



APPLETREES

BASSINGBOURN

A SELECT DEVELOPMENT OF
ONLY 10, PRIVATE AND STUNNING
2,3 AND 4 BED DETACHED HOMES



HEMINGFORD
ESTATES

Bassingbourn



*A wonderful setting for your new home,
in the heart of the countryside but just
minutes from picturesque Royston*



Appletrees is a stunning development of 2, 3 and 4 bedroom homes on the edge of Bassingbourn nestled in the Cambridgeshire countryside. Local amenities include a popular gastropub, local store, coffee shop, pharmacy and hairdresser's. There is a pre-school, primary school and college in the village.

Just a few miles away from Bassingbourn, Royston offers the convenience of a choice of shops, banks and supermarkets. Diners are spoilt for choice with the range of restaurants offering Indian, Asian and traditional British cuisine, as well as friendly local pubs.

Royston offers further education opportunities, Queens Road Playgroup, Ofsted-rated "Good". And for older children, St Mary Roman Catholic Primary School, Ofsted-rated 'Good', is only a short drive. Nearby Greneway School and Roycia Middle School, both Ofsted-rated 'Good', offer secondary education, and of course Cambridge University is in close proximity.

Further Afield



Whether commuting or exploring further afield you will find Bassingbourn is the perfect location



Bassingbourn is just a few miles south of the historic city of Cambridge, making Appletrees ideally situated for commuters with its excellent travel links via road and rail. Use the nearby A603 to reach Cambridge in 16 miles. Royston train station offers services to Cambridge in 15 minutes, Ely in 30 minutes, London Kings Cross in 50 minutes and King's Lynn taking around an hour.

Cambridge is one of the loveliest cities in Britain, where ancient and modern meet in the form of magnificent architecture, great restaurants, exciting shops and inspiring museums and art galleries.

Wound around the medieval heart of Cambridge is an exciting modern city – a fascinating mix of boutique shopping and fine dining, enhanced by a thriving cultural scene. Intimate choral concerts, lively gigs or Shakespearean tragedies played out in the grounds of historic houses.



Appletrees

A delightful collection of modern 2, 3 and 4 bedroom homes all finished to the highest quality.

The Jazz - plot 18

The Braeburn - plots 8 & 15

The Cox - plot 12

The Gala - plot 17

The Rubens - plot 13

The Cameo - plots 7, 11, 14 & 16



Development layout for guidance only. Boundaries are indicative/illustrative only and may not represent the actual plot, for exact plot specification, consult your Sales Advisor. Not to scale.



The Jazz

Plot 18, a stylish detached 3 storey home with 3 bedrooms

Ground Floor

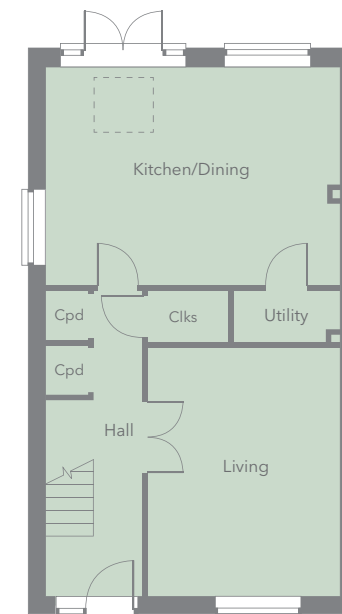
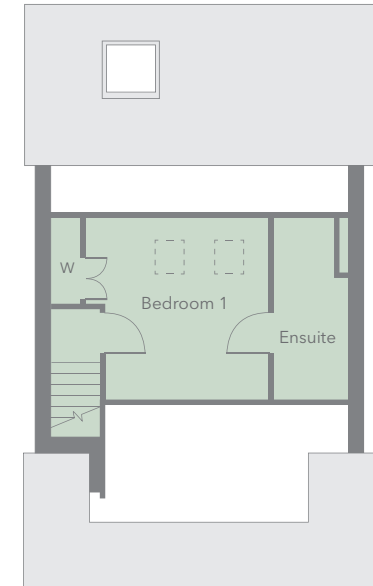
Living Room	5.18m x 3.93m	16'9" x 12'11"
Kitchen/Dining	5.81m x 4.47m	19'1" x 14'8"
Utility		
WC		

