



LAKESIDE



A COLLECTION OF 2 AND 3
BEDROOM HOMES AVAILABLE WITH SHARED OWNERSHIP



WELCOME TO LAKESIDE YOUR DREAM HOME IN FEN DRAYTON

Experience the perfect blend of modern and natural beauty at Lakeside, a stunning housing development located in the picturesque village of Fen Drayton. Our collection of 2 and 3-bedroom homes offers everything you need for contemporary living, all set within a serene countryside environment.



WHY CHOOSE LAKESIDE?

- **Spacious and Light-Filled Homes:** Enjoy beautifully designed homes that maximize space and natural light.
- **Eco-Friendly Features:** Benefit from solar panels and electrical car charging points, promoting a sustainable lifestyle.
- **Shared Ownership:** Accessible homeownership tailored to your financial situation.
- **Stunning Location:** Set in the charming village of Fen Drayton, surrounded by natural beauty.



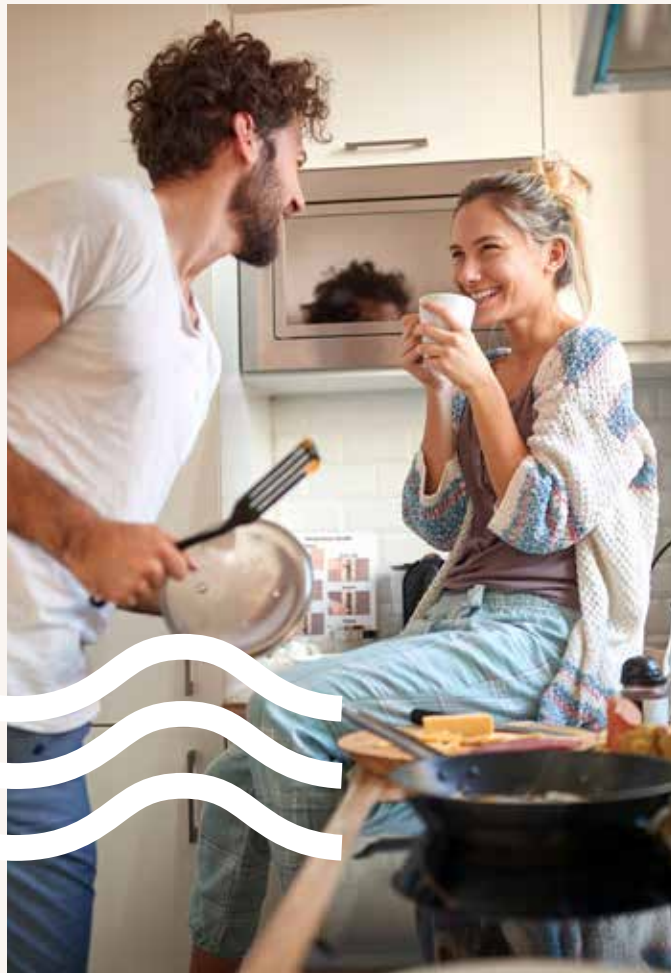
ELEGANT AND ECO-FRIENDLY LIVING

Our homes feature spacious interiors tailored to meet the needs of today's homeowners. Each property showcases a contemporary style throughout the living spaces, ideal for both relaxation and entertaining.

SUSTAINABILITY AT ITS CORE

At Lakeside, sustainability is a priority. Every home is equipped with solar panels and electrical car charging points, allowing you to enjoy a greener lifestyle and lower energy bills. The homes are built using Modern Method of Construction (MMC), and will benefit from increased insulation, and air source heat pumps, with the aim of achieving an energy rating of SAP A.

Our commitment to eco-friendly living ensures that your home is as kind to the environment as it is to you.



THE PERFECT PLACE TO BE



Nestled in the heart of Cambridgeshire, Fen Drayton offers a tranquil village setting with convenient access to urban amenities. The nearby Fen Drayton Lakes provide a haven for wildlife enthusiasts, while the village itself boasts a friendly community and historic charm.

The development is located just 5 miles south of St Ives, which offers a range of local amenities including supermarkets, leisure facilities, a GP centre, and the St Ivo Academy.

Cambridge Services are situated just over 3 miles south of the development on the A14, providing easy access to fuel and an M&S Foodhall, larger supermarkets can also be found at Bar Hill.

Cambridge is situated 11 miles south of the development and is easily accessible via the A14. It offers all the larger city centre amenities you might need, as well as regular train links to London with a travel time of just over an hour.

