



**homemade**  
homes by accent

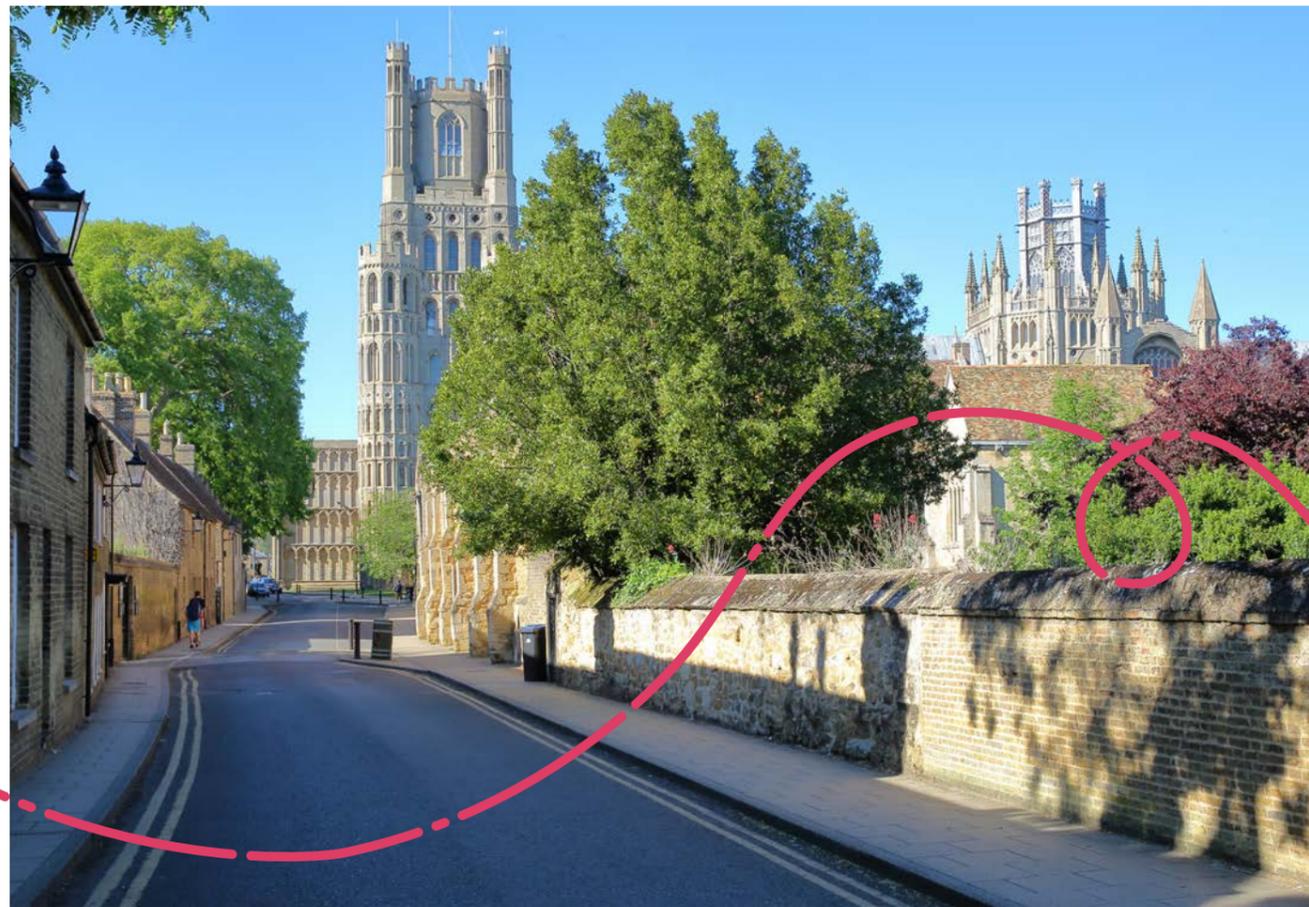


Computer generated image is illustrative only

# Mallard Meadows

HADDENHAM

A stylish collection of shared ownership homes for sale



## Live in the countryside, stay close to the city

Your place to have it all at well-connected Mallard Meadows

Mallard Meadows is your chance to live a more rural life, without compromising on connectivity. Set on the edge of quaint Haddenham village, these homes are immersed in wide open countryside. And yet just a short walk from the village centre, a 13-minute drive to the historic city of Ely and within easy reach of several other towns and cities. Including London, Cambridge, Peterborough, King's Lynn and Bury St Edmonds.