First Floor

Bedroom 2	3.83m max x 3.27m	12'7" max x 10'9"
Bedroom 3	3.78m x 3.53m	12'5" x 11'7"
Family Bathroom	4.82m x 2.18m	15'10" x 7'2"

Second Floor

Bedroom 1	3.55m x 3.35m	11'8" x 11'0"
Ensuite Shower		



The floor plans depict a typical layout of this house type. For exact plot specification, details of internal and external finishes, dimensions and floor plan differences consult your Sales Advisor.



The Braeburn

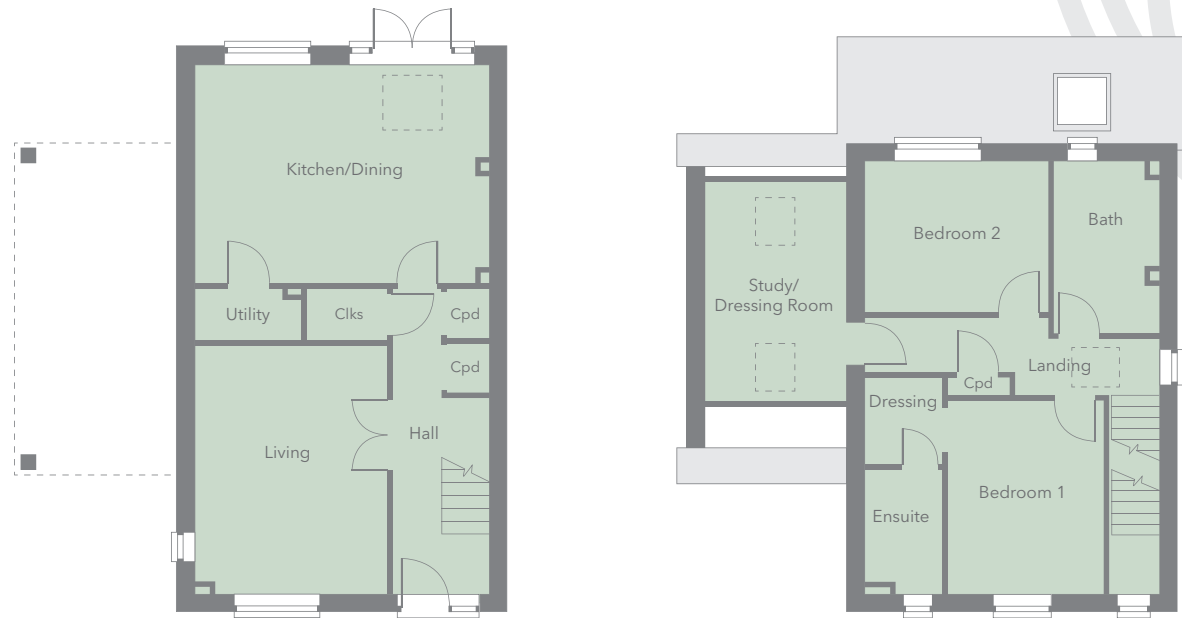
Plots 8 and 15, stylish detached homes with a car port, 2 bedrooms and a study/dressing room

Ground Floor

Living Room	5.13m x 3.91m	16'10" x 12'10"
Kitchen/Dining	6.07m x 4.44m	19'11" x 14'7"
Utility Room		
WC		

First Floor

Bedroom 1	4.03m x 3.20m	13'3" x 10'6"
Ensuite Shower Room		
Dressing Area		
Bedroom 2	3.78m x 2.97m	12'5" x 9'9"
Study/Dressing Room	4.19m x 2.89m	13'9" x 9'6"
Family Bathroom	3.53m x 2.18m	11'7" x 7'2"



