



# PEPYS CLOSE

GIRTON • CAMBRIDGE





# PEPYS CLOSE

## A private development of just 9 detached homes

An impressive development of 9 detached contemporary homes by developers Shelford Properties in association with well-regarded local builders David Reed Homes, situated in this established residential area within the highly desirable village of Girton.

Pepys Close is an exclusive development offering quality 3 and 4 bedroom detached family homes built and finished to a high specification throughout. The development offers a unique feel and the houses have been designed to a contemporary style specificity for this scheme using striking architecture and carefully chosen materials. Each home is constructed using high energy efficient timber frame construction and offer well planned layouts to suit modern day living.

Each property also comes with the reassurance of a 10 year LABC structural warranty and the development is registered with the Help to Buy scheme.

The development enjoys an established setting just off Pepys Way within the charming and highly sought after village of Girton, lying just 4 miles from the thriving University City of Cambridge, with fast approach via the Huntingdon Road. Usual facilities are available to include a village store, two public houses and there is an excellent village primary school, the Girton Glebe. Impington Village College is also easily accessible. Communications are excellent with the A14 and M11 within easy access. Girton has its own golf course and the village is situated on the edge of open countryside over which there are some pleasant walks.



Image is of plot 7



PEPYS WAY

PEPYS CLOSE

sale agreed

sale agreed

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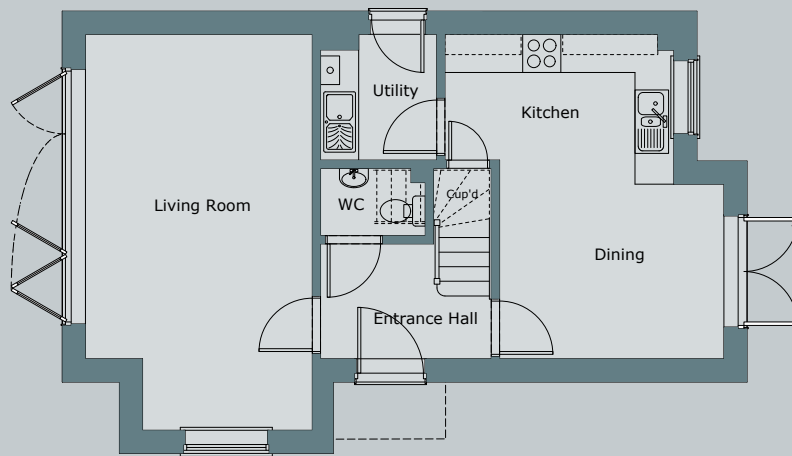
sale agreed

sale agreed

Sale agreed

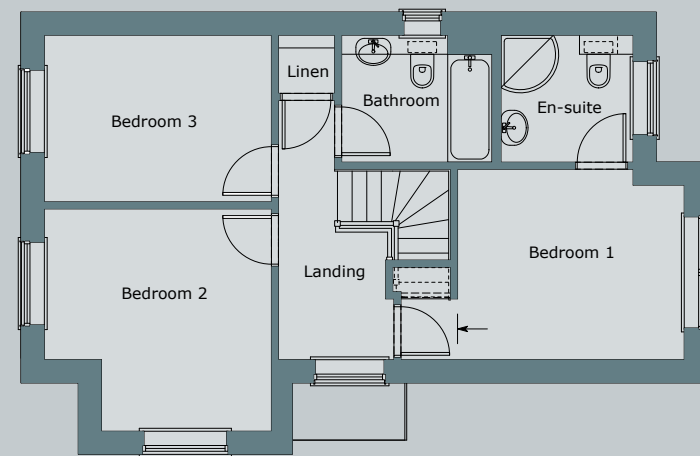


# PLOT 1



## GROUND FLOOR

<b>LIVING ROOM</b>	3.57M X 6.23M (MAX)	11'9" X 20'5" (MAX)
<b>KITCHEN</b>	3.60M X 2.36M (MAX)	11'9" X 7'9" (MAX)
<b>DINING ROOM</b>	3.53M X 2.75M	11'7" X 9'0"



## FIRST FLOOR

<b>BEDROOM 1</b>	3.57M X 3.00M (MAX)	11'8" X 9'10" (MAX)
<b>BEDROOM 2</b>	3.57M X 3.50M (MAX)	11'8" X 11'6" (MAX)
<b>BEDROOM 3</b>	3.57M X 2.63M	11'8" X 8'7"

