



# MEADOW VIEW

AN EXCLUSIVE DEVELOPMENT OF 6 NEW HOMES IN GREAT SHELFORD



bluesproperty



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SITUATED WITHIN ITS OWN PRIVATE DEVELOPMENT AND SURROUNDED BY COUNTRYSIDE, MEADOW VIEW IS THE PERFECT PLACE TO ENJOY LIFE NEAR CAMBRIDGE.

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## MEADOW VIEW COMPRISES SIX NEW HOMES BY LOCAL INDEPENDENT DEVELOPER, BLUES PROPERTY.

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The development is conveniently located in the popular village of Great Shelford, just 4 miles south of Cambridge. It has excellent transport links with Shelford station on the doorstep and trains to London Liverpool Street taking as little as 1hr 20 mins. Addenbrooke's Hospital and Cambridge Biomedical Campus are within easy reach and Stansted Airport is within half an hour's drive.

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## LIGHT AND AIRY OPEN-PLAN LIVING WITH CONTEMPORARY INTERIORS.

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All six houses provide stylish interiors with open-plan living/dining/kitchen areas and downstairs cloakroom. Doors to the rear of the property lead out to the garden. Upstairs are two double bedrooms and family bathroom. There is off-street parking at the front of each property.

Covered by a 10 year build warranty and available with the Government's HELP to BUY scheme, the properties are ideal for the first time buyer.

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## PLOTS 1-2

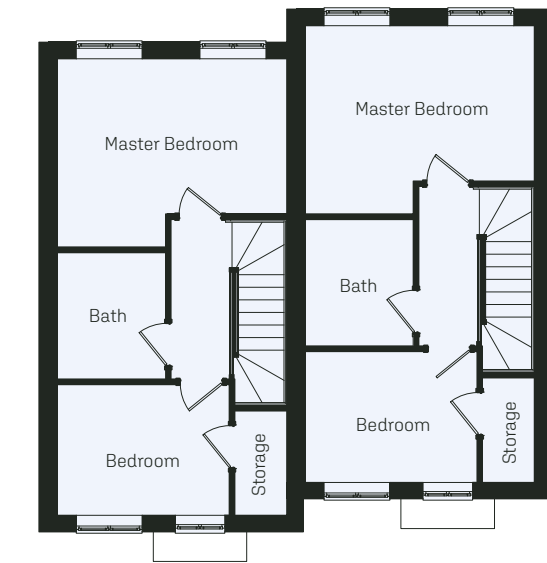
OPEN PLAN, SPACIOUS 2 BEDROOM  
SEMI-DETACHED HOMES.

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### Ground floor

Living/Dining	4.25m x 4.22m
Kitchen	4.02m x 1.90m
Hallway	3.9m x 1.23m



### First floor

Master bedroom	4.25m x 3.40m
Bedroom	3.18m x 2.38m
Bathroom	2.3m x 2.03m

## PLOTS 3-5

OPEN PLAN, SPACIOUS 2 BEDROOM  
TERRACED HOMES.



### Ground floor

Living/Dining	4.25m x 4.22m
Kitchen	4.02m x 1.90m
Hallway	3.9m x 1.23m



### First floor

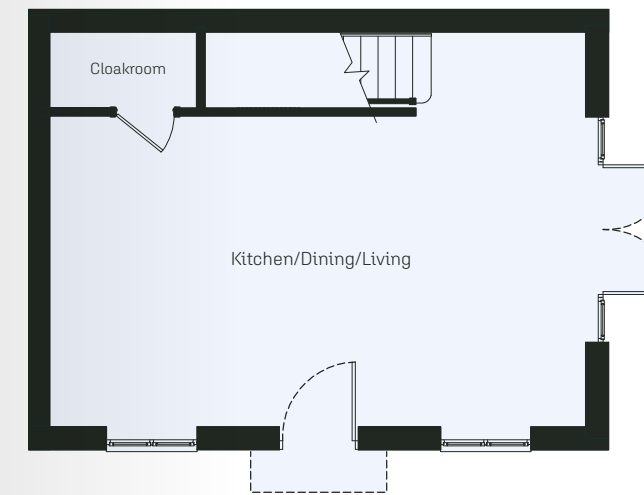
Master bedroom	4.22m x 3.40m
Bedroom	3.18m x 2.38m
Bathroom	2.3m x 2.03m



## PLOT 6

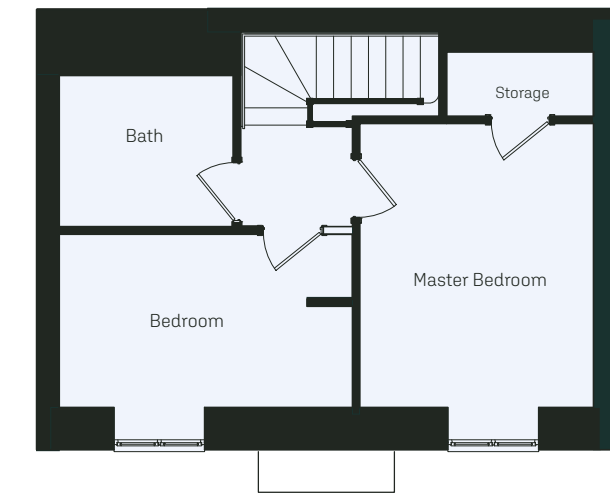
### OPEN-PLAN, SPACIOUS 2 BEDROOM DETACHED HOUSE

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#### Ground floor

Kitchen/Dining/Living	7.04m x 5.24m
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#### First floor