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The Cox

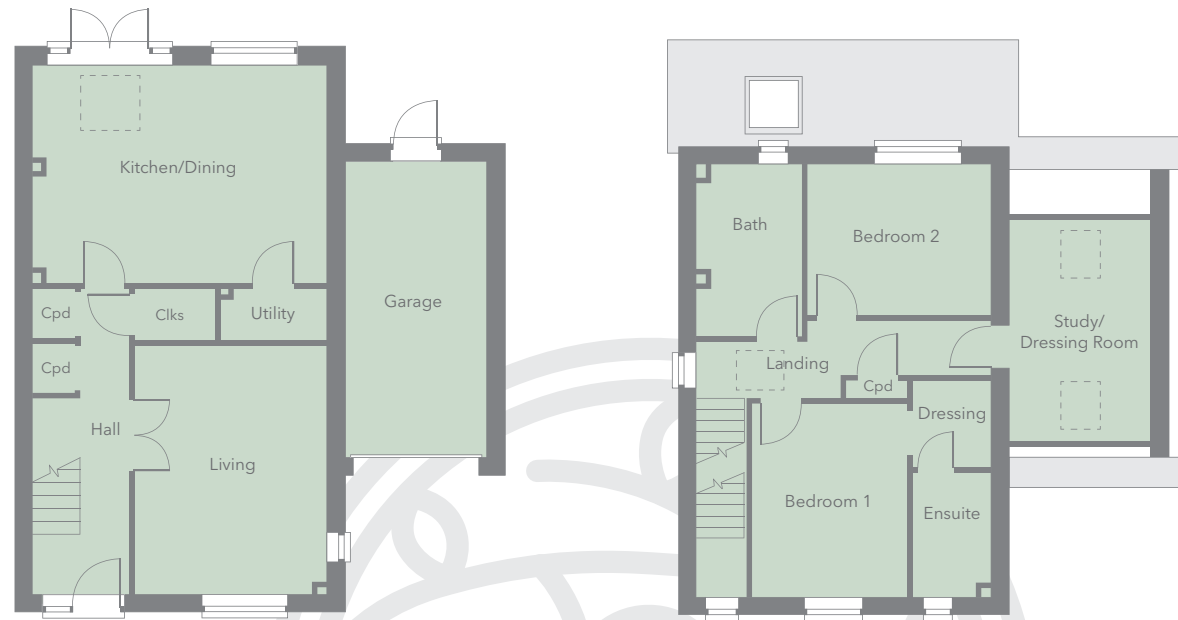
Plot 12, a stylish detached home with integral garage, a study/dressing room and 2 bedrooms

Ground Floor

Living Room	5.13m x 3.91m	16'10" x 12'10"
Kitchen/Dining	6.07m x 4.44m	19'11" x 14'7"
Utility Room		
WC		

First Floor

Bedroom 1	4.01m x 3.20m	13'2" x 10'6"
Ensuite Shower Room		
Dressing Area		
Bedroom 2	3.78m x 2.97m	12'5" x 9'9"
Study/Dressing Room	4.19m x 2.89m	13'9" x 9'6"
Family Bathroom	3.53m x 2.18m	11'7" x 7'2"



The floor plans depict a typical layout of this house type. For exact plot specification, details of internal and external finishes, dimensions and floor plan differences consult your Sales Advisor.





The Gala

Plot 17, an exquisite 3 bedroom detached home with 2 ensuite bathrooms, study/dressing room and a double carport