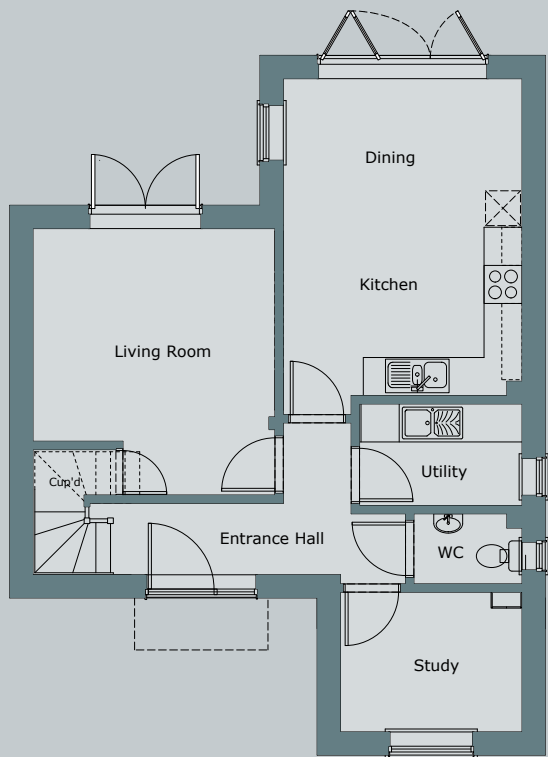
Gross Internal Area: 1132 Sq ft

Not to scale. All dimensions have been taken from architects drawings – please check on site

Sale agreed

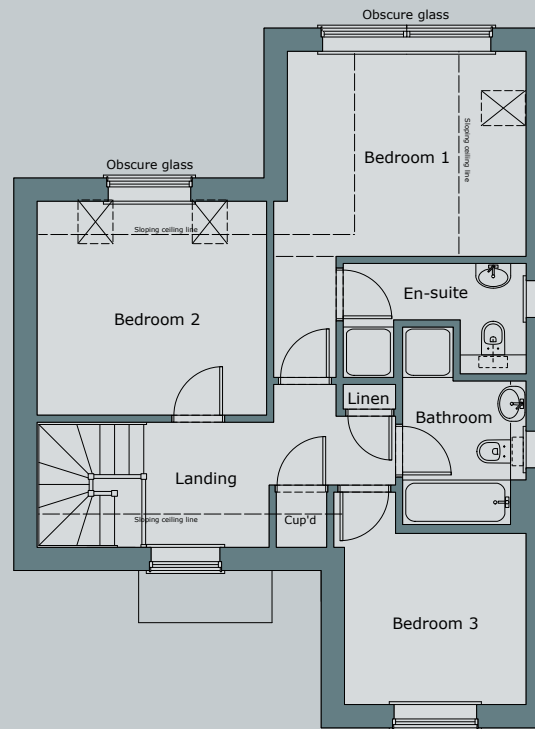


# PLOT 2



**GROUND FLOOR**

<b>LIVING ROOM</b>	4.20M X 3.81M (MAX)	13'9" X 12'6" (MAX)
<b>KITCHEN/DINING</b>	4.99M X 3.76M	16'4" X 12'4"
<b>STUDY</b>	2.86M X 2.20M	9'4" X 7'2"



**FIRST FLOOR**

<b>BEDROOM 1</b>	3.76M X 3.23M	12'4" X 10'7"
<b>BEDROOM 2</b>	3.62M X 3.37M	11'10" X 11'0"
<b>BEDROOM 3</b>	2.86M X 2.70M	9'4" X 8'10"

