



THE ORCHARD

AT WINTRINGHAM

FOUR BEDROOM HOMES



THE PERFECT SURROUNDINGS TO LIVE, GROW, RELAX



Marketing and Sales Brand [domovohomes.co.uk](https://www.domovohomes.co.uk)

INTRODUCING | THE ORCHARD AT WINTRINGHAM



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Welcome to The Orchard at Wintringham, the perfect place to live, grow and relax. This brand new collection of two bedroom homes is ideally located in the Cambridgeshire countryside, next to the characterful market town of St Neots.

With a focus on the natural environment yet with an abundance of amenities on the doorstep, The Orchard does not sacrifice convenience for its rural feel.

Thoughtfully designed to complement their surroundings as well as cater for the demands of modern living, the homes at Wintringham development aim to enhance your lifestyle.

With homes available through Shared Ownership, The Orchard is ideal for first time buyers and growing families alike. Alongside the stunning homes, those living at the development will benefit from the amenities nearby including two primary schools, a nursery, pub, health centres, play areas, and much more.

The Orchard will also provide you with a number of convenient transport connections. St Neots town centre is just over a mile away where you will find all of your everyday needs as well as a wide variety of restaurants and cafés to enjoy. For those who are commuting further afield, several towns and cities including Bedford, London, Cambridge, and Peterborough are all easily accessible.



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A PLACE TO LIVE | A PLACE TO GROW | A PLACE TO RELAX



A VIBRANT NEIGHBOURHOOD

Image shown is of St Neots park, Cambridgeshire

The Orchard at Wintringham offers numerous amenities within walking distance. This includes two primary schools, the first of which, Wintringham Primary Academy, opened in November 2020, and the second school is due to be built in the near future. Furthermore, a nursery, pub, and supermarket will all be available on the development, as well as a new civic centre to be a focal point of the new community.

For nature lovers, the homes at The Orchard at Wintringham will be surrounded by green corridors including woodland and grassland, as well as open spaces to relax or play sport. In addition, more than a third of the wider Wintringham development will be made up of green space.

Just a stone's throw away from the development is the thriving town of St Neots. Situated alongside the River Great Ouse, St Neots will provide you with all of your essentials including a pharmacy, a butcher, as well as plenty of restaurants and cafés to enjoy. As well, you will be able to support local producers by visiting the fortnightly Farm and Craft Market which has been running since 2002. St Neots also has lots of entertainment for family days out, including the Priory Centre, home to a range of shows and events, and St Neots Museum, where you can learn more about the rich history that the town holds.

For those looking to get involved with local community groups, there are plenty in the area to choose from. For sport lovers, check out St Neots Golf Club, Swans Swimming Club, St Neots Table Tennis Club, St Neots Cycling Club, and many more. Other groups in the local area include St Neots Camera Club and St Neots Astronomy Club. The Orchard provides you the best of both worlds; a true sense of country living whilst being just minutes away from your everyday needs.



Wintringham, Primary School



St Neots



St Neots



St Neots, Museum



GETTING AROUND

Whilst being located in the picturesque Cambridgeshire countryside, The Orchard at Wintringham benefits from a vast range of connections to surrounding towns and cities. St Neots is located just over a mile away from the development where you will be able to find a wide variety of conveniences.

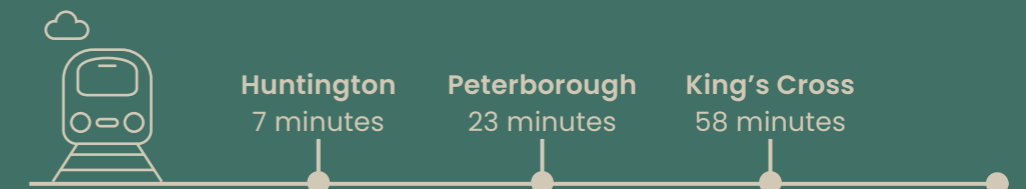
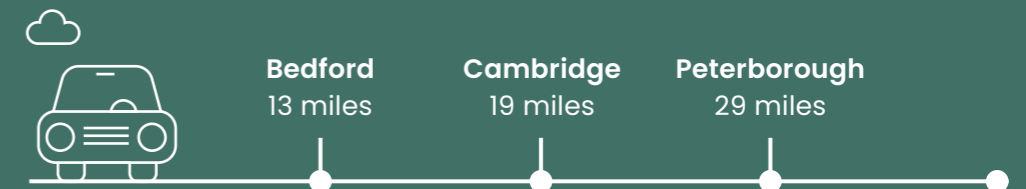
For working professionals looking to commute, The Orchard has numerous links to take advantage of. Bedford can be reached in under 14 miles, Cambridge is less than 19 miles away, and Peterborough is 30 miles away.



