

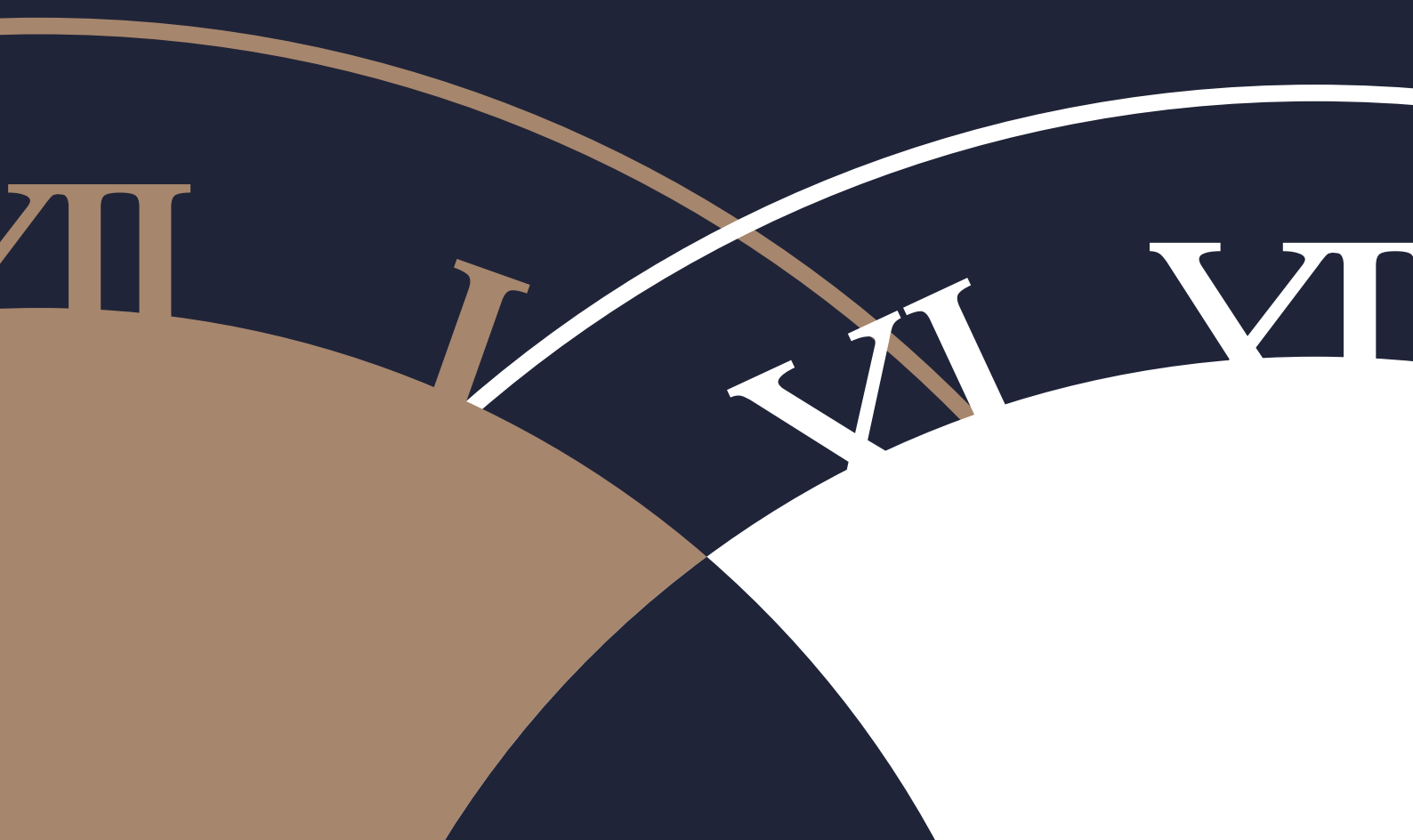
TIME TO DISCOVER A NEW WAY OF LIVING



CAMBOURNE WEST

Caxton Grange

A COLLECTION OF 1, 2 & 3
BEDROOM FAMILY HOMES SET
AMONGST A COUNTRYSIDE BACKDROP



“ DISCOVER A
PLACE TO CALL
HOME AND
BUILD A LIFE
FOR THE YEARS
TO COME ”



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Caxton Grange at Cambourne West offers a collection of 1, 2 & 3 bedroom family homes in an idyllic rural location. This stunning development has been carefully planned to make the most of the timeless local landscape.