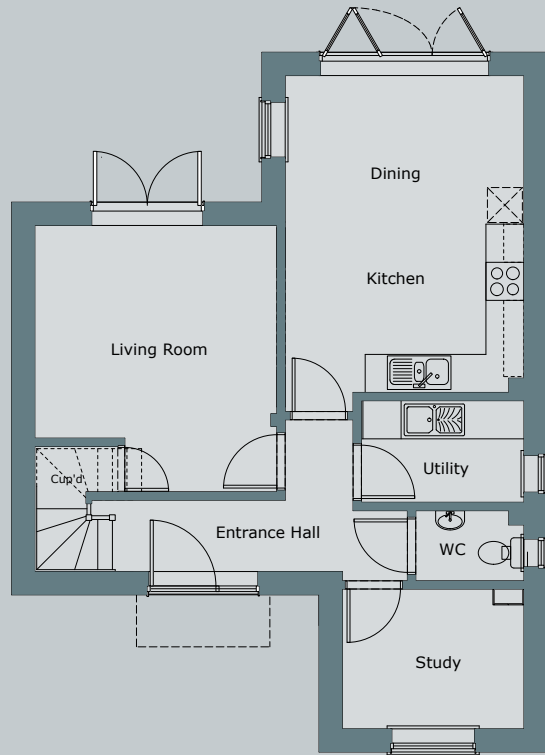
Gross Internal Area: 1247 Sq ft

Not to scale. All dimensions have been taken from architects drawings – please check on site

Sale agreed

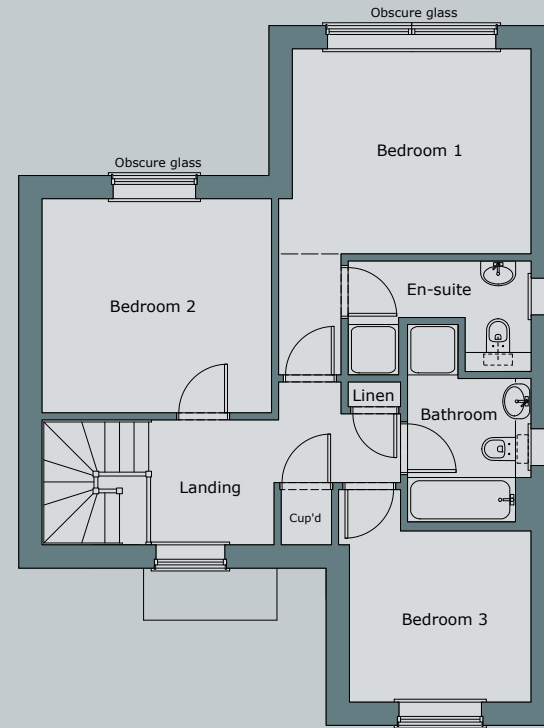


# PLOT 3



**GROUND FLOOR**

<b>LIVING ROOM</b>	4.20M X 3.81M (MAX)	13'9" X 12'6" (MAX)
<b>KITCHEN/DINING</b>	4.99M X 3.76M	16'4" X 12'4"
<b>STUDY</b>	2.86M X 2.20M	9'4" X 7'2"



**FIRST FLOOR**

<b>BEDROOM 1</b>	3.76M X 3.23M	12'4" X 10'7"
<b>BEDROOM 2</b>	3.62M X 3.37M	11'10" X 11'0"
<b>BEDROOM 3</b>	2.86M X 2.70M	9'4" X 8'10"

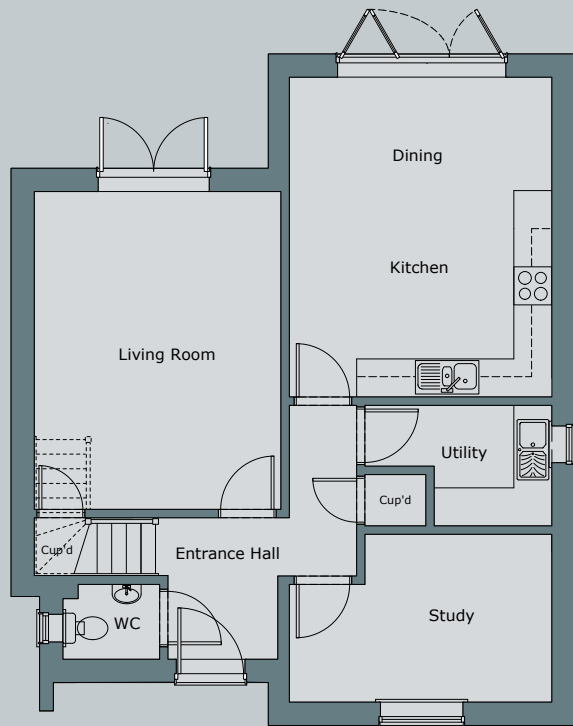
Gross Internal Area: 1247 Sq ft

Not to scale. All dimensions have been taken from architects drawings – please check on site

