



# homemade

homes by accent



## Harriers Rest Wittering

A stylish collection of shared ownership homes for sale



## Welcome to Harriers Rest

A new neighbourhood in the village of Wittering with unique homes ready for you and your family.

At **Homemade Homes by Accent** we're offering three bedroom houses at Harriers Rest, a new countryside community of nearly 200 homes within the village of Wittering just 4 miles south of Stamford and 10 miles west of Peterborough. Our collection of 17 stylish homes at Harriers Rest are available with Shared Ownership, an opportunity to start your home ownership journey or make your next move to your ideal home a reality.

With four unique layouts available, our homes are designed to suit your lifestyle for years to come, with flexible spaces to work, play and rest. You'll be off to a flying start with homes which are ready to move into with fully fitted Symphony kitchens in Woodbury Cashmere. All kitchens lead to your own private rear garden complete with turf, ready for you to stretch out in your new space.

With plenty of amenities, Stamford was voted one of the best places to live in the UK, with its beautiful streets, nearby stately home and gardens at Burghley House, boutique shops and a wide range of cafes, pubs and restaurants - all within a 10 minute drive from Harriers Rest.

For more high street shopping and family activities, nearby Peterborough has a wealth of entertainment to keep you busy, from watersports to watching top acts at one of three theatres.


Surrounded by stunning countryside including nature reserves, woodland and country parks, it can be easy to forget you're so well connected by rail and road. The A1 and A27 provide quick links to major cities, including the cathedral city of Peterborough with connections to London Kings Cross in under an hour, whilst trains from Stamford have direct services to Stansted Airport and Birmingham New Street.

Burghley House Gardens and Deer Park



Stamford bridge over the River Welland





Every family is different,  
so our homes are unique.

## Put down roots with Shared Ownership at Harriers Rest

Another way to find what you've always wanted.



**Everyone** should have the opportunity to find a home they love and Shared Ownership could be the answer for you. It's a great way to get on the property ladder and offers a real alternative to renting.

Homes at Harriers Rest are available to purchase using the Government's Shared Ownership scheme. Shared Ownership is another way to buy your home where you buy a percentage and pay rent on the rest. Homemade Homes by Accent own part of it - but you're living there, you decorate it and decide when to sell. Buying a percentage means a smaller deposit and a smaller mortgage. It has been a great first step on the ladder for many people. You can start with shares from 25% to 75% - once you've moved in you can carry on buying further shares to own it 100%.

Homemade Homes by Accent offer an extensive range of Shared Ownership homes across the country. We've helped families, couples and professionals find the right home. From apartments to detached houses, from Surrey to Yorkshire, we can help you find what you are looking for.

Visit [homemadehomes.com/information/](https://homemadehomes.com/information/) or speak to our dedicated Sales Team to find out more about Shared Ownership.

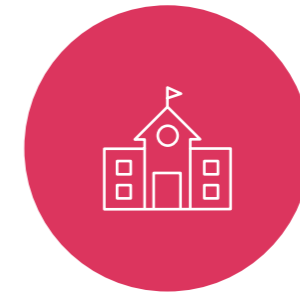


## A historic setting for traditional country living

Walks to school and a short drive to all the essentials



Spacious homes with contemporary kitchens complete with integrated appliances



Less than a 15 minute walk to Wittering Primary School



Traditional village with a pub, fish and chip shop and convenience store



Private gardens and parking for every home



Six local supermarkets, plus traditional high street shopping



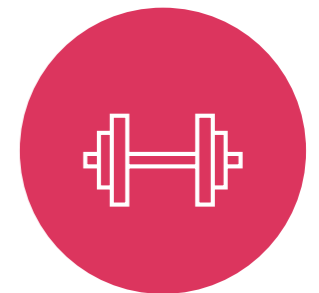
Woodland and nature reserve walks



More than 20 pubs, bars and restaurants in Stamford



25 minute drive to Peterborough



Four gyms and sports centres close to home

Travel times are approximate. Source, [nationalrail.co.uk](http://nationalrail.co.uk) and [google.com/maps](http://google.com/maps)

# The home of the Harrier

The Harrier may have flown the nest from RAF Wittering, but there's plenty to see and do here

**The attractive market town of Stamford** features Lincolnshire limestone architecture, over 600 listed buildings including 5 medieval churches and 17th and 18th century coaching inns, now brilliant local pubs and restaurants. A conservation area thanks to its remarkable condition, wander the stunning streets... as you browse the shops, pop in for a coffee or plan an evening out all within this beautiful town on the River Welland.