Fen Drayton Primary School is only a few minutes' walk from the development, and for older children, Swavesey Village College is just 2 miles away.

Despite its small size, Fen Drayton is well connected with regular bus links to Cambridge, Huntingdon, and St Ives.



Cambridge City Centre

SITE PLAN

SHARED OWNERSHIP

PLOTS - 12 & 13
2 Bedroom House

SHARED OWNERSHIP

PLOT - 14
3 Bedroom House

BPFA RENT

PLOTS - 5 & 6
1 Bedroom Bungalow

PLOTS - 3 & 4
1 Bedroom House

PLOTS - 1, 9, 10 & 11
2 Bedroom House

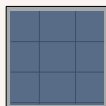
PLOTS - 2, 7 & 8
3 Bedroom House

c/s

CYCLE STORE

EV

ELECTRIC CAR CHARGING POINT

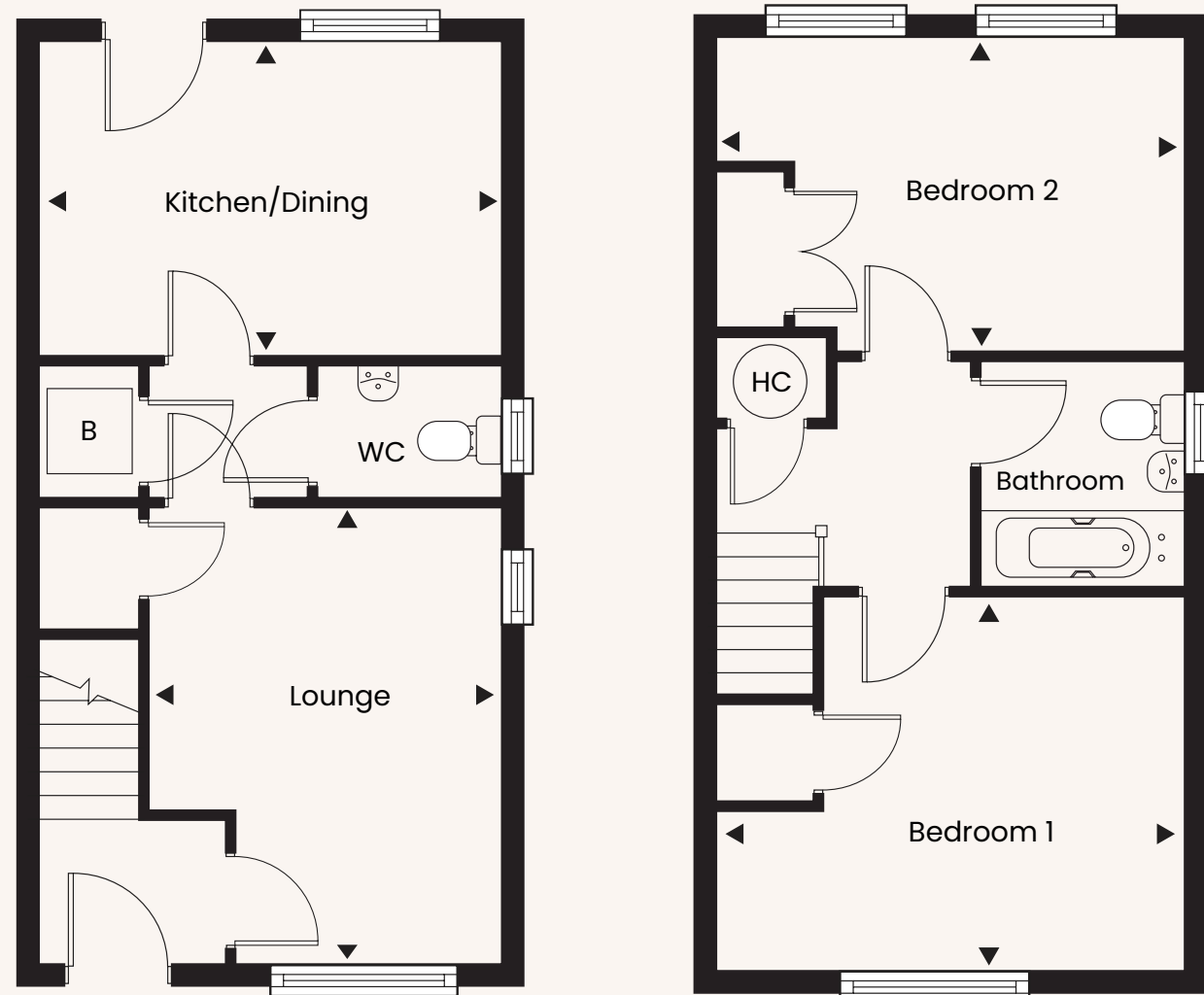


PV PANELS



Disclaimer: Whilst we endeavour to make our property details accurate and reliable these particulars are set out as a general outline only for guidance of intended purchasers or lessees and do not constitute as a full or part offer or contract. Parking information if shown is subject to change. Other details are given without responsibility and intending purchasers or tenants should not only 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.

