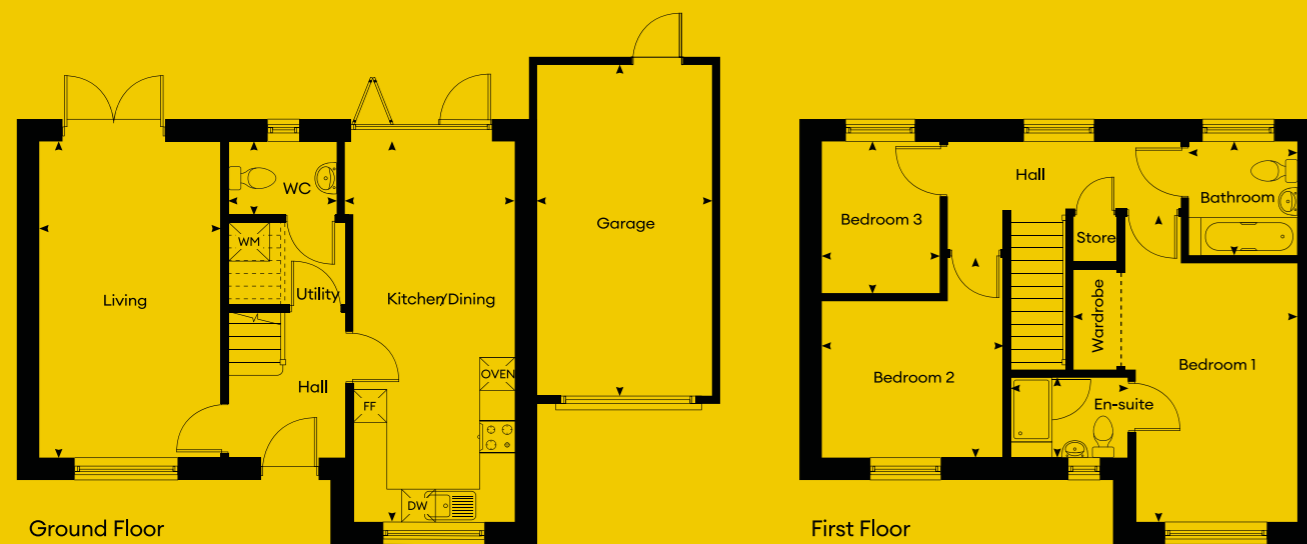


FLOORPLANS

# The Whitwell

Plots 15 25 26 27

\*Plot is a mirrored version from the floorplan shown.



## Dimensions

	METRIC	IMPERIAL
Kitchen/ Dining	6.94m x 3.04m	22'9" x 9'11"
Living	5.81m x 3.25m	19'0" x 10'7"
Garage	5.86m x 3.16m	19'2" x 10'4"
Bedroom 1	4.74m x 3.98m	15'6" x 13'0"
Bedroom 2	3.71m x 3.25m	12'2" x 10'7"
Bedroom 3	2.82m x 2.14m	9'3" x 7'0"

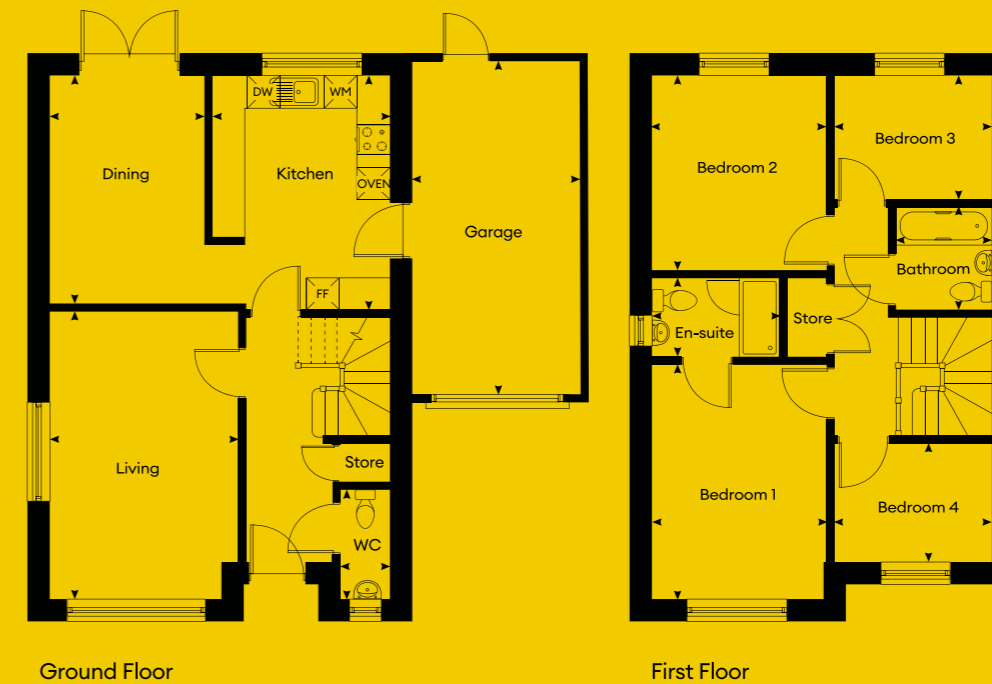
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FLOORPLANS