Visit Burghley House for the ultimate experience, one of the best Elizabethan mansions in the country built by Elizabeth I's advisor William Cecil and complete with gardens to explore and a golf club.

Whether you're commuting for work or looking for a day out with friends or family, Peterborough is the place to start. Proud of its heritage, the Norman cathedral draws many visitors, as do the many festivals throughout the year. These take place across the city, with award-winning parks and green spaces a plenty.

Start your day with a walk around lakes and woodland at Ferry Meadows Country Park, before browsing at Queensgate Shopping Centre and boutique, independent stores dotted around the city. Choosing a bite to eat could be tricky with a huge variety of cuisines to suit everybody's tastebuds. Complete your day with a performance at one of the three theatres in the city, and perhaps a nightcap at The Stoneworks or the Queen's Head before making the short trip home.

Images from left to right  
Burghley House and Gardens  
Welland Valley Viaduct  
Stamford Meadows  
Normanton Church at Rutland Water Nature Reserve

# A bustling and beautiful town centre



## Sports

Stamford uniquely has several family run gyms within the town giving you plenty of choice of when and where to work out, including the 14,000sqft Rhinos Gymnasium with over 200 pieces of equipment, or a range of yoga, pilates, spin and more at Westside Health Club complete with sauna and steam rooms.

Rhinos Gymnasium & Westside Health Club - 5.5 miles by car



## Great Outdoors

Many of the area's quarries have been transformed into beautiful nature reserves. Spot skylarks, birds of prey and elusive butterflies on your walks at Collyweston Quarries, Swaddywell Pit and Barnack Hills and Holes. Ultimate outdoor adventurers will love Rutland Water for walking and cycling to fishing and watersports.

Rutland Water Nature Reserve - 15.1 miles by car

## Culture

Volunteer run venue, Stamford Corn Exchange Theatre is an intimate refurbished theatre with a wide variety of acts including comedy, theatre, children's entertainment, live music, talks and more. With a busy schedule, there will always be something new to see.



Stamford Corn Exchange Theatre - 4.5 miles by car

## Shopping

Independent and high street names can be found on Stamford's pretty streets, including Stamford Cheese & Deli for local treats, Walkers Bookshop for trusted recommendations and a treasure trove of history at St Martins Antiques Centre. Don't forget market day is Friday with 90 traders, plus a farmers' market every fortnight



Stamford Cheese & Deli - 4.4 miles by car



## Eat & Drink

An incredible mix of traditional and contemporary dining awaits you, so work up an appetite before heading into town. Quirky yet traditional pub Tobie Noris, mezze and grilled meats at The Mad Turk, New Orleans themed Cajun/Creole restaurant Mama Liz's and stylish sushi bar Hoppi Dorri are just a few of the highly rated local spots.

Stamford town centre - 4.3 miles by car



## Schools

Not only can you walk your little ones to school at Ofsted rated 'Good' Wittering Primary School, there's several more options around Stamford so you can give your family the best education possible. Stamford Endowed Schools is a highly rated independent school covering taking students from nursery to sixth form.