We have 25 brand new, carefully designed houses available to buy on a more affordable, shared ownership basis at Mallard Meadows (see page 31 for details). With 16 3-bed houses and nine 2-bed houses for sale, there's space for you here whether you're buying as a small or growing family or a couple. The architecture follows traditional lines, while the layouts are modern and spacious, with neutral finishes ready for you to make your mark.

Sit just above the Cambridgeshire Fens, this is a serene part of the world that's perfect for settling down and taking stock in the countryside – without leaving the urban buzz behind. It's a gentle landscape peppered with pretty villages, bustling market towns and historic cities, with plenty to do and plenty of space to sit back and simply do nothing.

When you want to get about, travel is easy from Mallard Meadows. The nearby A142 and A10 whisk you to major road links. Ely station is just a 13-minute drive away with direct links to Cambridge and London Kings Cross. And you can be at Stansted Airport in just over an hour.

Cambridgeshire Fens



Bury St Edmonds



A welcoming home,  
shaped around you



# Get settled with shared ownership at Mallard Meadows

A more affordable way to buy in a dream location



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 Mallard Meadows are available to buy using the government's shared ownership scheme. It's another way to buy your home where you buy a percentage and pay rent on the rest. Homemade Homes own part of it - but you're living there, you decorate it, and you decide when to sell. Buying a percentage means you'll need a smaller deposit and a smaller mortgage. You can start by buying a share of between 25% to 75%. Once you've moved in, you can carry on buying more shares - if you choose to and can afford it - until you own your home 100%.

We offer an extensive range of shared ownership homes across the country, and have helped families, couples and people buying alone to find the right home for them. From apartments to detached houses, from Surrey to Yorkshire, we can help you find what you're looking for.

Visit [homemadehomes.com/information/](https://homemadehomes.com/information/) or speak to our sales team to find out more about shared ownership.



## Perfectly positioned in the Cambridgeshire countryside

Haddenham puts everything you need within a walk, a cycle or a quick drive



Thoughtfully designed, energy-efficient homes with high-quality finishes



A welcoming village with a pub, post office, library, art gallery, café and more



Private gardens and car parking for every home



A 5-minute drive to a Co-op and Scotts Farm Shop and a 15-minute drive to Tesco



A nursery and primary school in the village and a secondary school 3 miles away



Country walks winding by the river, wandering through meadows and exploring nature reserves



Lots of independent restaurants, cafes and pubs locally and in Ely



A 13-minute drive to Ely and a 39-minute drive to Cambridge



Several sports facilities in the village and gyms, clubs and classes nearby

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

Homemade Homes by Accent

# Welcome to historic Haddenham

Where traditional values meet modern living

**Mallard Meadows is nestled among rolling fields.** Just half a mile from Haddenham's pretty centre. And is only around a 12-minute stroll or 5-minute cycle to village amenities such as a library, post office, convenience store, book shop, café and doctor's surgery.

Also nearby, just a 13-minute drive away is the small, picture-perfect city of Ely. There, you'll find several high-street chain stores and high-quality, independent retailers, like shoe store Gibbs of Ely and bake shop Grain Culture. There are also several markets each week and a twice-monthly farmers' market.



Images from left to right:  
Peterborough  
Ely Marina  
Wells-next-the-sea  
Ely city



Ely's also a great place to meet friends for food. It boasts traditional favourites like Peacocks and The Old Engine House as well as contemporary venues like Sushi & Salad and Riverside Bar Kitchen. And there's plenty of choice close to home too, including the family friendly Three Kings, just half a mile away, serving delicious pub classics.

For entertainment, Ely offers everything from live music, theatre and comedy at The Maltings to the exhilarating Escape Room challenge at Oliver Cromwell's house. You can catch the latest films at Cineworld, take a tour of Ely's beautiful cathedral or watch the world go by on a river cruise.

For a change of scene, you can be in Cambridge in less than 40 minutes and Peterborough in around 50 minutes. And in around an hour and a half, you can be enjoying ice creams on the beach at Wells-next-the-Sea in Norfolk or Felixstowe in Suffolk.

# All of life's must-haves, close at hand



## Sports

Haddenham Sports & Social Club and The Sports Pavilion provide plenty of opportunities to play team sports and tennis in the village. And ELA Active Witchford is just a 7-minute drive away, offering a fitness studio, artificial football pitch, dance studio, sports hall and floodlit courts.

ELA Active Witchford – 4.1 miles



## Great outdoors

At Mallard Meadows, you're immersed in a landscape of expansive fields and fens, meandering rivers and tranquil nature reserves. At Kingfishers Bridge, you can join guided walks, children's activities and more. And the RSPB Ouse Fen Reserve offers miles of new paths to wander along.