TWO BEDROOM SEMI DETACHED HOUSE PLOT 12



Ground Floor

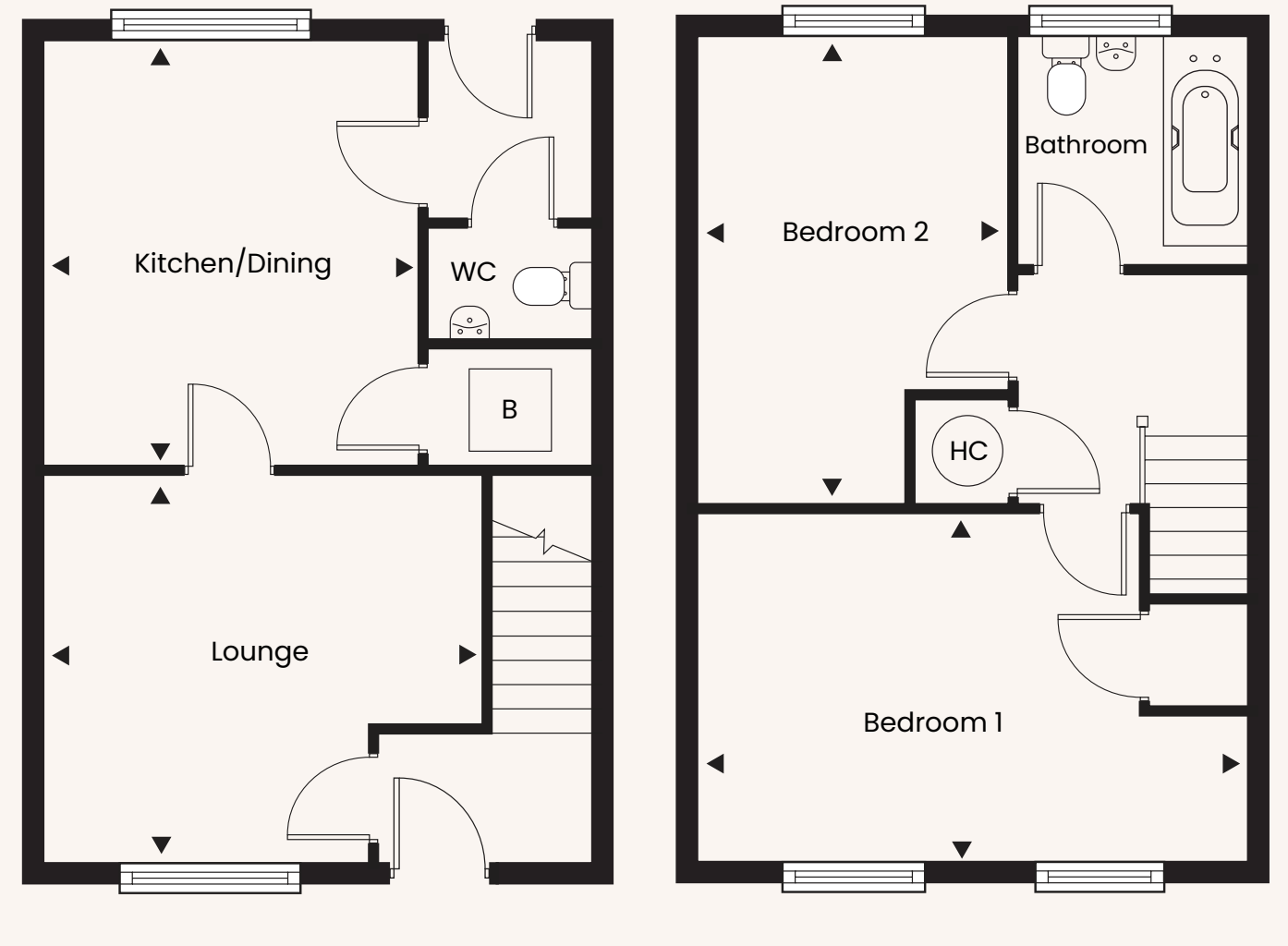
First Floor

DIMENSIONS

Lounge	3.46m x 4.61m	11'04" x 15'01"
Kitchen/Dining	4.40m x 3.14m	14'05" x 10'03"
Bedroom 1	4.40m x 3.70m	14'05" x 12'01"
Bedroom 2	4.40m x 3.18m	14'05" x 10'05"

*Max. measurement taken