Wittering Primary School - 0.6 miles by foot

Travel times are approximate. Source, nationalrail.co.uk and google.com/maps





# Four counties and more to explore

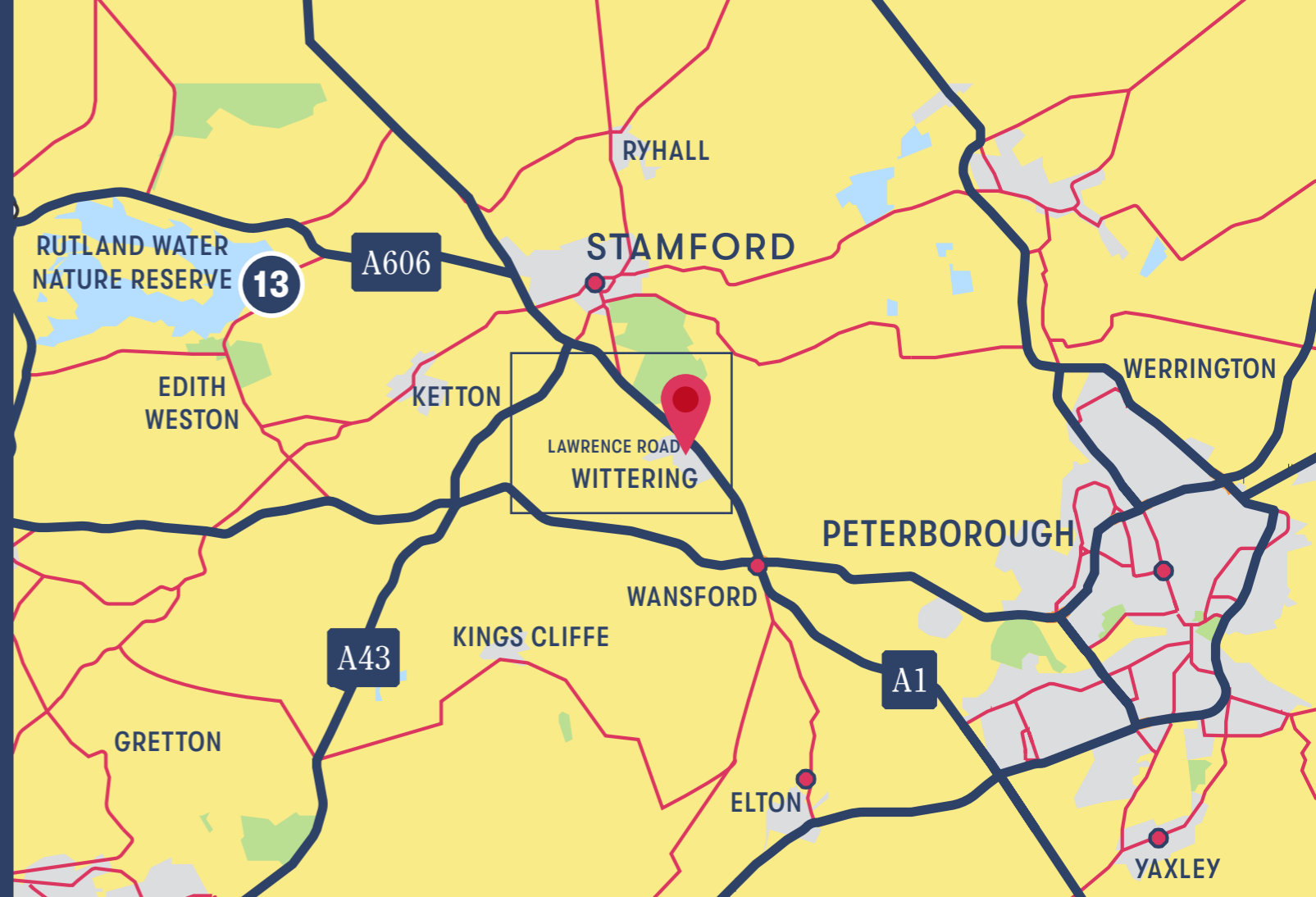
Stamford stands where the four counties of Lincolnshire, Rutland, Northamptonshire and Cambridgeshire meet

Wittering is a quiet country village just off the A1 providing a quick drive north into Stamford and south east towards Peterborough. The A47 cuts through the countryside for a faster route to Peterborough, whilst the A1 links London to Edinburgh. Peterborough is a transport hub for accessing many of the UK's towns and cities including Cambridge, York and Norwich, and can be reached from Stamford station in 13 minutes.

There are over 100 trains per day from Peterborough to London Kings Cross, including journey times as fast as 49 minutes, making commutes or weekend trips to the city a breeze. Services to Birmingham are around 1 hour 30 minutes from Stamford station with services south to Stansted airport just under 2 hours.