Kingfishers Bridge – 5.6 miles

## Culture

Haddenham Arts Centre is a cultural community hub offering creative workshops, a wide range of events and a handmade gallery. Hosting seven on-site studio artists, it also boasts a lovely café and gift shop. It's a great place to mooch and meet friends.

Haddenham Arts Centre – 0.6 miles



## Shopping

Around a 2-minute drive or 15-minute walk from Mallard Meadows, are Haddenham's Post Office, convenience store, gallery and bookshop. There's also a Co-op a 5-minute drive away and Ely is just a 13-minute drive, offering a wide variety of independent and high-street stores and supermarkets.

Haddenham Post Office – 0.6 miles



## Eat & drink

With dog-friendly and child-friendly rooms and a vast outdoor space, The Cherry Tree is another place where the community comes together. During the day, it morphs from cosy café to cocktail bar and holds events ranging from quizzes to Christmas fairs, weekly midwife services and more.

The Cherry Tree – 1 mile



## Family

From tots to teens, the education provision is high quality at Haddenham. Hill Row Day Nursery (1.2 miles), Robert Arkenstall Primary School (0.6 miles), Witchford Village College (3.1 miles) and Ely College (5.3 miles) all have a good Ofsted rating.

Robert Akenstall Primary School – 0.6 miles

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



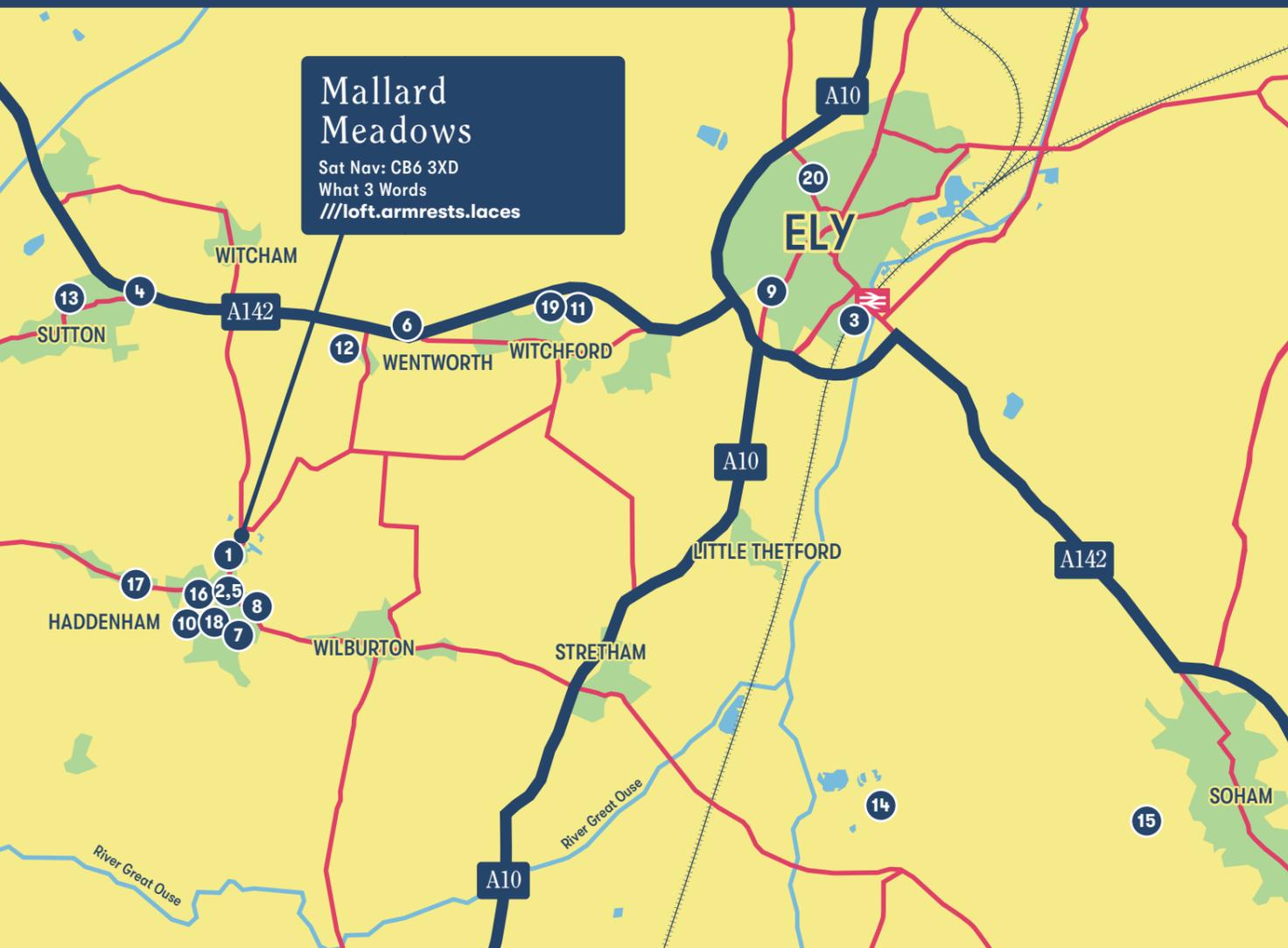
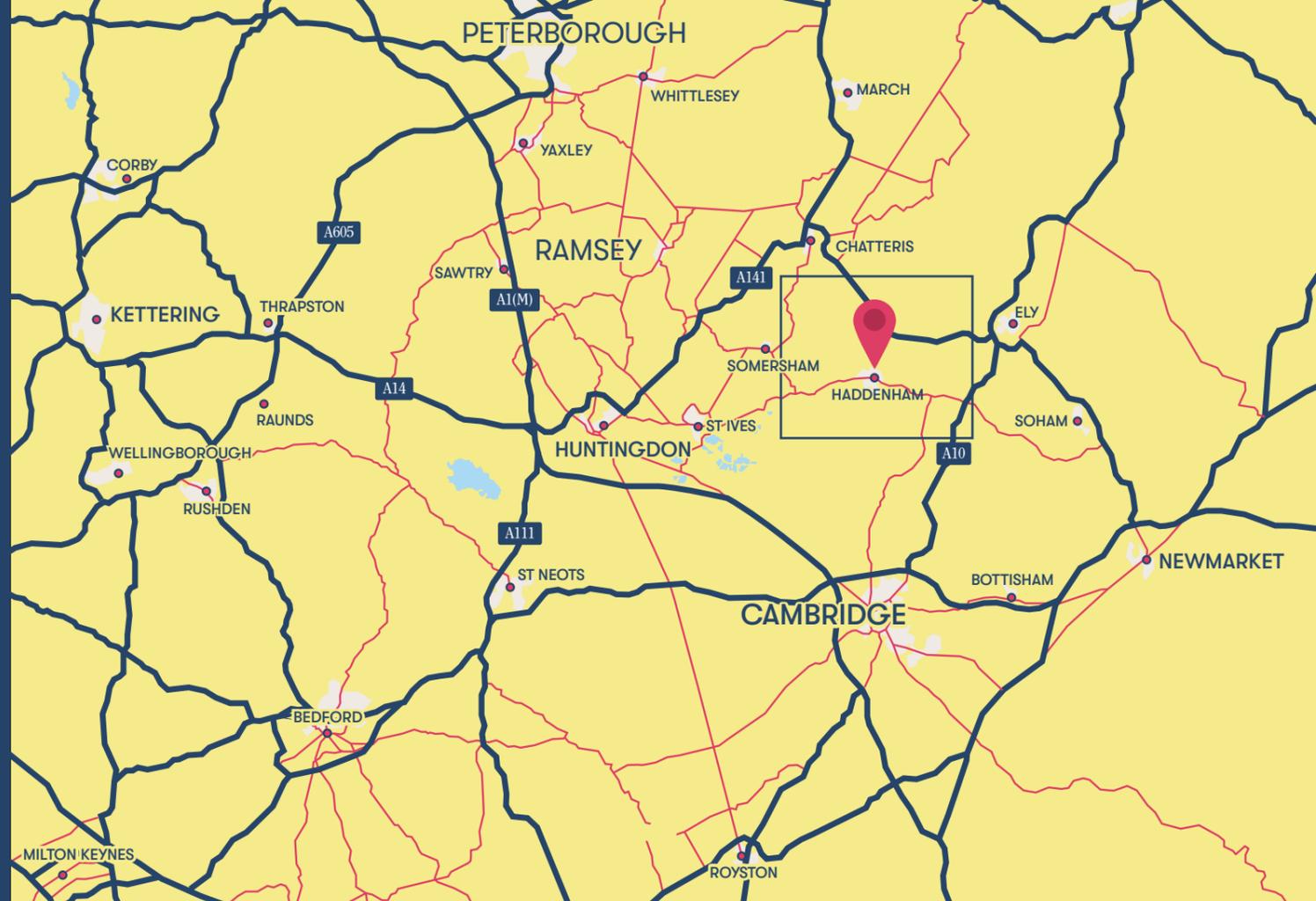


# Stay connected

Enjoy a country lifestyle with fast links to towns and cities

Mallard Meadows sits amid rolling fields but is just a short drive from the A142 and A10 for fast commutes to Ely and other major road links such as the A141 and A14. There's a bus stop a short walk away on Station Road, with routes to Ely and surrounding villages. And Ely train station is only 7 miles away and offers fast, direct links to Cambridge, London and several other cities. When you want to get away abroad, Stansted Airport is just over an hour's drive away and you can be at London Luton Airport in less than an hour and a half.