*Dimensions are guide only

TWO BEDROOM SEMI DETACHED HOUSE PLOT 13



Ground Floor

First Floor

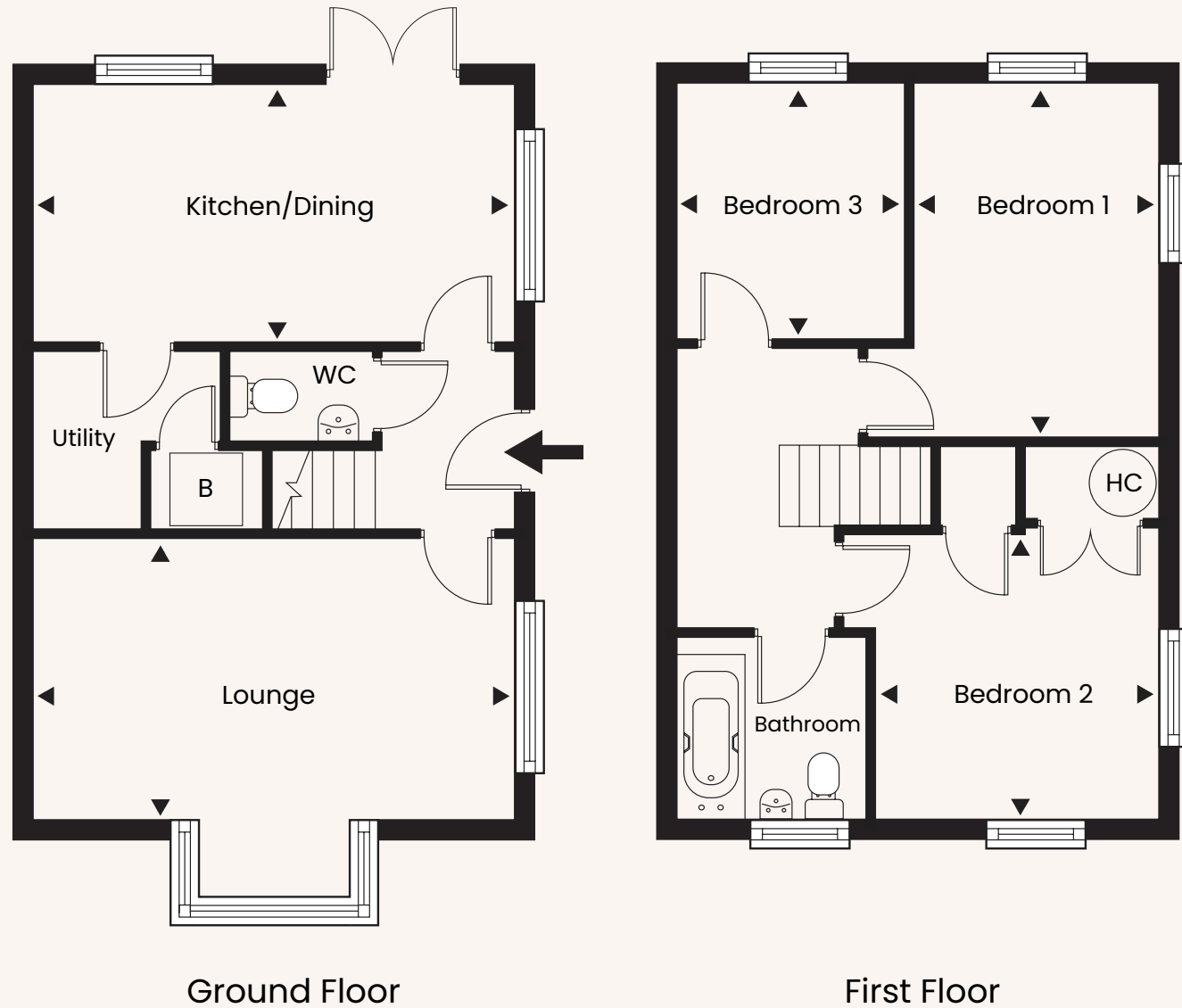
DIMENSIONS

Lounge	4.18m x 3.62m	13'08" x 11'10"
Kitchen/Dining	3.55m x 3.92m	11'07" x 12'10"
Bedroom 1	5.19m x 3.24m	17'00" x 10'07"
Bedroom 2	2.96m x 4.33m	09'08" x 14'02"