## Places of interest

- |                             |                                   |   |
|-----------------------------|-----------------------------------|---|
| 1. Wittering Primary School | 7. Stamford Corn Exchange Theatre | 13. Rutland Water Nature Reserve                    |
| 2. Stamford Endowed Schools | 8. Waitrose & Partners Stamford   | 14. Burghley House                                  |
| 3. Convenience Store        | 9. Sainsbury's                    | 15. Burghley Park Golf Club                         |
| 4. Stamford High Street     | 10. Lidl                          | 16. Barnack Hills and Holes National Nature Reserve |
| 5. Rhinos Gymnasium         | 11. Morrisons                     | 17. Collyweston Quarries                            |
| 6. Westside Health Club     | 12. Sacrewell Farm                |   |



### By train from Stamford

Peterborough	13 minutes
Ely	55 minutes
Cambridge	1 hour 47 minutes
Stansted Airport	1 hour 47 minutes
Leicester	32 minutes
Birmingham New Street	1 hour 31 minutes



### By train from Peterborough

London Kings Cross	49 minutes
Doncaster	51 minutes
York	1 hour 4 minutes
Bury St Edmunds	1 hour 7 minutes
Nottingham	1 hour 9 minutes
Norwich	1 hour 29 minutes



### By car from Harriers Rest

Peterborough	37 minutes
Cambridge Airport (CBG)	1 hour 20 minutes
London Stansted Airport	1 hour 38 minutes

Travel times are approximate. Source, nationalrail.co.uk and google.com/maps



# Specification

## Kitchen

- Modern design kitchen units by Symphony
- Stainless steel oven, hob and extractor
- Mixer tap above a 1.5-bowl sink with drainer
- Integrated Dishwasher - (Freestanding Dishwasher to Plots 5 & 6)
- Integrated Fridge Freezer (Freestanding Fridge/Freezer to Plots 5 & 6)
- Integrated washer/dryer (Freestanding washer/dryer to Plots 5 & 6)
- Recessed LED downlights
- Wood effect vinyl flooring

## Bathroom

- Acrylic bath with gloss white panel and plinth
- Chrome towel radiator
- Full height British stone effect grey matte wall tiling around bath
- Recessed LED downlights
- Wood effect vinyl flooring

## General

- Carpet laid to all other living areas
- uPVC windows with white ironmongery
- Brilliant white emulsion walls and ceilings
- White gloss woodwork
- Gas central heating

The specification of the properties is correct at the date of print but may change as building works progress. Any images are indicative of the anticipated quality and style of the specification and may not represent the actual furnishings and fittings of the properties. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any offer, contract, warranty or representation and should not be relied upon as a statement or representation of fact.

# Harriers Rest Development Layout



Parker Road

Radford Road

Lawrence Road

Darley Close

St Mary's Avenue



A1

/// [what3words.com/handbag.printout.pianists](https://www.what3words.com/handbag.printout.pianists)

- **Dakota**  
3 bedroom house
- **Lancaster**  
3 bedroom house
- **Rented Homes**
- **Griffin**  
3 bedroom house
- **Juno**  
3 bedroom house
- **Development by Others**

# Dakota

3 bedroom house  
Plots 81\*, 82



Ground Floor

First Floor

Lounge	4384mm x 3908mm	14'5" x 12'10"
Dining Room	2700mm x 2660mm	8'10" x 8'9"
Kitchen	2814mm x 2838mm	9'3" x 9'4"
Bedroom 1	3200mm x 2798mm	10'6" x 9'2"
Bedroom 2	2637mm x 2661mm	8'8" x 8'9"
Bedroom 3	2132mm x 2798mm	8'0" x 9'2"

\*Plot is handed

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.

# Griffin

3 bedroom house  
Plots 5\*, 6, 16\*, 17, 84\*, 85, 97\*, 98, 130\*, 131, 135\*, 137



Ground Floor

First Floor

Lounge/Dining	3621mm x 4625mm	11'11" x 12'10"
Kitchen	3200mm x 2475mm	10'6" x 9'2"
Bedroom 1	2608mm x 4625mm	8'7" x 12'10"
Bedroom 2	2910mm x 2662mm	9'7" x 8'8"
Bedroom 3	3903mm x 1900mm	12'10" x 6'3"