- |                           |                                       |
|---------------------------|---------------------------------------|
| 1. Primavera art gallery  | 11. ELA Active Witchford              |
| 2. Post Office            | 12. Wentworth Playpark                |
| 3. Tesco                  | 13. Stirling Way play area            |
| 4. Co-op                  | 14. Kingfishers Bridge Nature Reserve |
| 5. Hereward Books         | 15. South Angle Farm Park             |
| 6. Scotts Farm Shop       | 16. Haddenham Surgery                 |
| 7. The Cherry Tree        | 17. Hill Row Day Nursery              |
| 8. The Sports Pavilion    | 18. Robert Arkenstall Primary School  |
| 9. Ely City Golf Club     | 19. Witchford Village College         |
| 10. Haddenham Arts Centre | 20. Ely College                       |



## By car from Mallard Meadows

Ely	13 minutes
Cambridge City Airport	29 minutes
Newmarket	31 minutes
Cambridge	37 minutes
Bury St Edmunds	44 minutes
Peterborough	49 mins
Stansted Airport	1hr 8 mins
Norwich	1hr 21 mins
London Luton Airport	1hr 22 mins
Wells-next-the-Sea	1hr 25 mins
Felixstowe	1hr 35 mins



## By train from Ely Station

Ely	14 minutes
Peterborough	33 minutes
Kings Lynn	35 minutes
Norwich	51 minutes
Ipswich	56 minutes
London Kings Cross	1hr 15 mins
Nottingham	1hr 40 mins
Birmingham	2hr 20 mins
Sheffield	2hrs 26 mins

[Sources: \*google.com/maps. Times shown are approximate and subject to traffic. \*\*thetrainline.com. Times shown are for one of the fastest travel times – average journeys may be longer.]



