

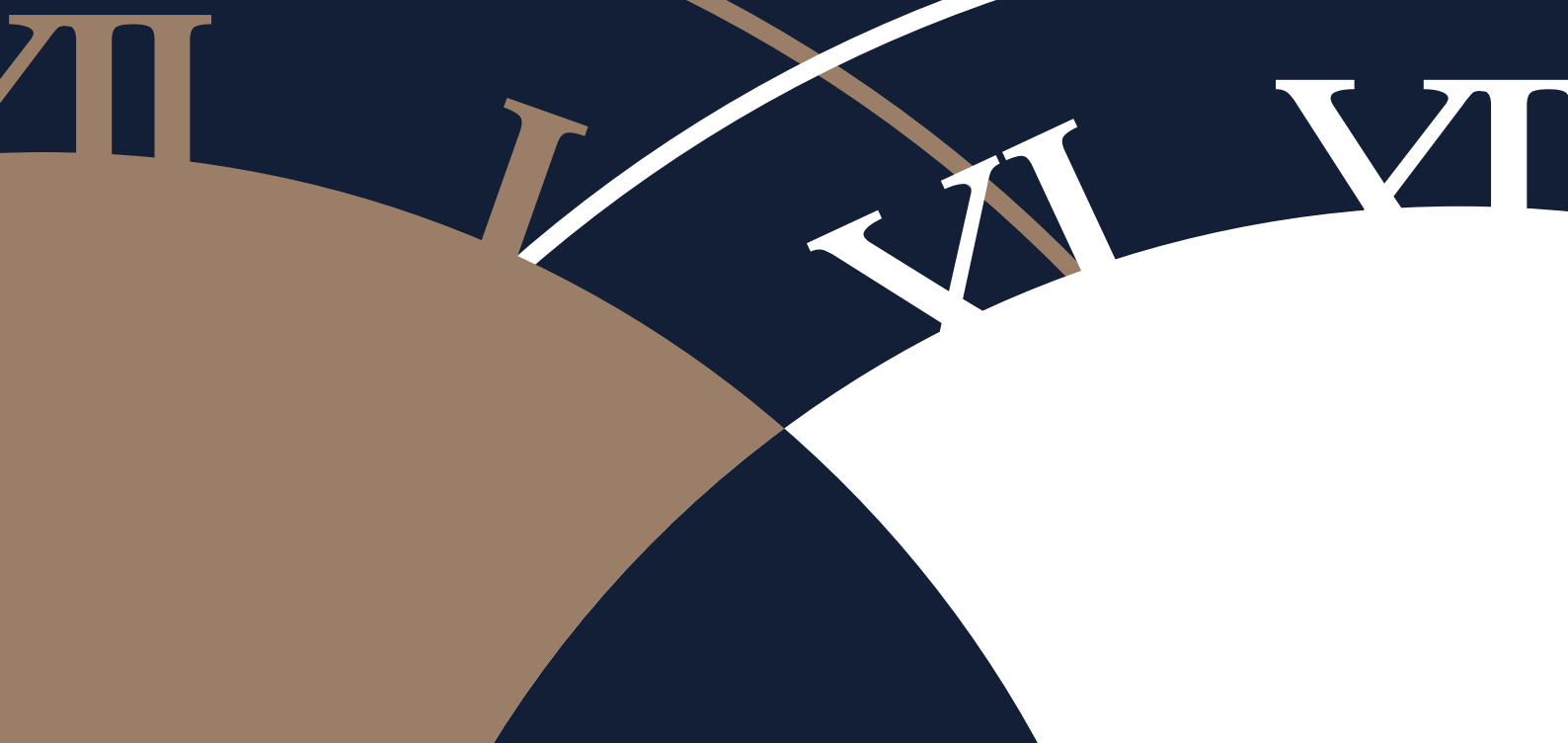
TIME TO DISCOVER A NEW WAY OF LIVING



CAMBOURNE WEST

Caxton Grange

A COLLECTION OF ONE, TWO AND THREE
BEDROOM 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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Cambourne West – Caxton Grange offers a collection of one, two and three bedroom 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, featuring 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. Cambourne West – 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.



Cambridge Botanic Gardens

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

Cambridge On Your Doorstep

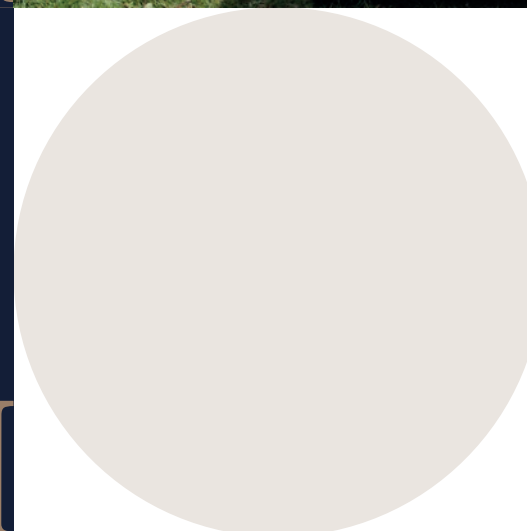
Located only 30 minutes from the centre of Cambridge, Cambourne West - Caxton Grange is ideally positioned for you to make the most of this famous city.