Those who need to reach London can make use of St Neots Train Station which is half a mile away and can be reached on foot. From here, you can arrive at London King's Cross Station in less than an hour.

There is an express bus service available at the development which offers easy travel to St Neots, Cambourne, Cambridge, and Milton Keynes, as well as local services to Eaton Socon, Eynesbury, St Neots and Huntingdon.

The wider Wintringham development also offers nine kilometres of cycle paths and walkways to explore St Neots and the surrounding area. Furthermore, sustainable travel incentives will be available including hiring bikes and e-bikes to help you reach your destination in an environmentally-conscious manner.



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DESIGNED FOR LIFE

With a focus around sustainability and well-being, living at Wintringham aims to improve way of life.

The development has been strategically designed with wildlife in mind to help protect all species. The Orchard enjoys green corridors including woodland, hedgerows, and grasslands for nature to thrive, as well as making for exciting spaces for you to explore.



For those with children, Wintringham has a number of play areas to enjoy. As well as this, with more than a third of the whole development being made up of green open space, every home will have easy access to the natural environment. With nine kilometres of cycle paths and walkways, there is plenty of opportunity to walk the dog, exercise, or even enjoy a picnic.

With a plethora of facilities on your doorstep, you'll always have easy access to your daily needs. With both schools and a nursery close by, family living is made simple. With sustainable travel options available including the hiring of bikes and e-bikes, navigating around the development and the surrounding areas can be done with the environment in mind.

The Orchard at Wintringham has been designed to suit modern living. With flexible co-working spaces available on the development, whether you're working at home or commuting to a nearby town or city, Wintringham is the perfect home for you.





THE ORCHARD AT WINTRINGHAM SITE PLAN

- Shared Ownership**
 2 Bedroom House
 Plots 12, 13, 48-60, 90, 91, 94, 95, 97 & 98
- Shared Ownership**
 3 Bedroom House
 Plots 11, 14, 15, 19
- Shared Ownership**
 4 Bedroom House
 Plots 268 & 269
- BPHA Affordable Rent**
 1 Bedroom Apartment
 Plots 195-200, 248-267, 288-293
 2 Bedroom House
 Plots 80-83, 92, 93, 102-106, 113-118, 122, 129
 3 Bedroom House
 Plots 16-18, 79, 96, 99-101, 119-121
- Developer Sales**

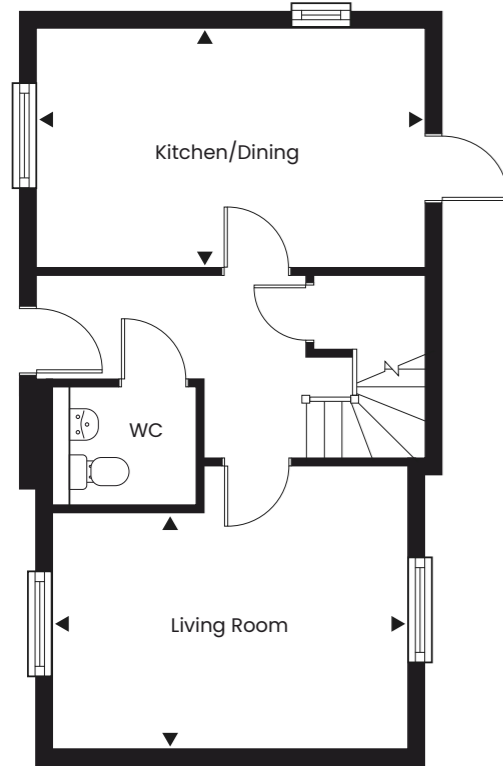


Disclaimer: Plan shown is indicative and certain plots on site will be mirrored. Window/door positions and sizes may differ to those shown from plot to plot, please consult with the sales advisor. Room dimensions if shown are subject to change and are for guidance only. Whilst we endeavour to make our 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 verifications from their Solicitor or Surveyor to their own satisfaction.