# Mallard Meadows Development Layout



Shared Ownership  
2 Bed Houses

 Scotsman

Shared Ownership  
2 Bed Houses

 Mallard

Shared Ownership  
3 Bed Houses

 Talisman

Shared Ownership  
3 Bed Houses

 Pullman

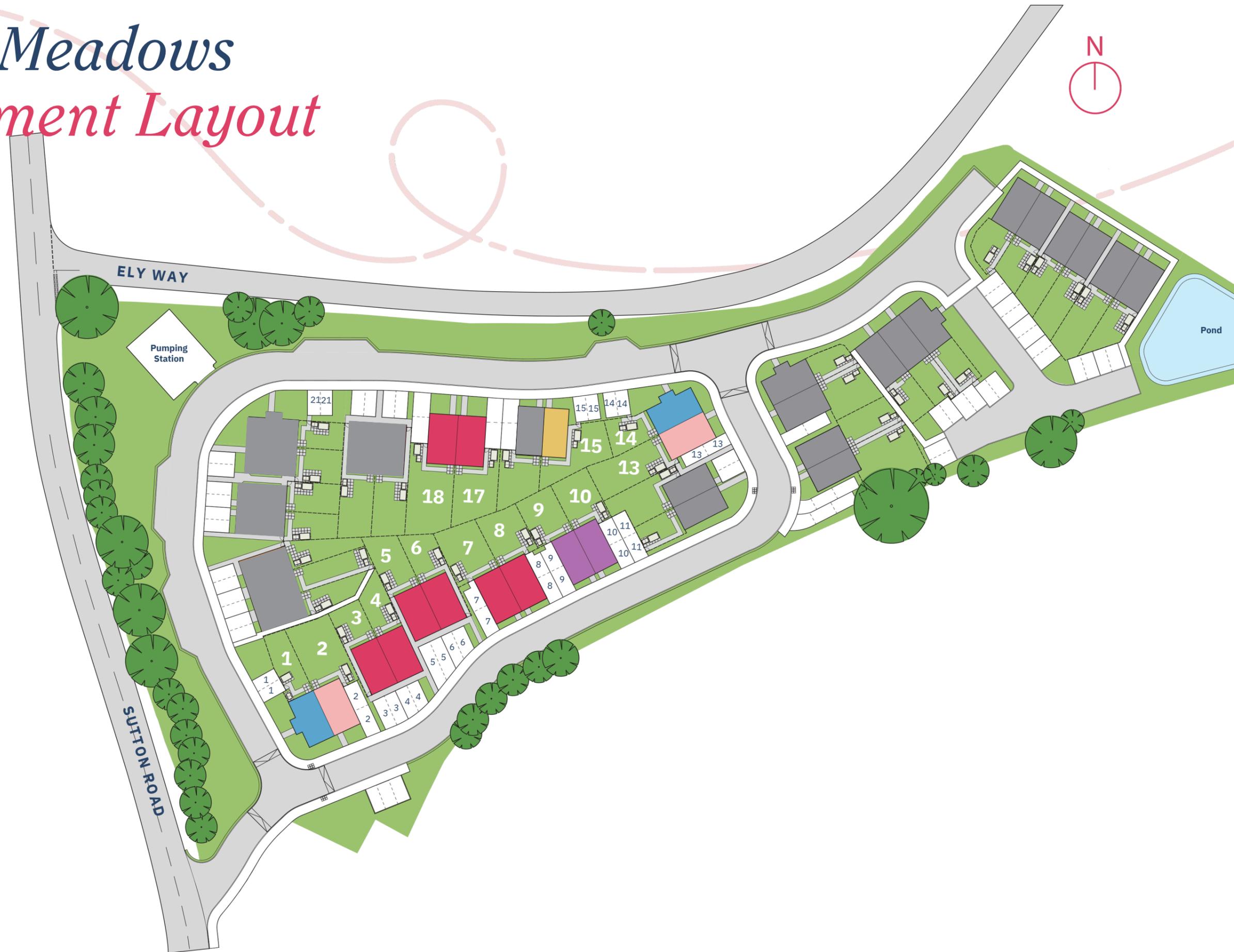
Shared Ownership  
3 Bed Houses

 Waverley

Shared Ownership  
2 Bed Houses

 Stevenson

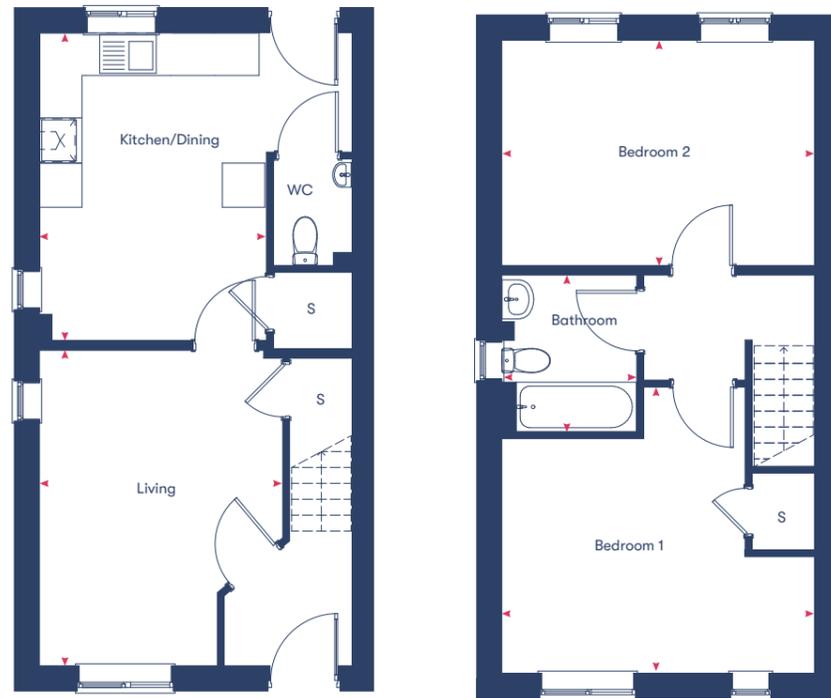
Homes for rent



## Scotsman

# 2 bedroom houses

Plots 9, 10\*, 23, 24\*



Ground Floor

First Floor

Living	3.44m x 4.50m
Kitchen/Dining	4.42m x 4.35m
Bedroom 1	4.42m x 4.04m
Bedroom 2	4.42m x 3.20m
<b>79.2m<sup>2</sup></b>	