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.

London Awaits

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



Newmarket Racecourse

Located just 30 minutes from Cambourne West - 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 Houses
- Shared Ownership**
Plots 35, 37, 84, 85, 103, 104, 138 & 141
2 Bedroom Houses
- Shared Ownership**
Plots 29, 34, 52, 53, 68-70, 142, 143,
175-178
3 Bedroom Houses
- BPHA Affordable Rent**
- EV **Electric Car Charging Point**
- BCP** Bin Collection Point
- B/S** Bin Store
- C/S** Cycle Store

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

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

CAMBOURNE WEST

Caxton Grange

SITE LAYOUT

ONE BEDROOM HOME



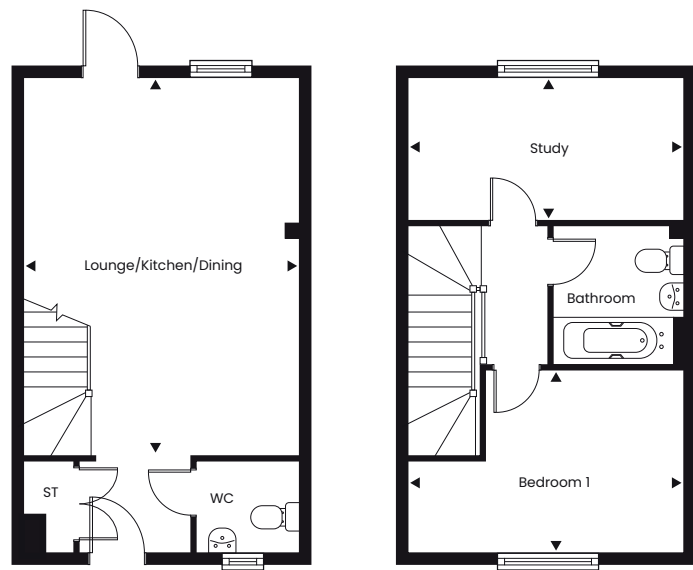
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TWO BEDROOM HOME



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PLOT 139 & 140

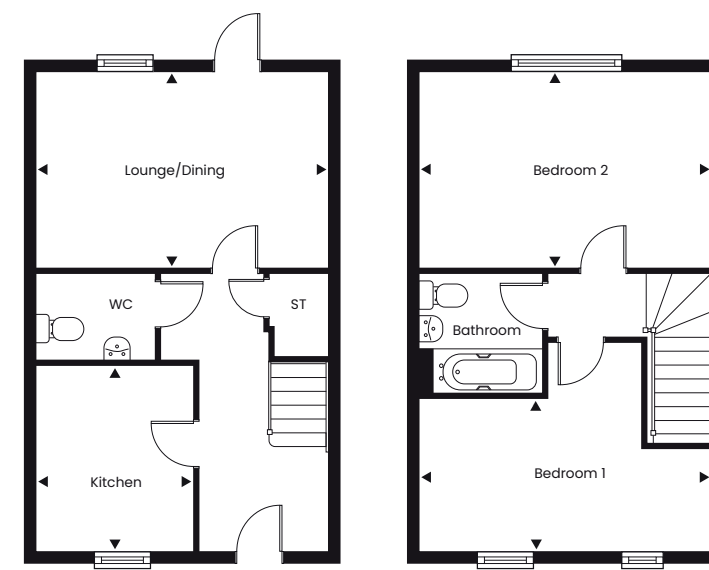


- LOUNGE/KITCHEN/DINING
4.05m x 5.54m 13'4" x 18'2"
- BEDROOM
4.05m x 2.64m 13'4" x 8'7"
- STUDY
4.05m x 2.08m 13'4" x 6'9"

GROUND FLOOR FIRST FLOOR

Plot 139's floor plan layout is mirrored. Floorplans subject to change.

PLOTS 138 & 141



- LOUNGE
4.75m x 3.24m 15'7" x 10'7"
- KITCHEN
2.57m x 3.08m 8'5" x 10'1"
- BEDROOM 1
4.75m x 2.57m 15'7" x 8'5"
- BEDROOM 2
4.75m x 3.24m 15'7" x 10'7"

GROUND FLOOR FIRST FLOOR

Plot 141's floor plan layout is mirrored. Floorplans subject to change.