Expansive green open spaces are crafted throughout the development with village ponds and beautiful landscaping. All of this only a short walk from Cambourne's village centre, lined with a charming assortment of restaurants and cafés, all offering their own unique individuality and preserved by a passionate local community.

With a selection of beautiful new homes available with Shared Ownership, there's something to suit everyone – singles and couples, young families, commuters and downsizers alike. Caxton Grange allows you to indulge in stylish living by providing an affordable solution to home ownership.

LOCAL AREA GUIDE

Perfectly Positioned

Everything you could possibly want is just a stroll away, with an impressive range of village amenities including; shops, a doctor's surgery, gym, hairdressers, pubs and a selection of outstanding local schools.

Food Delivery Robots*

Cambourne residents can try Starship's zero-emission technology, in partnership with Cambridgeshire County Council and the Co-op, for fresh food deliveries.

*Starship technology currently under trial.



London Awaits

Life is connected at Caxton Grange – to central London's parks, shopping, business districts and more, via St Neots or Cambridge Train Stations, in under an hour.

Cambridge On Your Doorstep

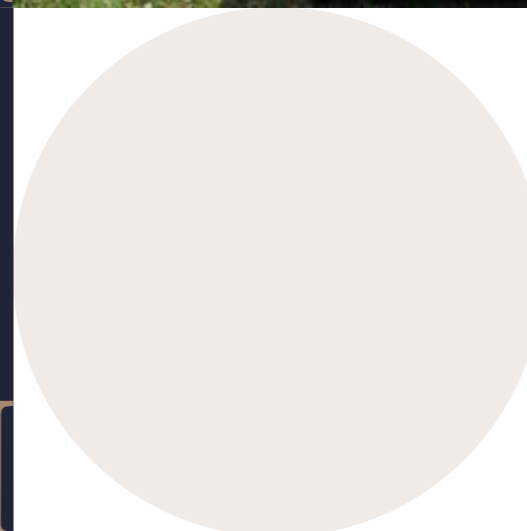
Located only 30 minutes from the centre of Cambridge, Caxton Grange is ideally positioned for you to make the most of this famous city.

A First Class Education

A brand new primary and secondary school will be built at Cambourne West, to benefit residents with young families and the wider local community.

Get Moving

Hop on your bike and roam the cycle routes connecting you to the local amenities within the village.



Time To Unwind

The Cambourne hub offers a great meeting space for catching up with friends or family.



Unrivalled Connections

For commuters, the A428 is close at hand, connecting to the A14, M11, M25 and other routes.

Travel Your Way

Cambourne West's enviable location is incredibly well connected, with access to London Stansted Airport within 40 minutes, making it the perfect base for year-round adventures.

At Your Leisure

Whether you're looking for a workout, a game of football or simply a stroll through the open spaces, living at Caxton Grange will give you every opportunity to indulge in your favourite activity.

Cambridge Botanic Gardens

Gardening enthusiasts will enjoy nearby Cambridge Botanic Gardens, situated just 25 minutes from Caxton Grange, showcasing 40 acres of plant collections from over 8,000 species across the world.



Newmarket Racecourse

Located just 30 minutes from Caxton Grange, visit one of the leading racecourses in the UK, hosting races throughout the year, with the Darley July Cup being the highlight of the season.

CAMBOURNE WEST

Caxton Grange

THE PERFECT PLACE TO PUT DOWN ROOTS

- Caxton Grange
- Phase 1
- Phase 2
- Phase 3
- School Sites
- Employment / Business
- Community Centre / Sports Pavilion



Cambourne West will be a place for everyone, a real cross-generational community where people of all ages can grow and prosper together. Shared green spaces will create the perfect opportunity for families, friends and neighbours to meet and socialise, whilst a variety of flexible commercial spaces will provide ample scope for new local businesses.

A collection of quality homes are surrounded by beautifully landscaped open green spaces in which to walk, run and cycle. The many on-site amenities include a village centre, ponds, sports facilities, a community centre and a new primary and secondary school.



- Shared Ownership**
Plots 30-33, 36, 139 & 140
1 Bedroom House
- Shared Ownership**
Plots 35, 37, 84, 85, 103, 104, 138 & 141
2 Bedroom House
- Shared Ownership**
Plots 29, 34, 52, 53, 68-70, 142, 143, 175-178
3 Bedroom House
- BPHA Affordable Rent**
- Electric Car Charging Point**
- BCP **Bin Collection Point**
- B/S **Bin Store**
- C/S **Cycle Store**

Living at Caxton Grange, you can make the most of a quintessential village location and a close-knit community whilst being able to bask in the tranquility of rural Cambridgeshire.