**Sale agreed**

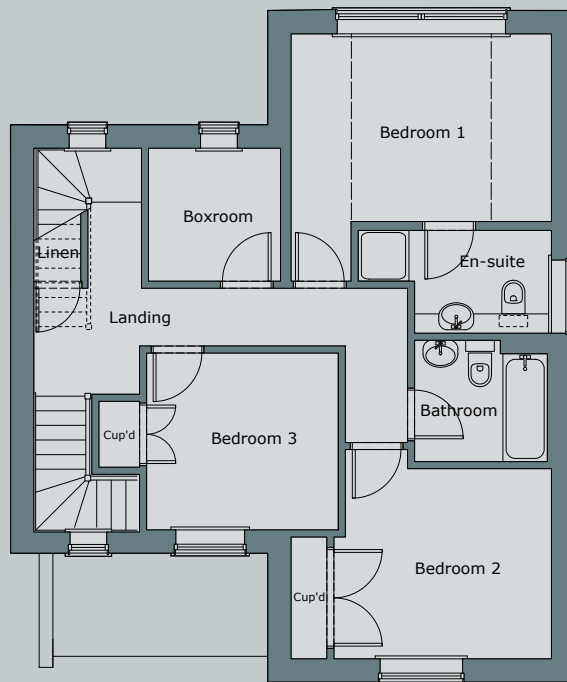


# PLOT 4



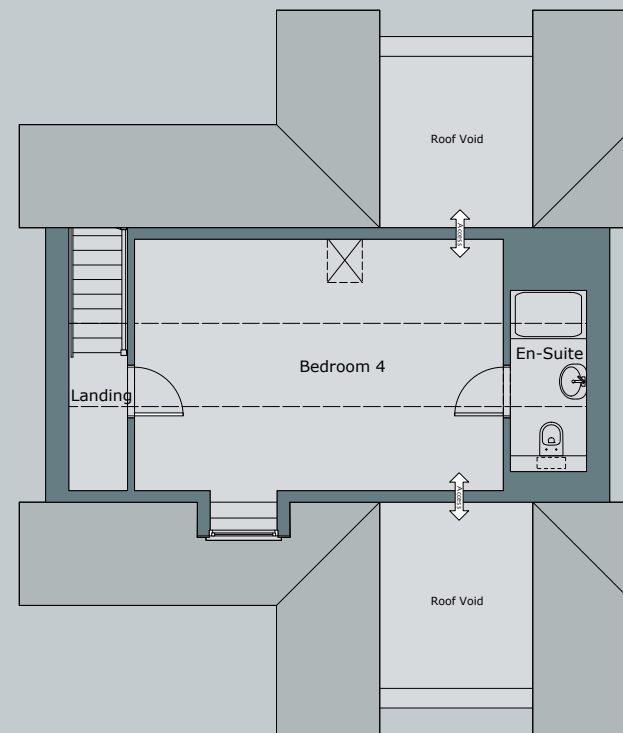
**GROUND FLOOR**

<b>KITCHEN/DINING</b>	5.03M X 4.13M	16'6" X 13'6"
<b>LIVING ROOM</b>	5.00M X 3.88M	16'5" X 12'9"
	(MAX)	(MAX)
<b>STUDY</b>	4.13M X 2.64M	13'6" X 8'8"
	(MAX)	(MAX)



**FIRST FLOOR**

<b>BEDROOM 1</b>	4.10M X 2.95M	13'5" X 9'8"
<b>BEDROOM 2</b>	3.42M X 3.00M	11'2" X 9'10"
<b>BEDROOM 3</b>	3.02M X 2.78M	9'11" X 9'1"
<b>BOXROOM</b>	2.09M X 2.08M	6'10" X 6'10"



**SECOND FLOOR**

<b>BEDROOM 4</b>	5.80M X 3.96M	19'0" X 13'0"
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Gross Internal Area: 1780 Sq ft