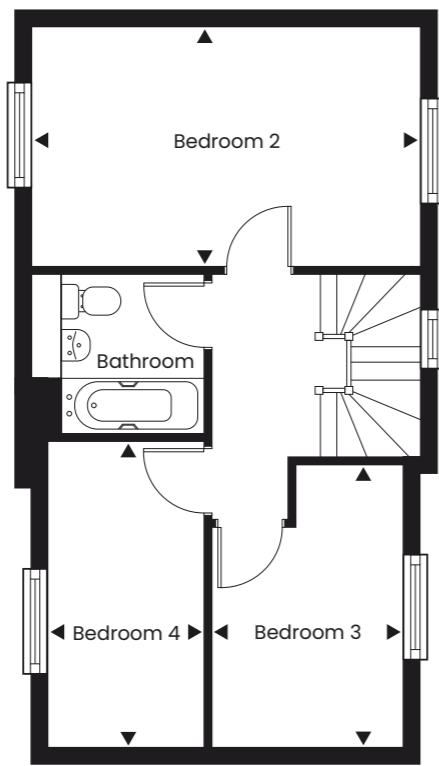
PLOT 268

Four bedroom semi-detached house

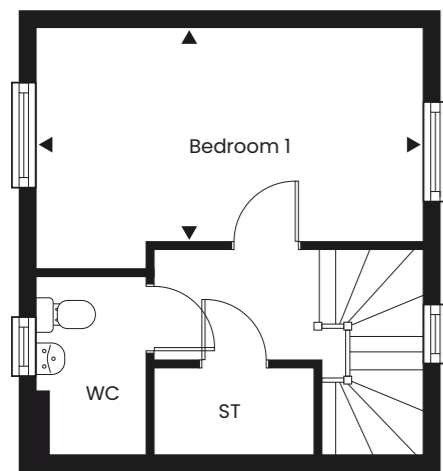
£140,000 for a 35% share* Monthly service charge – £43.07



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Dimensions

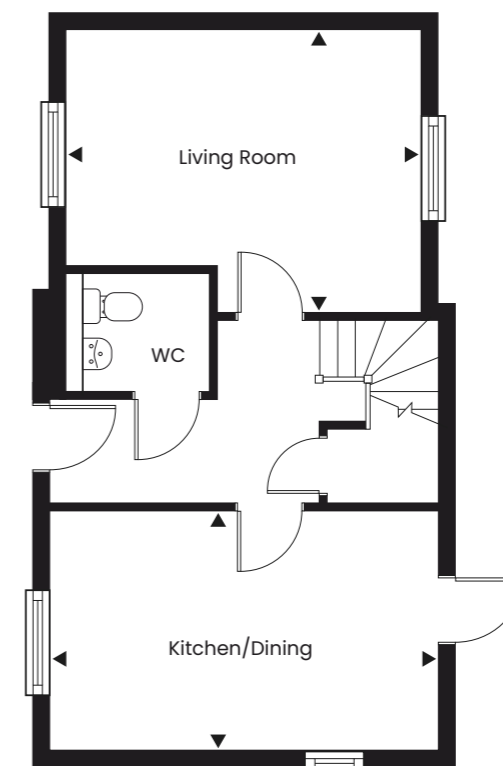
LIVING ROOM	4.78m x 3.03m	15'8" x 9'11"
KITCHEN/DINING	5.01m x 2.81m	16'5" x 9'2"
BEDROOM 1	5.01m x 3.11m	16'5" x 10'2"
BEDROOM 2	5.01m x 2.81m*	16'5" x 9'2"
BEDROOM 3	2.52m x 3.53m*	8'3" x 11'6"
BEDROOM 4	2.18m x 3.87m*	7'1" x 12'8"

Floorplans subject to change. For plot specific floor plans please contact your sales advisor to request.
*Max measurements taken. Dimensions are a guide only.