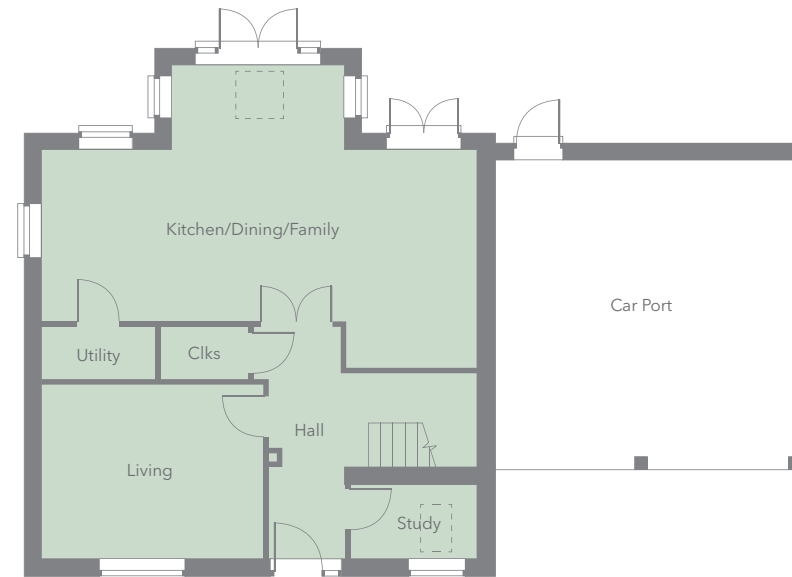
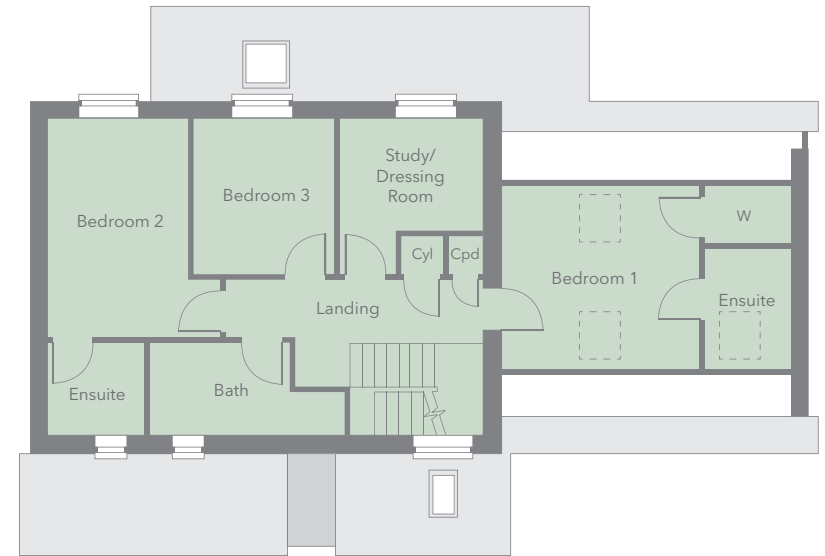
Ground Floor

Living Room	4.54m x 3.58m	14'11" x 11'9"
Kitchen/Dining/Family	8.94m x 5.25m max	29'4" x 17'3" max
Study -	2.59m x 1.52	8'6" x 5'0"
Utility Room		
WC		

First Floor

Bedroom 1	4.34m x 4.06m	14'3" x 13'4"
Ensuite Shower Room		
Dressing Area		
Bedroom 2	4.47m x 3.07m	14'8" x 10'1"
Ensuite Shower Room		
Bedroom 3	3.22m x 2.81m	10'7" x 9'3"
Study/Dressing Room	2.87m x 2.26m	9'5" x 7'5"
Family Bathroom		

The floor plans depict a typical layout of this house type. For exact plot specification, details of internal and external finishes, dimensions and floor plan differences consult your Sales Advisor.