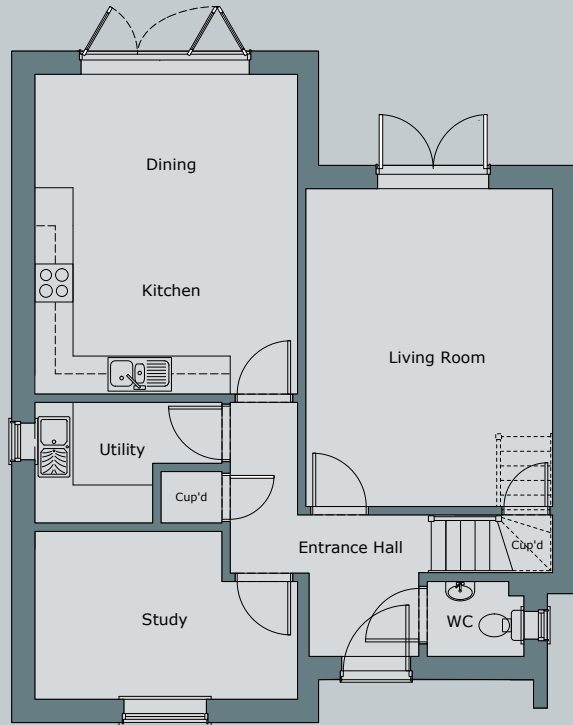
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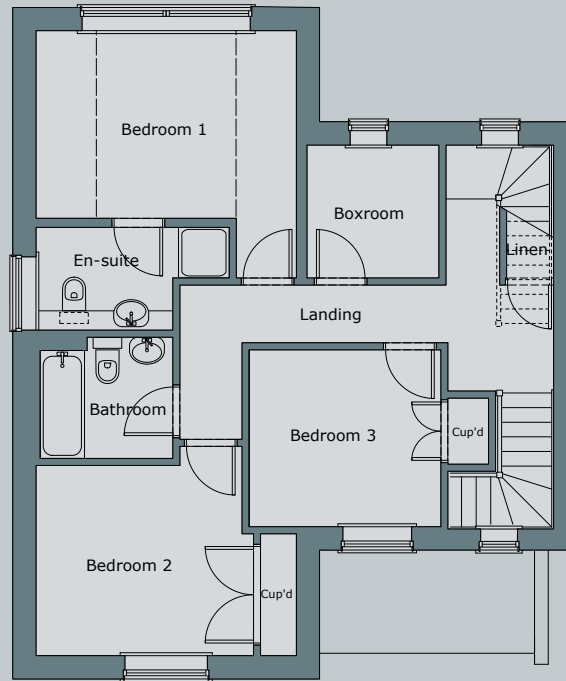


# PLOT 5

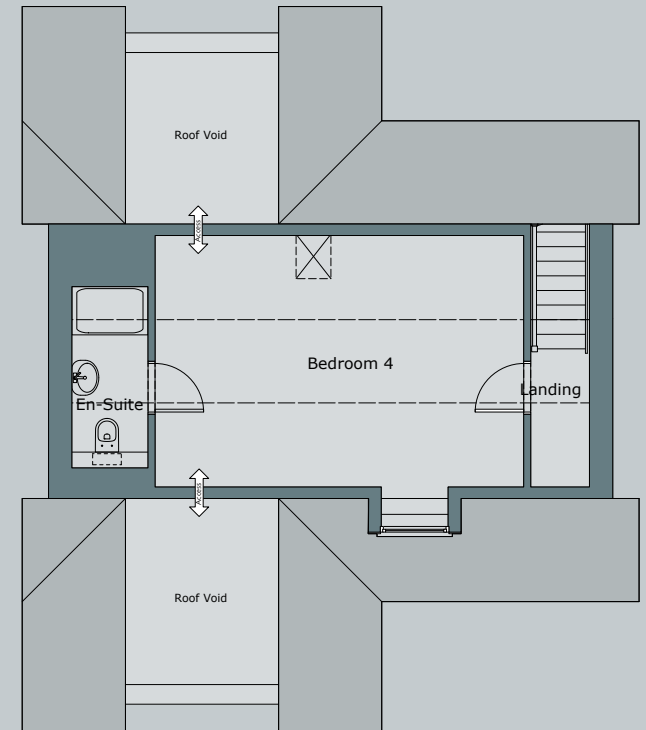
Sale agreed



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

<b>KITCHEN/DINING</b>	5.03M X 4.13M	16'6" X 13'6"
<b>LIVING ROOM</b>	5.00M X 3.88M	16'5" X 12'9"
	(MAX)	(MAX)
<b>STUDY</b>	4.13M X 2.64M	13'6" X 8'8"
	(MAX)	(MAX)