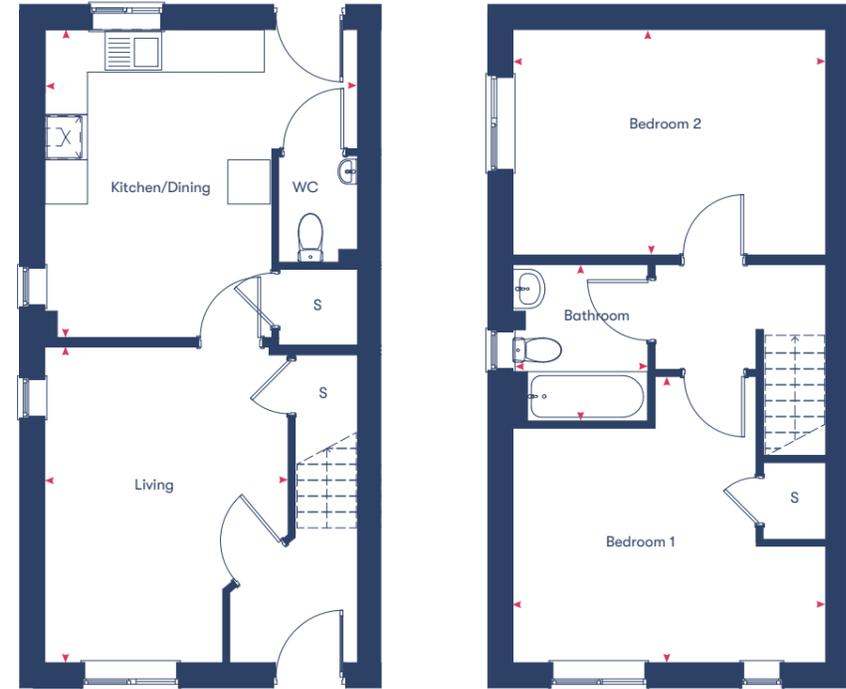
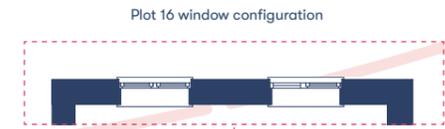
\*Plots marked with an asterisk are mirrored versions of the floor plan shown.

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 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.

## Mallard

# 2 bedroom houses

Plots 15, 16\*



Ground Floor

First Floor

Living	3.44m x 4.50m
Kitchen/Dining	4.42m x 4.35m
Bedroom 1	4.42m x 4.04m
Bedroom 2	4.42m x 3.20m
<b>79.2m<sup>2</sup></b>	

\*Plots marked with an asterisk are mirrored versions of the floor plan shown.

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 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.

## Talisman

### 3 bedroom houses

Plots 3, 4\*, 5, 6\*, 7, 8\*, 17, 18\*, 19, 20\*



Ground Floor



First Floor

Living	4.11m x 4.68m
Kitchen/Dining	5.09m x 4.40m
Bedroom 1	3.08m x 4.80m
Bedroom 2	2.77m x 4.28m
Bedroom 3	2.22m x 2.96m
<b>93.2m<sup>2</sup></b>	

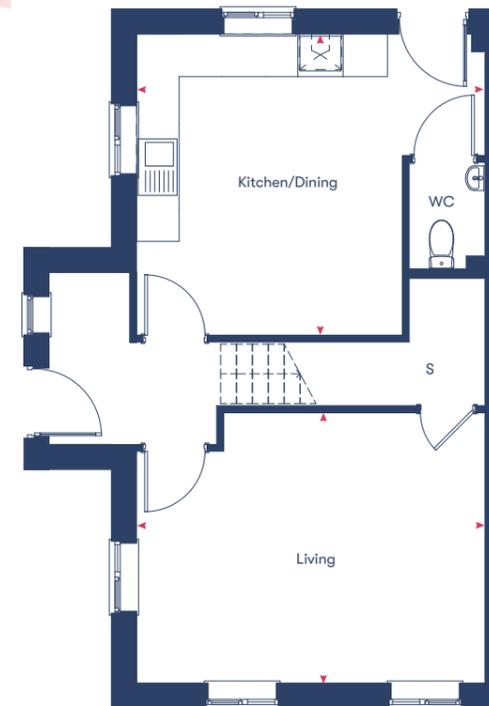
\*Plots marked with an asterisk are mirrored versions of the floor plan shown.

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 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.