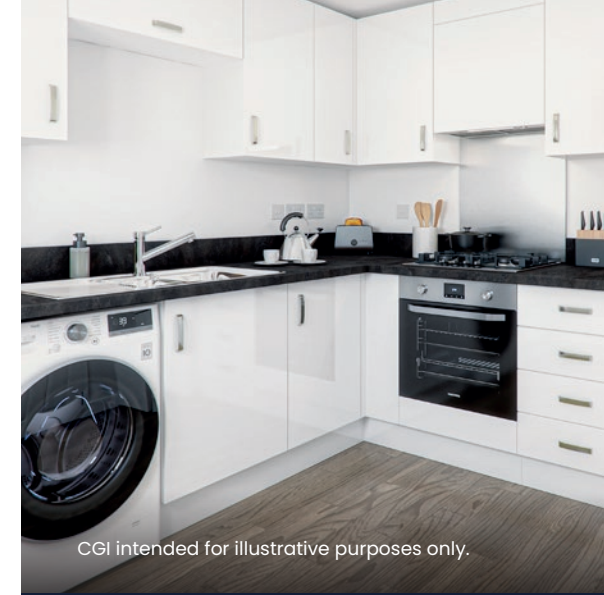


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SPECIFICATION

At Cambourne West - 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 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)
- Vinyl flooring

BATHROOM

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

PLOTS 142 & 143



GROUND FLOOR

FIRST FLOOR

LOUNGE/DINING
4.75m x 3.92m 15'7" x 12'10"

KITCHEN
2.61m x 3.42m 8'6" x 11'2"

BEDROOM 1
4.75m x 3.14m 15'7" x 10'3"

BEDROOM 2
2.71m x 3.50m 8'10" x 11'5"

BEDROOM 3
1.97m x 3.50m 6'5" x 11'5"

Plot 142's floor plan layout is mirrored, and window positions may differ to plan shown. Floorplans subject to change.

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
- Electric car charging point for every property

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



Pod Point EV Charging Point

THE OPTION YOU NEVER KNEW EXISTED



45% SHARE
£121,500

Full market value:
£270,000

1 bedroom mid terrace houses
Plots 139 & 140.



45% SHARE
£141,750

Full market value:
£315,000

2 bedroom end terrace house
Plots 138



45% SHARE
£144,000

Full market value:
£320,000

2 bedroom end terrace house
Plots 141



45% SHARE
£166,500

Full market value:
£370,000

3 bedroom semi-detached houses
Plots 142 & 143

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.



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



Pay rent on the share you don't own





“
**WITHOUT
 THE TEAM AT
 DOMOVO,
 I WOULDN'T
 BE WHERE I
 AM NOW.**

After a relationship breakdown, Barrie, a Motor Sport Engineer from St Neots, found himself with no other option than to rent a room. Now, 5 years later, Barrie is happily settled in his own home, thanks to Shared Ownership.

In his search for a property, Barrie came across the stunning new development at Cambourne West and found a one-bedroom house with a study room. This was perfect for Barrie as he could turn the study into a bedroom for son, Alfie.

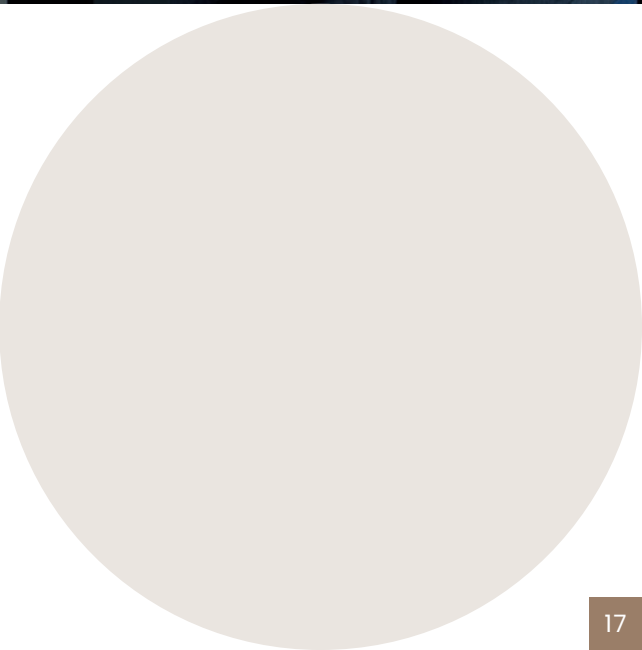
Barrie was successful in his application and was approved for a 25% share at £67,500. As Barrie was able to pay for the full share outright, a mortgage was not required. This significantly reduced his monthly costs, leaving only the subsidised rent and service charge to pay.



Barrie & Alfie



“
**Some people say you still
 don't own it, but it is yours
 and you can do what you
 want and buy more shares.**



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Marketing and
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