The Rubens

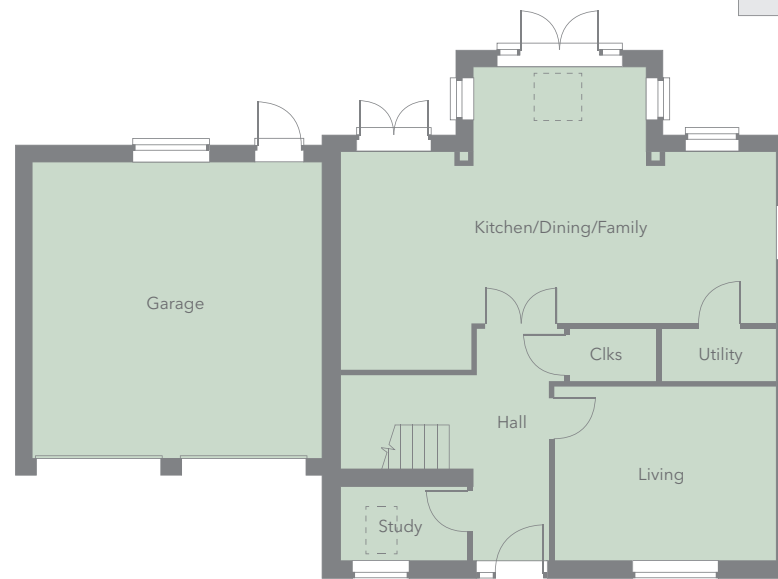
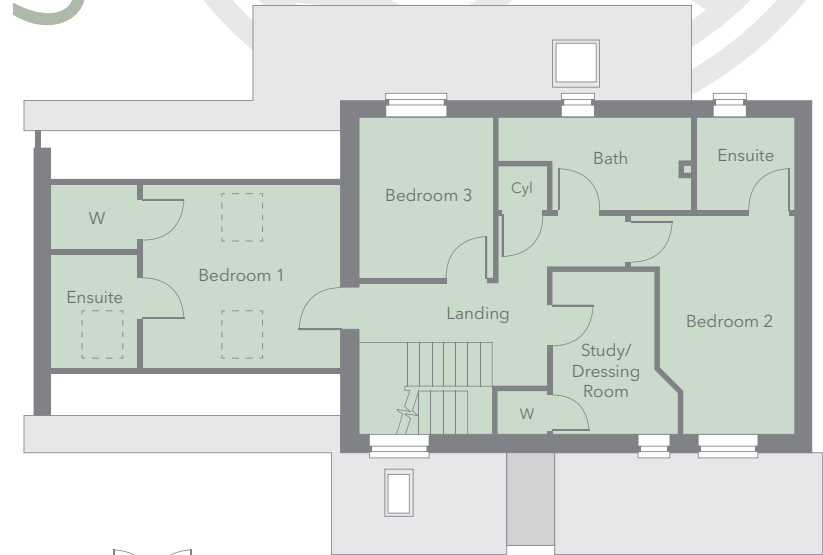
*Plot 13, a delightful detached home with integral garage,
3 bedrooms, 2 ensuite bathrooms and an upstairs study/dressing room*

Ground Floor

Living Room	4.54m x 3.58m	14'11" x 11'9"
Kitchen/Dining/Family	8.94m x 5.25m max	29'4" x 17'3" max
Study -	2.59m x 1.52	8'6" x 5'0"
Utility Room		
WC		

First Floor

Bedroom 1	4.34m x 4.06m	14'3" x 13'4"
Ensuite Shower Room		
Dressing Area		
Bedroom 2	4.47m x 3.07m	14'8" x 10'1"
Ensuite Shower Room		
Bedroom 3	3.22m x 2.81m	10'7" x 9'3"
Study/Dressing Room	2.87m x 2.26m	9'5" x 7'5"
Family Bathroom		