# The Twyford

Plots 1 3 18 19 20 21

\*Plots are mirrored versions from the floorplan shown.



## Dimensions

	METRIC	IMPERIAL
Kitchen	4.31m x 3.26m	14'1" x 10'8"
Dining	4.20m x 2.82m	13'9" x 9'3"
Lounge	5.26m x 3.42m	17'3" x 11'2"
Garage	5.86m x 3.05m	19'2" x 10'0"
Bedroom 1	4.29m x 3.21m	14'0" x 10'6"
Bedroom 2	3.58m x 3.21m	11'8" x 10'6"
Bedroom 3	2.32m x 2.87m	7'7" x 9'4"
Bedroom 4	2.86m x 2.79m	9'4" x 9'1"

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FLOORPLANS

# The Feldon Plots 2 & 4



### Dimensions

	METRIC	IMPERIAL
Kitchen	3.35m x 2.46m	10'11" x 8'0"
Living/Dining	5.79m x 4.69m	18'11" x 15'4"
Garage	5.86m x 3.05m	19'2" x 10'0"
Bedroom 1	3.17m x 3.63m	10'4" x 11'10"
Bedroom 2	3.94m x 2.32m	12'11" x 7'7"
Bedroom 3	2.78m x 2.31m	9'1" x 7'6"

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SPECIFICATION

## Inside Your New Home

The houses at Dunham Grange have been designed with both style and practicality in mind. They're well laid out and spacious with covetable design details – lovely to come home to and the perfect place to welcome friends.

### Your kitchen

- Modern neutral design kitchen units with soft close doors and an oak style worktop
- Oven, hob and extractor with glass splashback - 4 bedroom homes feature a double oven
- Mixer tap above a 1.5-bowl sink with drainer
- Integrated Dishwasher
- Integrated Fridge Freezer
- Integrated washer/dryer
- Recessed LED downlights
- Wood effect Novilon cushion vinyl flooring

### Your bathroom

- White steel bath with gloss white panel and plinth
- Chrome towel radiator
- Full height Porcelanosa Rodano tiles with colour matched grout
- Recessed LED downlights
- Wood effect Novilon cushion vinyl flooring

### General

- Apollo Plus carpet
- uPVC windows with white ironmongery
- Brilliant white emulsion walls and ceilings
- White gloss woodwork
- Photovoltaic solar panels fitted to plots 1, 2, 3, 4, 23 & 24



a. Accent Homemade Limited, Company number 05591747, Charlestown House, Acorn Park Industrial Estate, Charlestown, Shipley, West Yorkshire, BD17 7SW

b. These particulars do not constitute any part of an offer or contract. Any intending purchaser must satisfy themselves by inspection as to the correctness of each of the statements contained in these particulars. Computer generated images are for illustration purposes only. Features such as windows, brick and other materials may vary. Dimensions and floor plans are designed to give you a general indication of the layout and should never be used for curtains, carpets, furniture or appliance spaces. Landscaping is shown for illustrative purposes only. Map not to scale. Plans are indicative only. The tenure of these homes may change subject to demand. Details correct at time of going to print, July 2021

## DUNHAM GRANGE

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