



# CAMBOURNE WEST

Sheepfold

TIME TO  
DISCOVER A  
NEW WAY  
OF LIVING

A COLLECTION OF TWO & THREE BEDROOM HOMES  
SET AMONGST A COUNTRYSIDE BACKDROP



“

DISCOVER  
THE PERFECT  
PLACE TO  
PUT DOWN  
ROOTS

”



\*Image is from a previous phase on the same development



**Cambourne West – Sheepfold offers a collection of 2 & 3 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.

These beautiful homes are available with Shared Ownership, and are ideal for singles and couples, young families, commuters and downsizers alike. Cambourne West – Sheepfold allows you to indulge in stylish living by providing an affordable solution to home ownership.

CGI for illustrative purposes only. CGI not plot specific.



# 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.



## Cambridge Botanic Gardens

Gardening enthusiasts will enjoy nearby Cambridge Botanic Gardens, situated just 25 minutes from Cambourne West – Sheepfold, 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 – Sheepfold 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 Cambourne West – Sheepfold will give you every opportunity to indulge in your favourite activity.

## London Awaits

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



## Charm and Community Close By

Just a short drive from Cambourne West, the bustling market town of St. Neots blends charm with convenience. Stroll along the riverside, explore cosy cafés and boutiques, or unwind in a welcoming pub. With regular markets and a strong sense of community, everyday life here feels that little bit more special.



# CAMBOURNE WEST

## Sheepfold











THE PERFECT PLACE TO PUT DOWN ROOTS

- Sheepfold
- 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 424-435 & 507-516  
2 Bedroom Apartments
-  **Shared Ownership**  
Plots 589-593, 611 & 614  
2 Bedroom Houses
-  **Shared Ownership**  
Plots 412-415, 585-588, 612, 613 & 615-618  
3 Bedroom Houses
-  **BPHA Affordable Rent**  
Plots 334-341  
1 Bedroom Apartment  
Plots 390-401, 443-453, 454-465  
2 Bedroom Apartment
-  **DEVELOPER OUTRIGHT SALES**
-  **Electric Car Charging Point**
-  **Retail Units on Ground Floor**
-  **Bin Collection Point**
-  **Bin Store**
-  **Cycle Store**



# CAMBOURNE WEST

## Sheepfold

### SITE LAYOUT

**Living at Cambourne West  
- Sheepfold, 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  
Cambourne West - Sheepfold's  
ideal location offers an array  
of activities nearby.



# TWO BEDROOM DETACHED HOUSE



CGI intended for illustrative purposes only. CGI not plot specific.

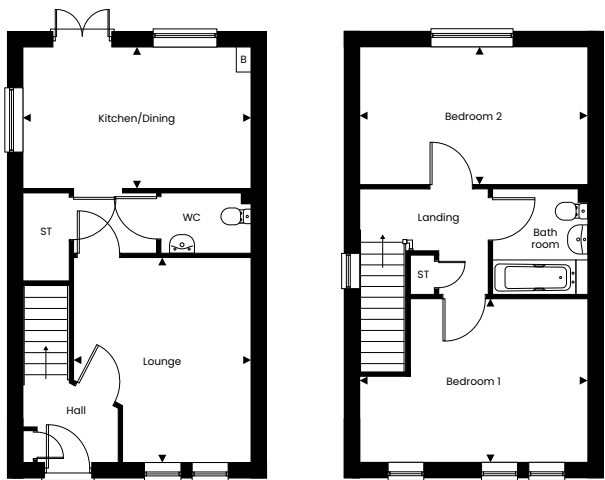
# TWO BEDROOM MID & END TERRACED HOUSE



CGI intended for illustrative purposes only. CGI not plot specific.

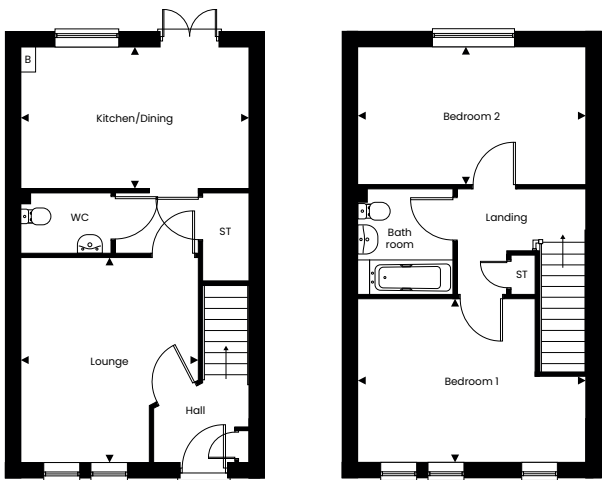
## PLOT 589

KITCHEN/DINING	
4.76m x 2.91m	15'07" x 9'06"
LOUNGE	
4.20m x 3.70m	13'09" x 12'01"
BEDROOM 1*	
4.79m x 3.36m	15'08" x 11'00"
BEDROOM 2	
4.79m x 2.80m	15'08" x 9'02"



## PLOTS 590–593 (PLOT 591 & 593 ARE MIRRORED)

KITCHEN/DINING	
4.76m x 2.91m	15'07" x 9'06"
LOUNGE	
4.20m x 3.70m	13'09" x 12'01"
BEDROOM 1*	
4.79m x 3.36m	15'08" x 11'00"
BEDROOM 2	
4.79m x 2.80m	15'08" x 9'02"



\*Max measurements taken.

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**PLOTS 585-588**  
(PLOT 586 & 588 ARE MIRRORED)



**KITCHEN**

3.63m x 2.51m 11'10" x 8'02"

**LIVING ROOM/DINING**

4.21m x 3.59m 13'09" x 11'09"

**BEDROOM 1\***

6.10m x 4.23m 20'00" x 13'10"

**BEDROOM 2**

4.35m x 2.89m 14'03" x 9'05"

**BEDROOM 3**

3.63m x 2.19m 11'00" x 7'02"

\*Max measurements taken.

# SPECIFICATION

At Cambourne West - Sheepfold, 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.

Every plot comes with a balcony/terrace, where you can enjoy the sunny days. 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.

## BATHROOM

- Thermostatic shower over bath
- Madagascar Blanco Porcelanosa wall tiles to wet areas
- Vinyl flooring
- Glass shower screen
- Heated towel rail

## GENERAL

- Manhattan taupe carpets provided to dry areas
- Gas central heating
- NHBC Warranty
- Private garden with turf
- Outside tap provided
- Two parking spaces
- Electric car charging point for every property\*\*

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

\*\*For further advice on EV tariff and connection criteria, please speak to your sales advisor.



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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



Pod Point EV Charging Point



# THE OPTION YOU NEVER KNEW EXISTED



CAMBOURNE WEST  
Sheepfold



25% SHARE  
**£83,750**

Example based  
on a two-bedroom  
detached house\*\*



25% SHARE  
**£78,750**

Example based on  
a two-bedroom  
terraced house\*\*



25% SHARE  
**£97,500**

Example based on  
a three-bedroom  
Semi-detached 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.

“  
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

\*Testimonial was incentivised



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



Pay rent on the  
share you don't own

Scan to find out more about:

Shared  
ownership guide



Staircasing



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

Read Barrie's  
full story





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