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The Cameo

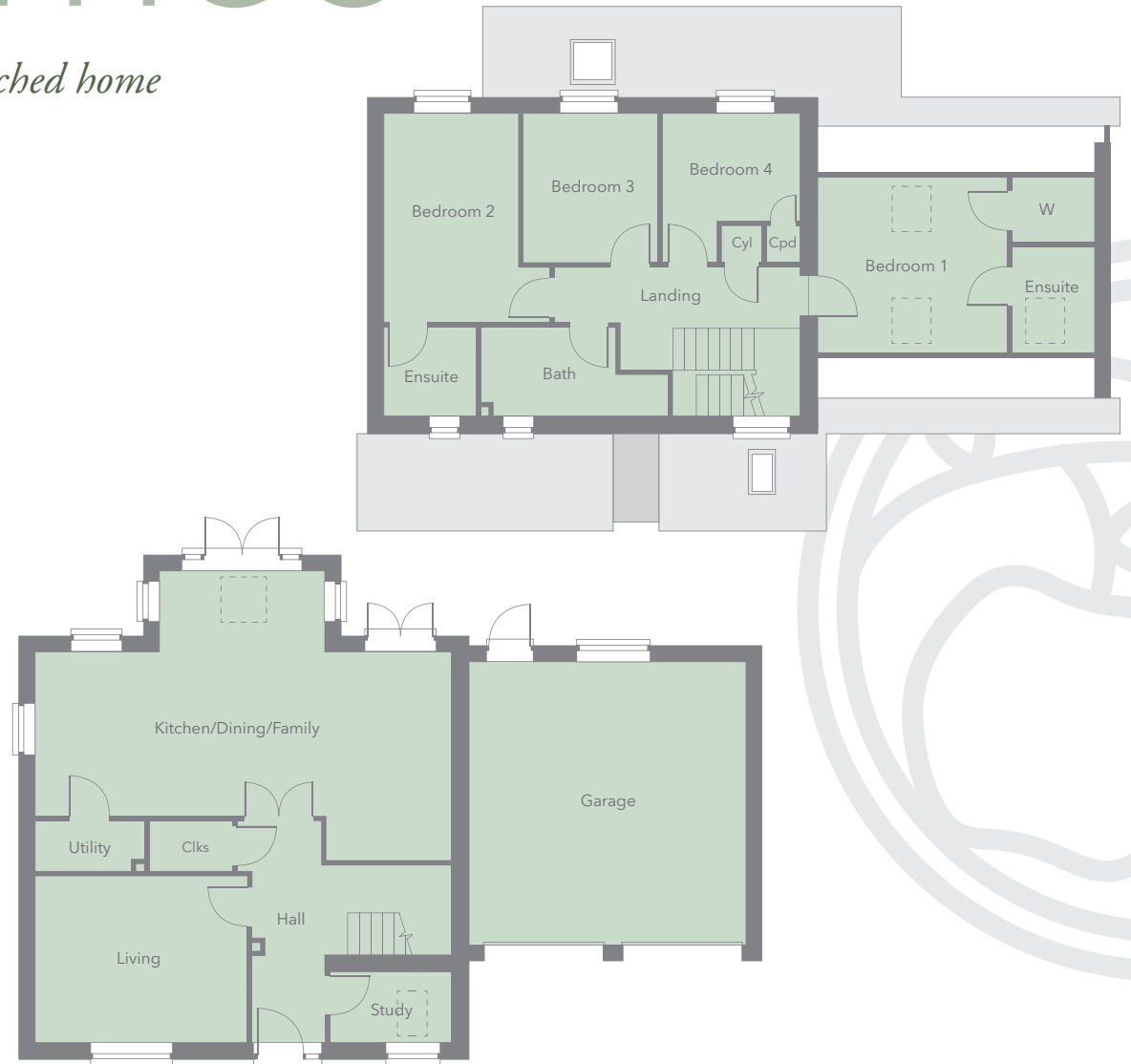
Plots 7, 11, 14 and 16 stylish 4 bedroom detached home with integral garage

Ground Floor

Living Room	4.54m x 3.58m	14'11" x 11'9"
Kitchen/Dining/Family	8.94m x 5.25m max	29'4" x 17'3" max
Study -	2.59m x 1.52	8'6" x 5'0"
Utility Room		
WC		

First Floor

Bedroom 1	4.34m x 4.06m	14'3" x 13'4"
Ensuite Shower Room		
Dressing Room		
Bedroom 2	4.47m x 3.07m	14'8" x 10'1"
Ensuite Shower Room		
Bedroom 3	3.22m x 2.81m	10'7" x 9'3"
Bedroom 4	2.87m x 2.26m	9'5" x 7'5"
Family Bathroom		



The floor plans depict a typical layout of this house type. For exact plot specification, details of internal and external finishes, dimensions and floor plan differences consult your Sales Advisor.



Specification

Quality and style at every turn

KITCHEN

- Streamlined matte finish fitted kitchen with integrated handles; Siemens appliances including induction hob, oven, integrated dishwasher; integrated fridge/freezer
- Under wall cupboard lights to kitchen
- Quartz worktop to kitchen and utility
- Luxury vinyl plank flooring to kitchen

BATHROOM / ENSUITE

- Contemporary white sanitaryware, vanity basins, Grohe brassware
- Shaver sockets
- Drench showers
- Heated ladder towel rails
- Mandarin Stone ceramic wall tiling – full height to wet areas
- Luxury vinyl plank Sienna Oak flooring to cloakroom, bathroom, ensuite

INTERNAL FINISHES

- Oak veneer doors with satin stainless steel ironmongery
- Painted staircase
- All internal walls finished in white emulsion
- Ceilings smooth finish in white emulsion
- All woodwork finished in white satinwood