On-site essential amenities make day-to-day living a breeze, whilst Caxton Grange's ideal location offers an array of activities nearby.

CAMBOURNE WEST

Caxton Grange

SITE LAYOUT

ONE BEDROOM HOME



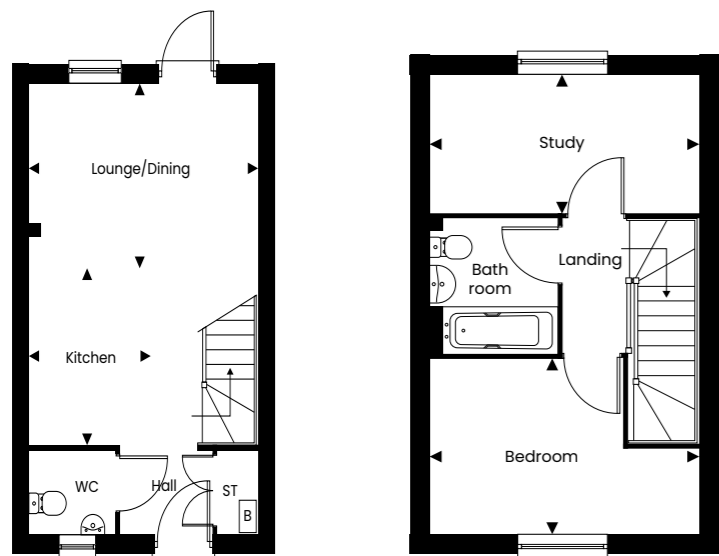
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TWO BEDROOM HOME



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PLOTS 30-33 & 36



GROUND FLOOR

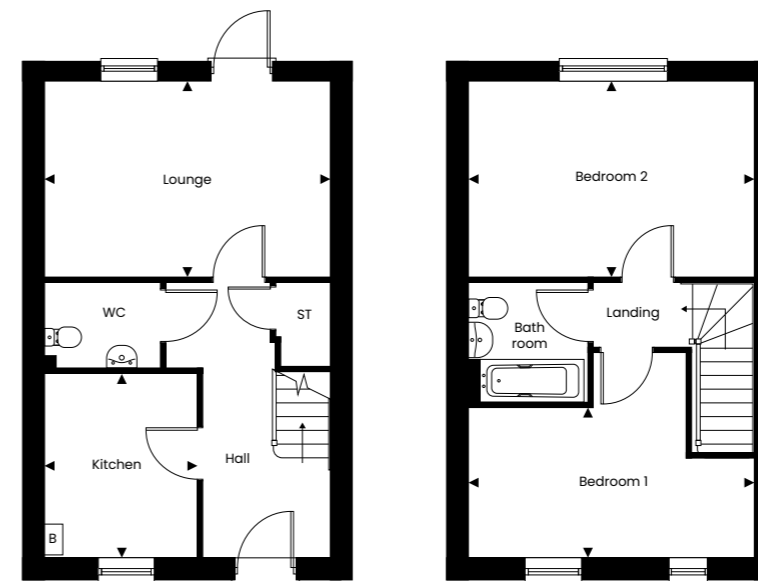
FIRST FLOOR

- KITCHEN
2.70m x 2.13m 8'10" x 7'0"
- LOUNGE / DINING
3.98m x 2.80m 13'1" x 9'2"
- STUDY
3.98m x 2.04m 13'1" x 6'8"
- BEDROOM*
3.98m x 2.60m 13'1" x 8'7"

*Max measurement taken.

Floor plan example only, some plots on site will be mirrored to the example shown.

PLOTS 35 & 37



GROUND FLOOR

FIRST FLOOR

- LOUNGE
4.68m x 3.21m 15'4" x 10'6"
- KITCHEN
3.05m x 2.53m 10'0" x 8'4"
- BEDROOM 1*
4.68m x 2.48m 15'4" x 8'2"
- BEDROOM 2
4.68m x 3.21m 15'4" x 10'6"

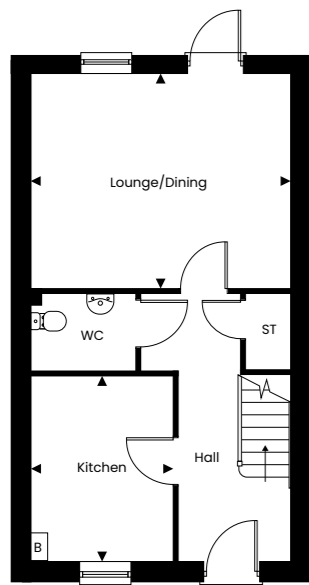
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Floor plan example only, some plots on site will be mirrored to the example shown.