<b>BEDROOM 1</b>	4.10M X 2.95M	13'5" X 9'8"
<b>BEDROOM 2</b>	3.42M X 3.00M	11'2" X 9'10"
<b>BEDROOM 3</b>	3.02M X 2.78M	9'11" X 9'1"
<b>BOXROOM</b>	2.09M X 2.08M	6'10" X 6'10"

<b>BEDROOM 4</b>	5.80M X 3.96M	19'0" X 13'0"
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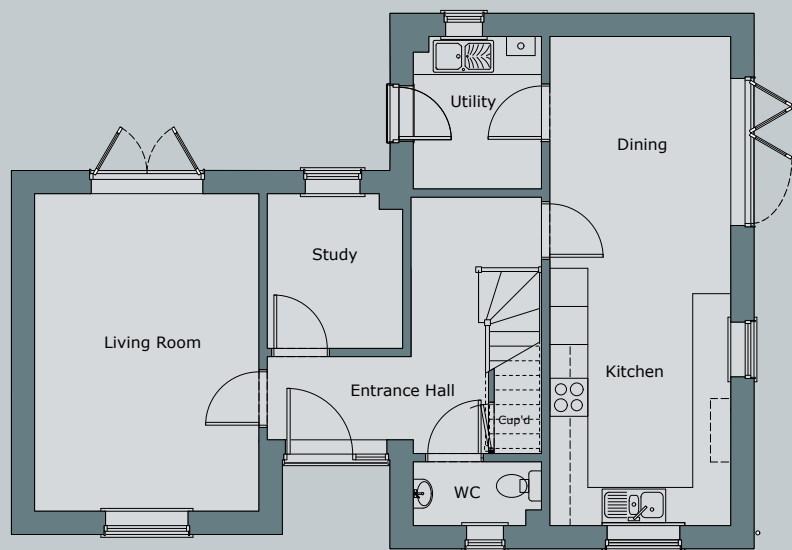
Gross Internal Area: 1780 Sq ft

Not to scale. All dimensions have been taken from architects drawings – please check on site

Sale agreed

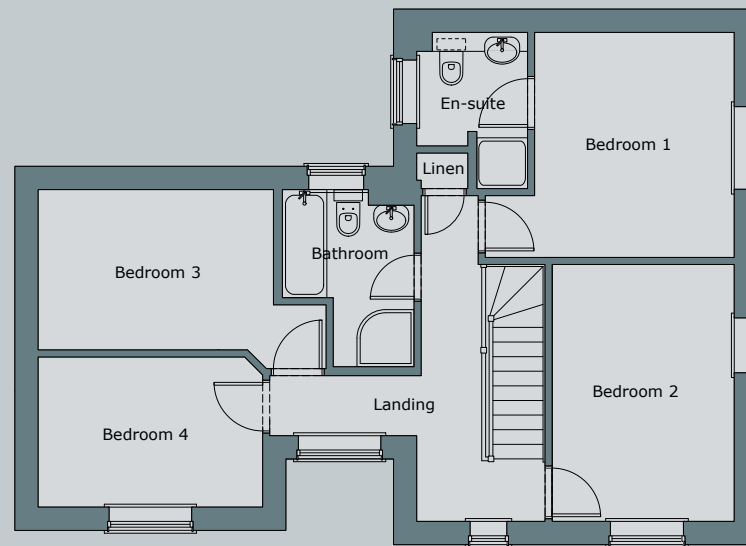


## PLOT 6



### GROUND FLOOR

<b>LIVING ROOM</b>	3.53M X 5.00M	11'6" X 16'4"
<b>KITCHEN</b>	2.85M X 3.67M	9'4" X 12'0"
<b>DINING ROOM</b>	2.85M X 4.02M	9'4" X 13'2"
<b>STUDY</b>	2.43M X 2.13M	8'0" X 7'0"