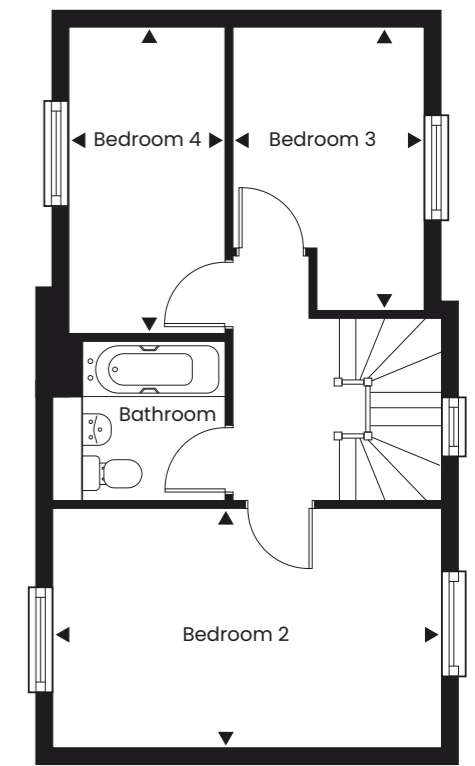
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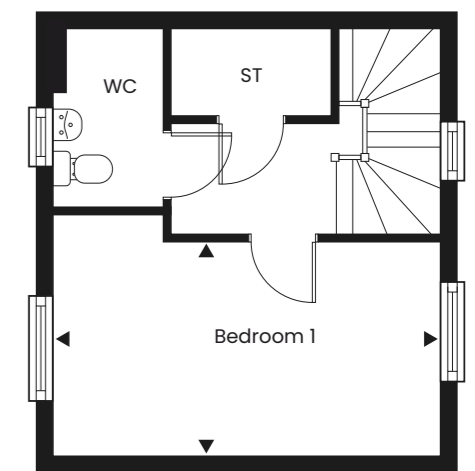
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SPECIFICATION

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KITCHEN*

- Porcelain White kitchen cupboards (Paula Rosa Manhattan)
- Natural Messina worktop with upstand
- 132 Stainless steel effect cupboard door handle
- Built in oven, induction hob & extractor hood
- Pure white glass splashback
- Oiled Oak Vinyl flooring

BATHROOM*

- Shower over bath
- Shower screen
- Beton Grey Matt tiles to wet areas
- Oiled Oak Vinyl flooring

GENERAL*

- Carpet to dry areas – Soft shadow
- Vinyl flooring to kitchen/ Dining room
- Gas central heating
- Private garden with turf
- Two car park spaces

*Specification subject to change

SHARED OWNERSHIP THE OPTION YOU NEVER KNEW EXISTED

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 10% 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.



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

WONDERING IF SHARED OWNERSHIP IS RIGHT FOR YOU?

After renting various homes over three years, Molly Bexon and Luke Evans decided they wanted to make the big step of buying their first home together.

While the pair had managed to save some funds, they worried it would take them a while to be able to afford an open market home, while still paying rent.

The couple wanted a home they could call their own, without busting the bank, so when Molly's relative bought via Shared Ownership, the pair decided look into it too.

They spent three months searching for a property and while looking at options online, they came across Domovo's, Shared Ownership properties being built at The Orchard at Wintringham in St Neots.

Molly and Luke moved into their two-bedroom home in April 2023, and were pleased with the whole process from start to finish.