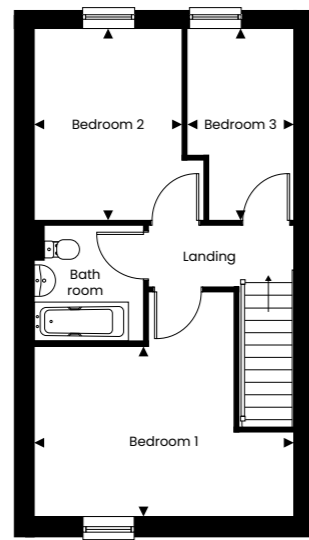


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PLOTS 29, 34, 52 & 53



GROUND FLOOR



FIRST FLOOR

Floor plan example only, some plots on site will be mirrored to the example shown. Windows may differ from the plan shown.

LOUNGE / DINING

4.68m x 3.88m 15'4" x 12'9"

KITCHEN

3.39m x 2.56m 11'2" x 8'5"

BEDROOM 1*

4.68m x 3.11m 15'4" x 10'2"

BEDROOM 2

3.46m x 2.66m 11'4" x 8'9"

BEDROOM 3*

3.46m x 1.92m 11'4" x 6'4"

*Max measurement taken.

SPECIFICATION

At Caxton Grange, you will find modern, with elegant features and high specifications adorning every home. Inside, the rooms are spacious, offering beautiful kitchens and bathrooms with luxury finishes throughout.

Outside, every home comes with a well-sized garden to enjoy the sunny days, and in line with our commitment to creating a sustainable future and reducing our carbon footprint, each home is fitted with a state-of-the-art Pod Point* EV Charging Point that includes the Pod Point App to make managing your EV Smart Charger a breeze.



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KITCHEN

- Medford white kitchen cupboards
- Copper Slate worktop with upstand
- Stainless steel splashback
- Oven, gas hob & integrated cooker hood
- Space for free standing Fridge freezer and washing machine (appliances not provided)
- Hazelnut timber vinyl flooring

BATHROOM

- Thermostatic shower over bath
- Madagascar Blanco Porcelanosa wall tiles to wet areas
- Hazelnut timber vinyl flooring
- Shower screen

GENERAL

- Manhattan taupe carpet to dry areas
- Gas central heating
- NHBC Warranty
- Private garden with turf
- Outside tap to houses
- One car space per property as a minimum
- Properties with two car spaces are plots 52, 53, 103, 138, 141-143, & 178 only
- Electric car charging point for every property
- 1 bed homes only – washing machine space is located in storage cupboard in entrance

*Supplier may change in the future. Specification subject to change.



Pod Point EV Charging Point

THE OPTION YOU NEVER KNEW EXISTED



25% SHARE
£66,250



Buy a share of the property between 25-75%**



Pay rent on the share you don't own

Example based on a two bedroom house***

Shared Ownership* enables you to buy an initial share of a property and pay a subsidised rent on the rest, meaning you can get into home ownership in manageable stages and don't take on more of a financial commitment than you can afford.

Initial shares of between 25% and 75%** of our properties are available, you will pay a subsidised rent on the remaining share. In the future you can purchase further shares in your home***, or sell your share and move on.



Sarah Hewitson



I NEVER THOUGHT I WOULD BE ABLE TO OWN AT ALL

When Sarah Hewitson moved to the UK from South Africa in 2015, she never imagined she would own her own home, but fate intervened and she moved into a house in Cambridge in January 2022. After several years of renting various houses with friends, she was left in a situation in 2021 where her flatmate was moving out and she could not afford to rent alone. Wanting to stay in Cambridge city centre, she chose nearby Northstowe.

She thought her plan to have her own home before she was 30 would finally happen, however a global pandemic had other ideas, delaying the work. Just a week before her birthday in the autumn of 2021 the properties were released for sale and she chose a two-bed mid-terrace home.



Domovo were great and I had an amazing consultant who kept in touch about the process and they put me in touch with a great mortgage broker

CAXTON GRANGE, MCLUHAN STREET,
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A development by
bpha.org.uk



Sole selling agents
domovohomes.co.uk



Disclaimer: 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. *Properties are offered as leasehold, with a lease term of up to 125 years and available to purchase for a 25% share. **Shares offered are based on business need. ***Some properties are restricted to the level of share you can purchase.