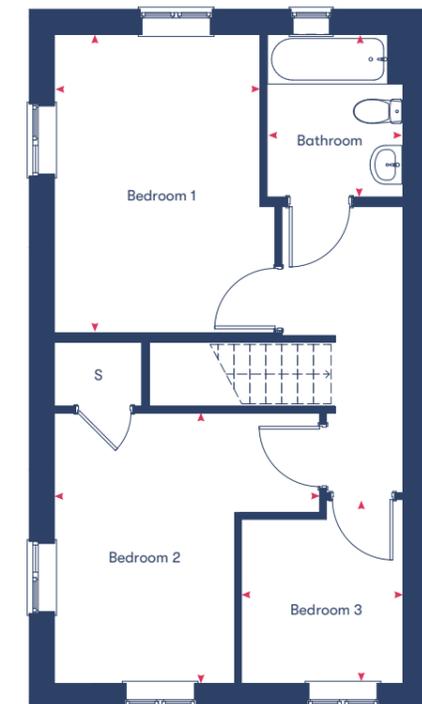
## Pullman

### 3 bedroom houses

Plots 1, 14\*, 21



Ground Floor



First Floor

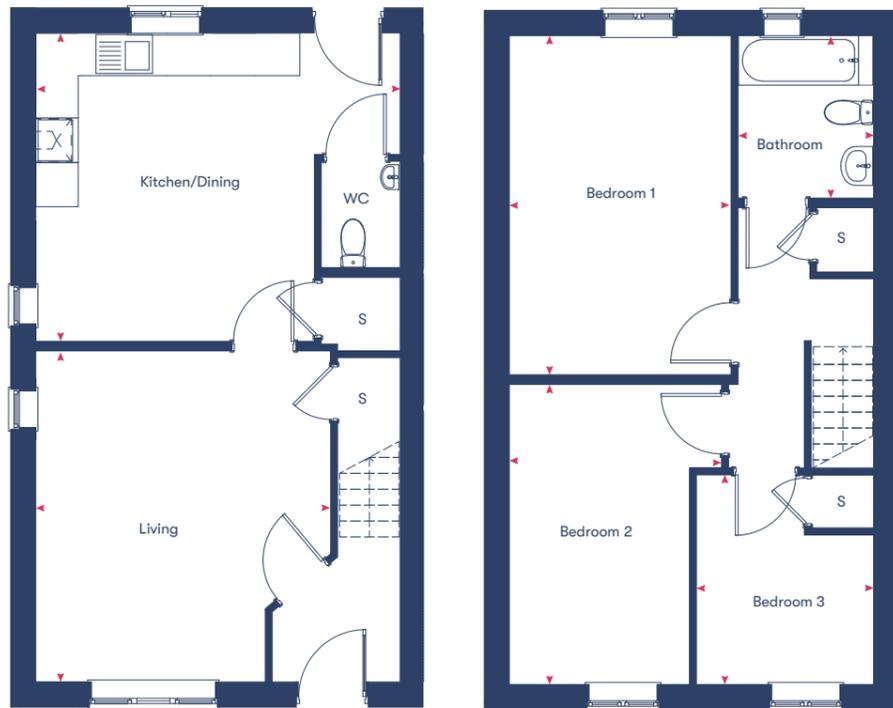
Living	4.93m x 3.82m
Kitchen/Dining	4.93m x 4.26m
Bedroom 1	3.12m x 4.26m
Bedroom 2	3.71m x 3.82m
Bedroom 3	2.28m x 2.60m
<b>94.2 m<sup>2</sup></b>	

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 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.

## Waverley

# 3 bedroom houses

Plots 2\*, 13, 22\*



Ground Floor

First Floor

Living	4.17m x 4.68m
Kitchen/Dining	5.15m x 4.39m
Bedroom 1	3.13m x 4.80m
Bedroom 2	3.00m x 4.28m
Bedroom 3	2.50m x 2.96m

**93.2**

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.

## Stevenson

# 2 bedroom houses

Plots 25, 26, 27



Ground Floor

Plot 27 window configuration

First Floor

Plot 27 window configuration

Living	3.42m x 4.50m
Kitchen/Dining	4.41m x 4.35m
Bedroom 1	4.42m x 3.33m
Bedroom 2	3.13m x 4.42m

**79m<sup>2</sup>**

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.

## 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 provides over 20,000 homes in the North, South and East of the UK. We want to be with you for your journey. Whether that's helping you to take the first step onto the housing ladder or helping you search for a new home, we'll be right there with you.

We have Shared Ownership homes across the country, from Surrey to Yorkshire and have helped hundreds of people to fulfil their home ownership ambitions. We offer new and resale shared ownership homes, and also help our current customers to buy more of their home or sell it when they want to move on.

Visit our website dedicated to all things Shared Ownership  
[www.homemadehomes.com](http://www.homemadehomes.com)

A selection of developments from  **homemade**  
homes by accent



Brooklands,  
Milton Keynes



Great Denham,  
Bedfordshire



Willow Grove,  
Wixams





# homemade

homes by accent

All information supplied is correct when published (October 2023) 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.**

Homemade Homes by Accent is a brand used by Accent Housing Ltd, a Charitable Registered Society under the Co-operative and Community Benefit Societies Act 2014, registered no: 19229R. Authorised and regulated by the Financial Conduct Authority. Registered Office: Charlestown House, Acorn Park Industrial Estate, Charlestown, Shipley, West Yorkshire, BD17 7SW

**Accent Housing Limited**  
**Charlestown House**  
**Acorn Park Industrial Estate**  
**Charlestown**  
**Shipley**  
**BD17 7SW**

**T 0345 678 0552**  
**W [homemadehomes.com](https://www.homemadehomes.com)**  
**E [info@homemadehomes.com](mailto:info@homemadehomes.com)**