Master Bedroom	4.14m x 3.06m
Bedroom	3.88m x 2.57m
Bathroom	2.57m x 2.30m

# SITE LAYOUT



# SPECIFICATION

## Kitchen

- Contemporary Gloss Handleless units finished in Light Grey
- Square edge 40mm Duropal worksurface and matching up stand
- Glass splashback behind hob
- Stainless steel Caple sink and drainer with swan neck mixer tap
- LED under unit spotlights in cool white
- NEFF electric fan assisted oven
- NEFF induction hob
- NEFF stainless steel extractor hood
- Hotpoint integrated fridge/freezer
- Hotpoint integrated dishwasher
- Hotpoint integrated washer / dryer

## Bathroom

- Wash basin with vanity unit
- Contemporary single level chrome mixer tap
- Contemporary WC with concealed cistern and soft close seat
- Bath with thermostatic shower over
- Glass shower screen
- Tiling splash backs
- Chrome heated towel rail

## Heating

- Gas wall mounted combi boiler
- Radiators to all rooms with individual thermostats

## Electrical

- Television points to principle rooms
- LED downlights to Kitchen and bathrooms
- Pendant lighting for bedrooms

## Internal Finishes

- Sierra wood effect vinyl strip flooring to ground floor
- Carpet to stairs and bedrooms
- Oak Veneered internal doors
- Contemporary chrome door handles

## External

- Quality traditional brick elevations
- Double glazed uPVC windows
- uPVC patio doors
- Permeable Block Paved driveways
- One off-road parking space per property
- Rear gardens laid to turf
- Paved terraces
- External tap

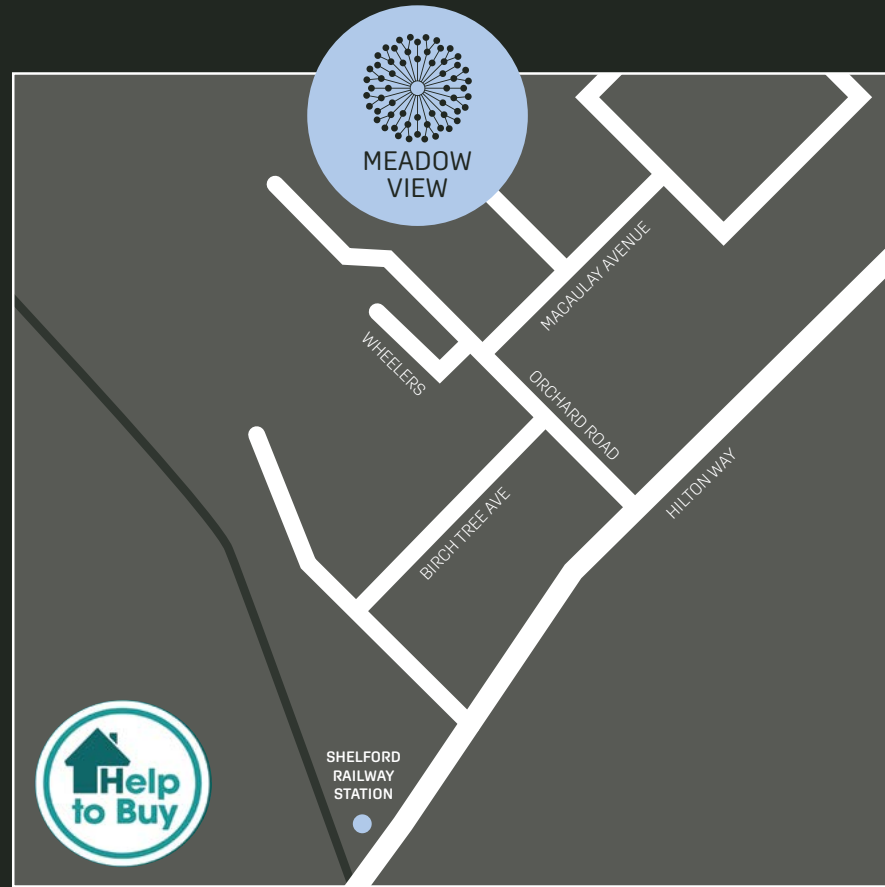
## Warranty

- ICW 10-year warranty

## Details:

- Tenure: Freehold
- Council: South Cambs District Council
- Services: All mains services connected





MEADOW VIEW (OFF MACAULAY AVENUE) GREAT SHELFORD CAMBRIDGE CB22 5GF



FOR FURTHER INFORMATION

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