*Max. measurement taken
*Dimensions are guide only

THREE BEDROOM SEMI DETACHED HOUSE

PLOT 14



DIMENSIONS

Lounge	5.52m x 3.30m	18'01" x 10'09"
Kitchen/Dining	5.53m x 2.96m	18'01" x 09'08"
Bedroom 1	2.83m x 4.12m	09'03" x 13'06"
Bedroom 2	3.29m x 3.34m	10'09" x 10'11"
Bedroom 3	2.61m x 2.96m	08'06" x 09'08"

*Max. measurement taken
*Dimensions are guide only

SPECIFICATION

KITCHEN

- Woodbury gloss white cupboards
- Oak Block worktop
- Built in oven, induction hob and cooker hood
- Dishwasher and washing machine provided
- Integrated fridge freezer provided
- Vinyl Flooring
- Wall tiles or upstands

BATHROOM

- Wall tiles to wet areas
- Vinyl flooring
- Thermostatic shower over bath
- Heated towel rail

GENERAL

- Carpet to dry areas
- Air Source heat pump heating system
- LABC warranty
- PV Panels

OUTDOORS

- Two car parking spaces per plot
- Electric vehicle charging point
- Private garden
- Outside tap to houses

Specification subject to change



Intended for illustrative purposes only.

IT HAS ALWAYS BEEN OUR DREAM TO OWN OUR HOME.

Josh and Josie Drury



When renters Josie and Josh Drury discovered they were expecting a baby, they decided it was the right time to finally look at buying their own home.

The couple, who married in 2019, had been renting a two-bed house in Cambridge but it was not particularly child-friendly or spacious, plus it was an expensive way to live.

Josie said: “We moved into our first house after we got married but during the pandemic the rent kept increasing and when we found out I was pregnant we realised we definitely wouldn’t be able to afford to continue renting and would need more space.”

With the support and encouragement of both their parents, the couple decided to go ahead and soon found a home in Cambridgeshire and reserved a plot at the end of January 2022.

Luckily a work colleague and friend of Josie’s was already in the process of buying a shared ownership home through bpha and told them all about how it worked.

The move has also made the couple financially better off, as the monthly cost of mortgage and rent on their home is around £200 less than they paid in rent at their previous property.

“It has always been our dream to own our home. We are not big earners, so to be on the property ladder is so lovely.”

As Josie knew she would be on maternity pay, the couple decided to buy just 35% shares of the £365,000 house, with a plan to hopefully buy more over time.

THE MONTHLY COST OF MORTGAGE AND RENT ON THEIR HOME IS AROUND £200 LESS THAN THEY PAID IN RENT AT THEIR PREVIOUS PROPERTY.

Speaking about the process, she said it was really quick, simple and easy for them.

“The process went really well, with no delay. The thing that took the most time was getting the finance and mortgage set up.”

The team at Domovo worked really hard to ensure the couple were in their home before Annabelle was born.

“The staff were really friendly and quick at responding,” said Josie, 29. “We were blessed in that way, they were really efficient.”





SHARED OWNERSHIP

THE OPTION YOU NEVER KNEW EXISTED

We believe that everyone should have the opportunity to own their dream home. That's why all our properties are available through shared ownership. This flexible scheme allows you to purchase a share of your home and pay rent to bpha on the remaining share, making it easier to step onto the property ladder.

Initial shares of between 10% and 75% are available, allowing you to start with a share that suits your budget while paying a subsidised rent on the remaining portion. In the future, you have the flexibility to purchase additional shares in your home up to 80%, or even sell your home and move.