\*Plot is handed

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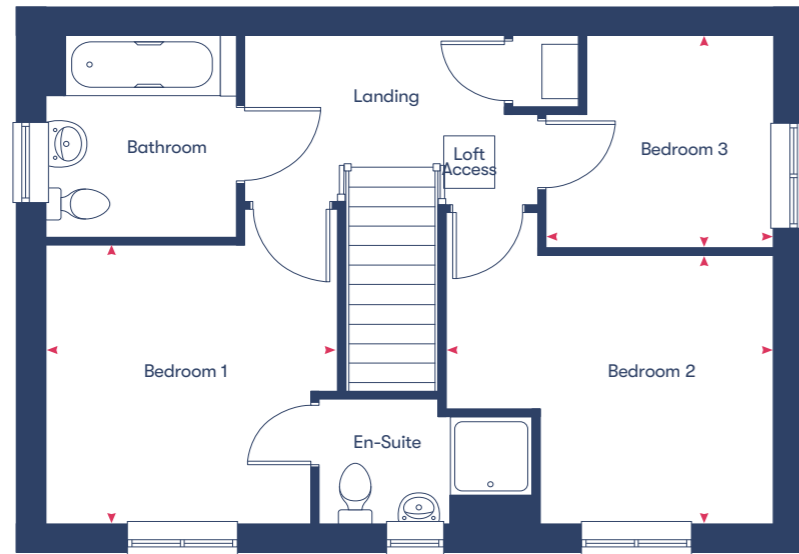
# Juno