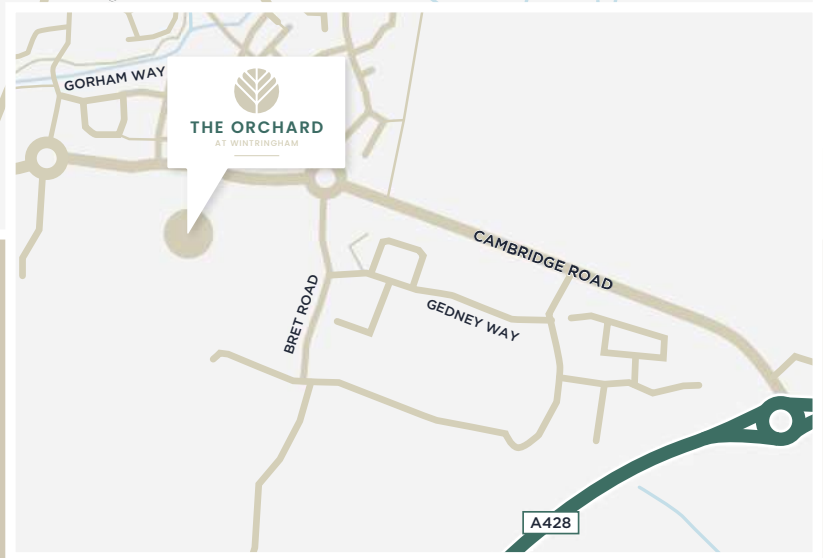
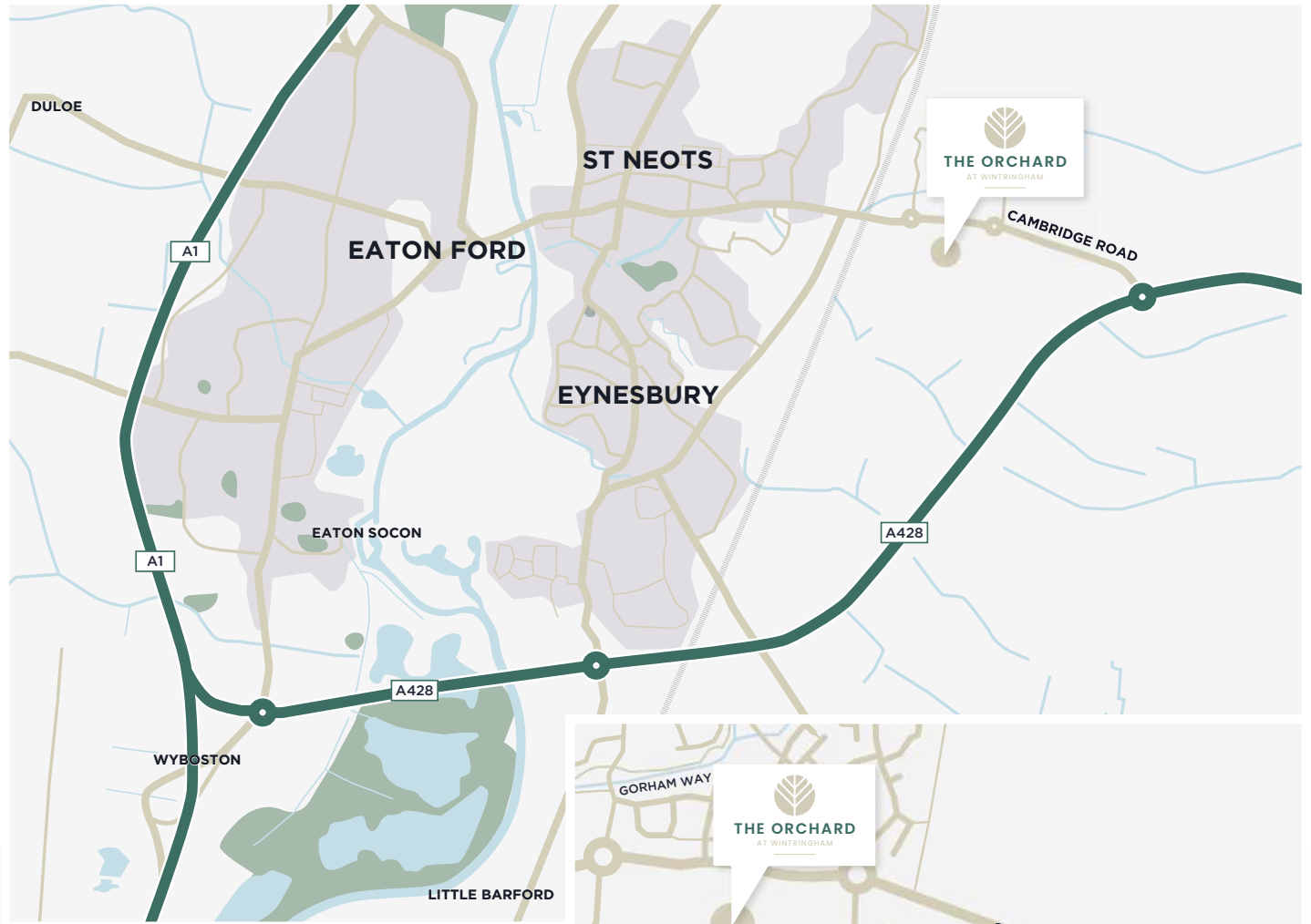
Molly & Luke

I had a million questions, but Domovo were brilliant at answering everything. It was great to have a point of contact, a specific advisor and they were very honest.



THE ORCHARD AT WINTRINGHAM,
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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 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 999 years and available to purchase for a 10% share. ** Shares offered are based on affordability and determined by an Independent Mortgage Broker. ***Some properties are restricted to the level of share you can purchase.