You can buy between a 10%-75% share



Make mortgage payments on the share you own

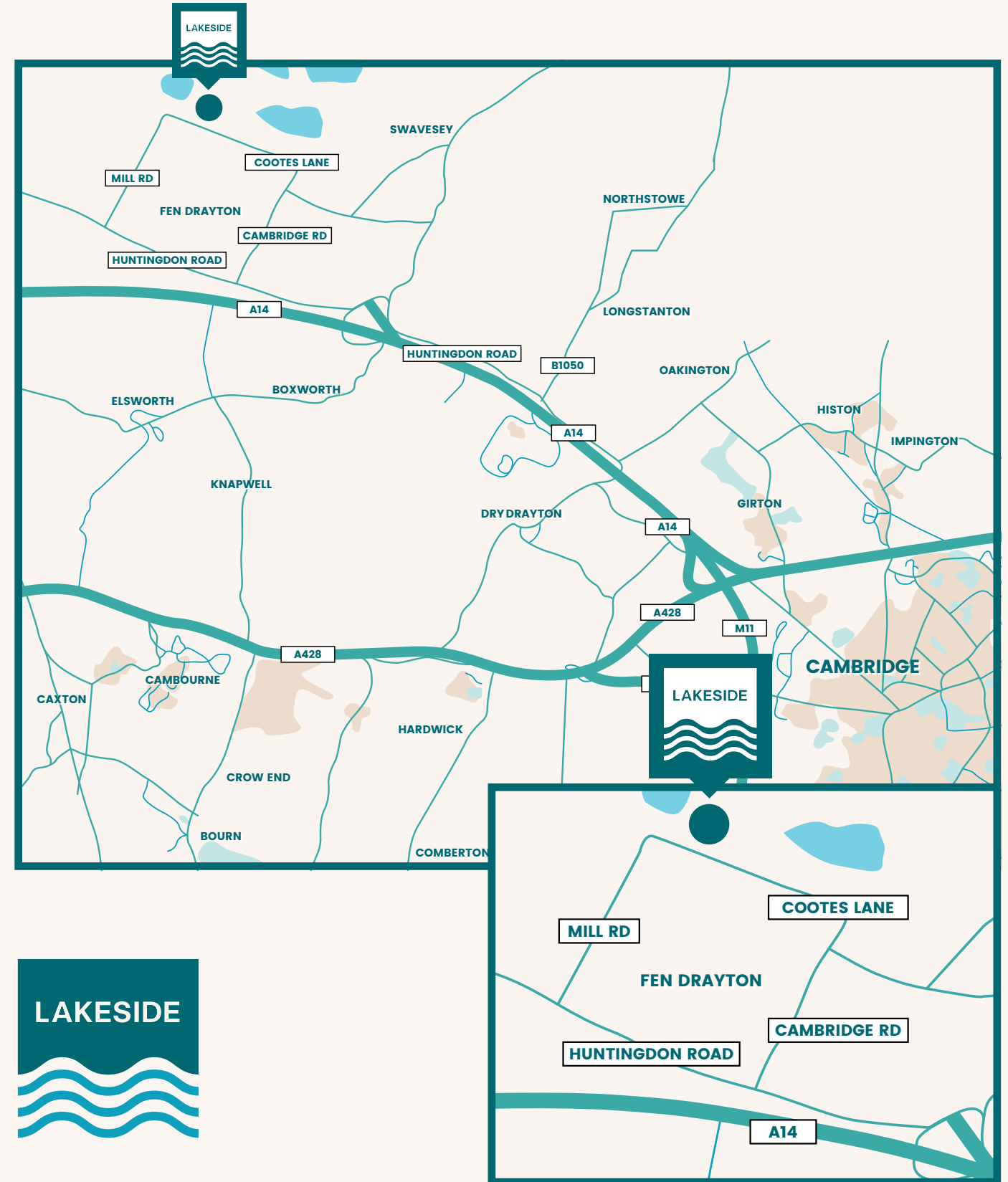


Pay rent on the remaining shares



Buy more shares in your property in 1% increments

These properties are available to customers with a local connection. Please speak to your Sales Advisor for criteria details.



Ready to find out more? Get in touch with our sales team today to learn about our available properties and shared ownership options.

Phone: **01234 674070**
 Email: sales@domovohomes.co.uk
 Website: domovohomes.co.uk





**Plots 12-14:
2 & 3 bedroom homes.**

**Teal Close, Fen Drayton,
Cambridge, CB24 4AQ**



A development by
bpha.org.uk



Marketing and Sales Brand
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***Some properties are restricted to the level of share you can purchase. Image used on the front cover is of Fen Drayton Lakes.