3 bedroom house  
Plots 103

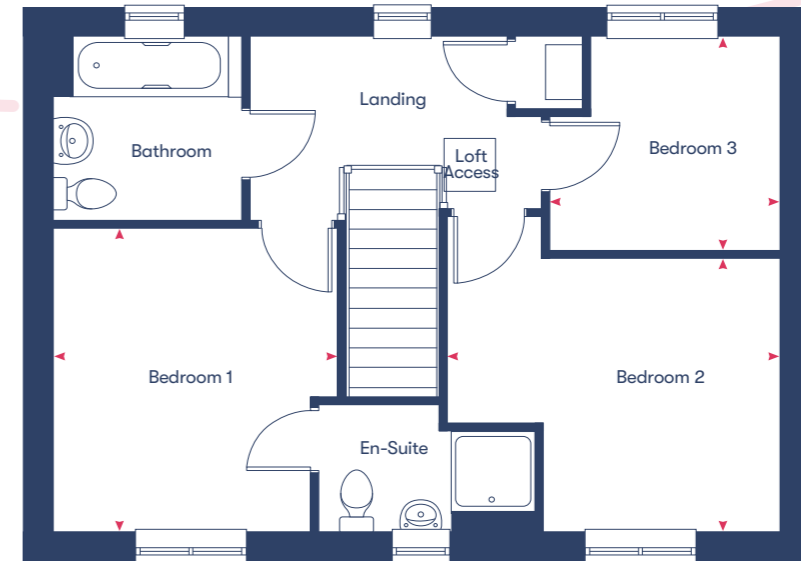
# Lancaster

3 bedroom house  
Plots 10, 11\*

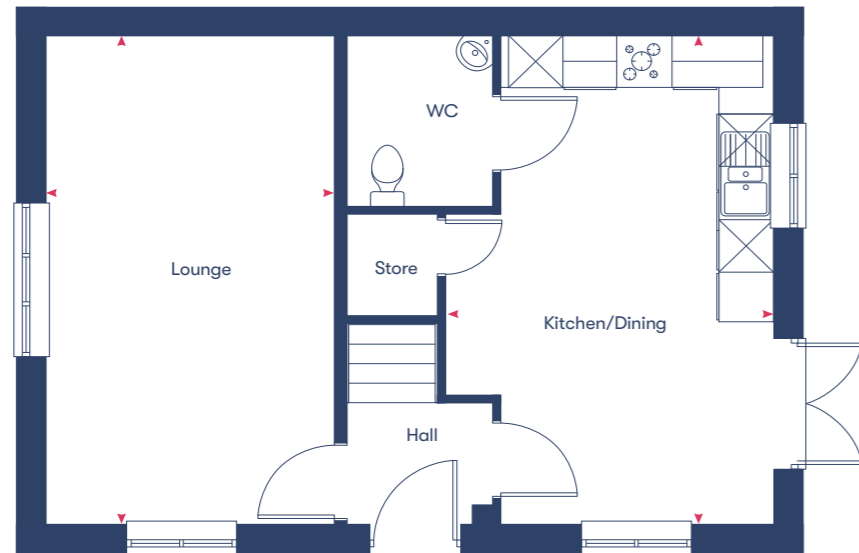
First Floor



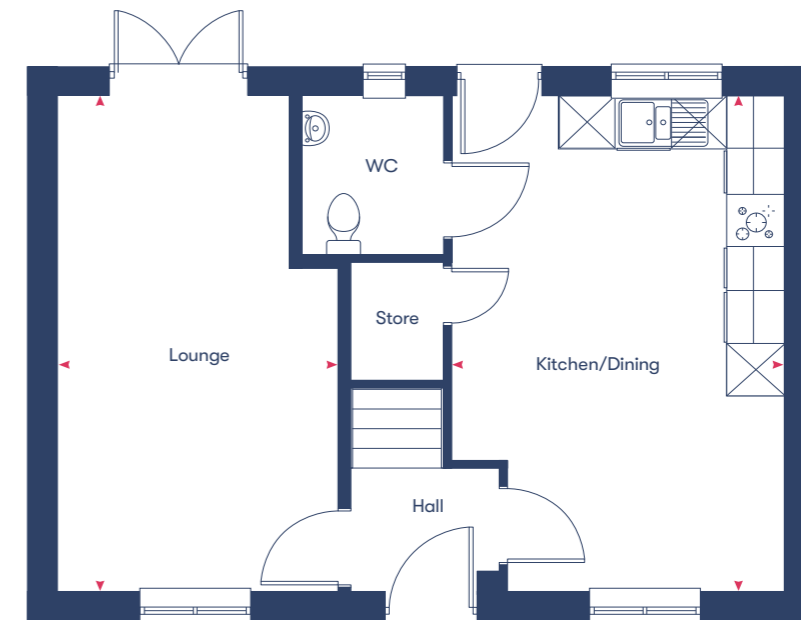
First Floor



Ground Floor



Ground Floor



Lounge	5683mm x 3209mm	18'8" x 10'6"
Kitchen/Dining	5683mm x 3639mm	18'8" x 11'11"
Bedroom 1	3257mm x 3246mm	10'8" x 10'8"
Bedroom 2	3140mm x 3643mm	10'4" x 11'11"
Bedroom 3	2483mm x 2541mm	8'2" x 8'4"

Lounge	5685mm x 3098mm	18'8" x 10'2"
Kitchen/Dining	5685mm x 3640mm	18'8" x 10'6"
Bedroom 1	3483mm x 3135mm	11'5" x 10'3"
Bedroom 2	3141mm x 3644mm	10'4" x 11'11"
Bedroom 3	2482mm x 2542mm	8'2" x 8'4"

\*Plot is handed

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## Shared Ownership Specialists

Dedicated to finding you your next home or helping you take the first step onto the property ladder.

Welcome to Homemade Homes by Accent, the experienced property sales team within Accent Housing.

Accent Housing Limited provide over 20,000 homes in the North, South and East of the UK. 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 have Shared Ownership homes across the country, from Surrey to Yorkshire and have helped hundreds of people fulfil their home ownership ambitions. We offer new and resale Shared Ownership homes as well as helping our current customers buy more of their home or sell it when they want to move on.

Visit our website dedicated to all things Shared Ownership

### *A selection of our previous developments*



Brooklands,  
Milton Keynes



Great Denham,  
Bedfordshire



Willow Grove,  
Wixams





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All information supplied is correct when published (April 2024) and is not intended to form part of any contract or warranty. Computer-generated images are an artist's impression and features such as landscaping, windows, brick, and other materials may vary, as may heating and electrical layouts. Any furniture and landscaping are shown for illustrative purposes only. Floor plans are intended to give a general indication of the proposed floor layout. You should not use dimensions for carpet sizes, appliance spaces, or furniture items. Information regarding schools, transport, and amenities should be considered general guidance only; we make every effort to ensure this information is current; however, you should not rely solely on the information presented. Journey times are representative of journeys made by car unless stated otherwise and may vary according to travel conditions and time of day. Any site plan is drawn to show the relative position of individual properties, not to scale. This two-dimensional drawing will not show land contours, gradients, boundary treatments, landscaping, or local authority street lighting. Footpaths are subject to change. For a shared ownership home, you need to pay rent to us for the share you do not own. The monthly rent payment will be listed in each advert on our website. We will review your rent at times set out in your lease. Your rent is reviewed, usually once a year. Your rent will go up when it is reviewed. It will not go down. The monthly payment for service charges will be listed in each advert on our website and reviewed annually. We support the development of mixed-tenure communities and are proud to provide homes for Shared Ownership and affordable rent. The tenure of these homes may change subject to demand.

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE OR RENT.**

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