PLUMBING, HEATING & ELECTRICAL

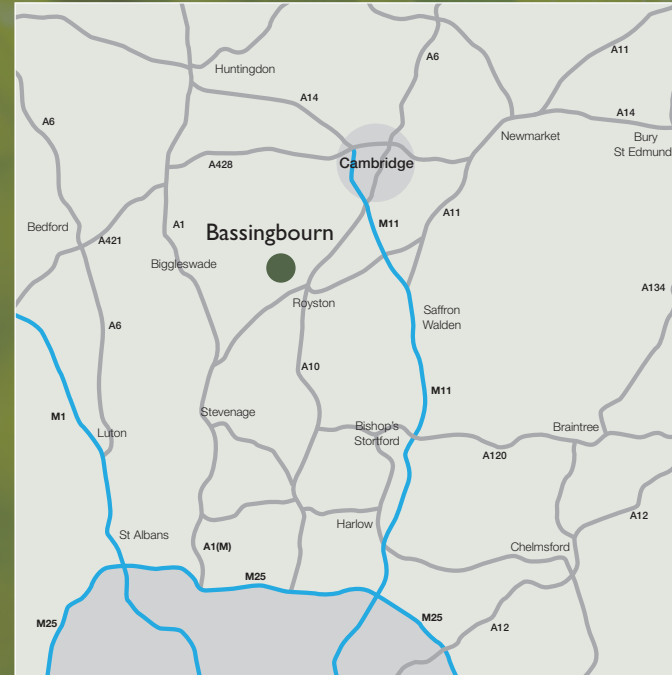
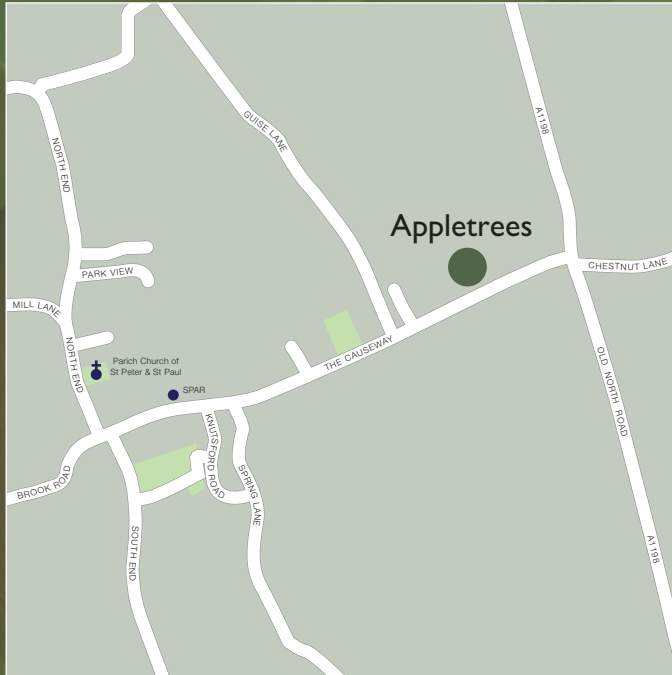
- Recessed LED downlighters to primary rooms
- USB combined electric sockets to primary rooms
- Wiring for TV/Telephone to primary rooms
- Ceiling mounted smoke and heat detectors
- Air Source Heat Pump for central heating and hot water
- Radiators with Thermostatic Radiator Valves to all rooms

EXTERNAL

- Double glazed aluminium windows & French doors
- High performance composite front door
- Silver Grey Natural Sandstone patio and paths
- Hot and cold external tap
- Power, light & automatic doors to garages
- External socket
- External light to front & rear of property
- Various boundary treatments – post and rail to farmers field view, close boarded and/or brickwall to others

Apple trees is a Private development and therefore an estate service charge will apply. Please ask the sale consultant for further information.





How to find Appletrees

Take the A1198 from the A505, upon entering the village of Kneesworth turn left onto The Causeway after approximately 300m you will see the entrance to Appletrees on the right hand side.

Set your satnav to SG8 5JB.



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A development by



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