### FIRST FLOOR

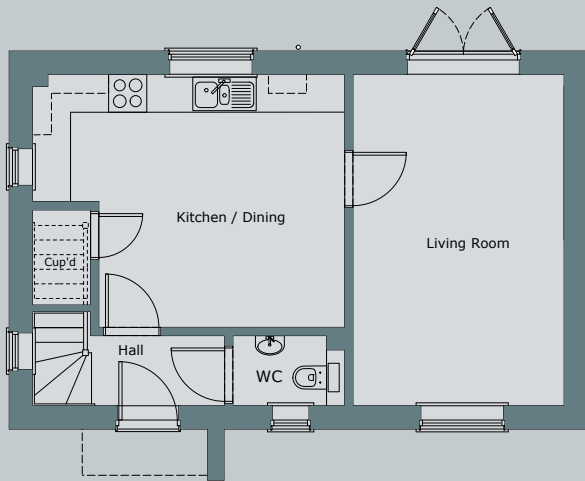
<b>BEDROOM 1</b>	3.54M X 3.15M	11'7" X 10'4"
<b>BEDROOM 2</b>	4.04M X 2.87M	13'3" X 9'5"
<b>BEDROOM 3</b>	3.70M X 2.52M	12'1" X 8'3"
<b>BEDROOM 4</b>	3.53M X 2.36M	11'7" X 7'8"

Gross Internal Area: 1412 Sq ft

Not to scale. All dimensions have been taken from architects drawings – please check on site

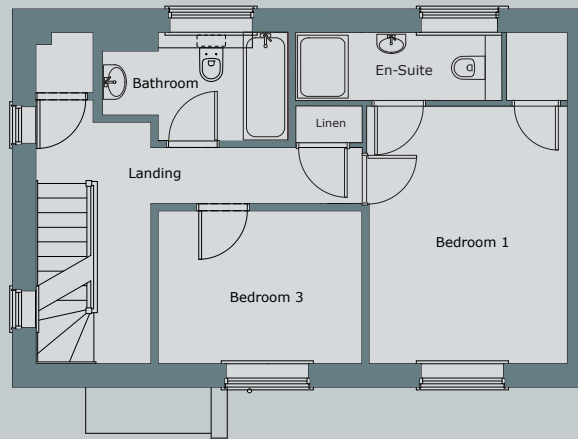


# PLOT 7



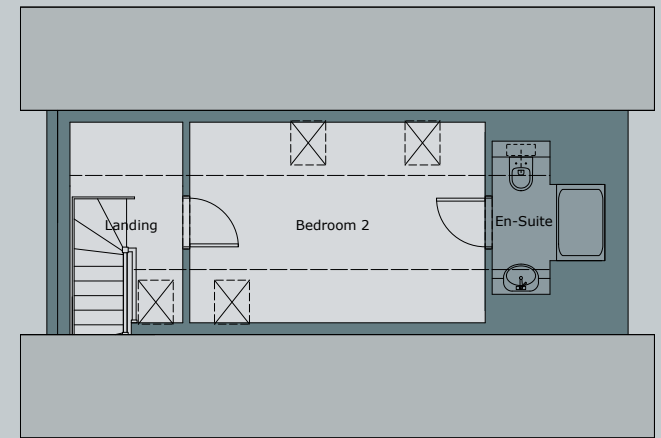
## GROUND FLOOR

<b>LIVING ROOM</b>	3.32M X 5.22M	10'10" X 17'1"
<b>KITCHEN/DINING</b>	3.99M X 4.92M (MAX)	13'0" X 16'1" (MAX)



## FIRST FLOOR

<b>BEDROOM 1</b>	3.13M X 5.22M	10'3" X 17'1"
<b>BEDROOM 3</b>	2.41M X 3.21M	7'11" X 10'6"



The attic en-suite is an optional extra

## SECOND FLOOR

<b>BEDROOM 2</b>	3.16M X 4.65M	10'4" X 15'3"
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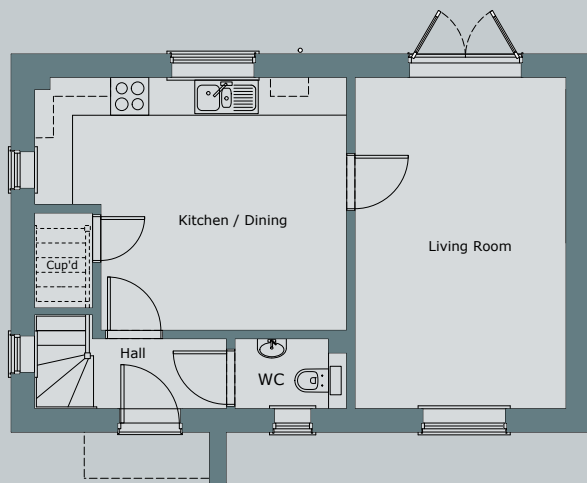
Gross Internal Area: 1200 Sq ft

Not to scale. All dimensions have been taken from architects drawings – please check on site

Sale agreed

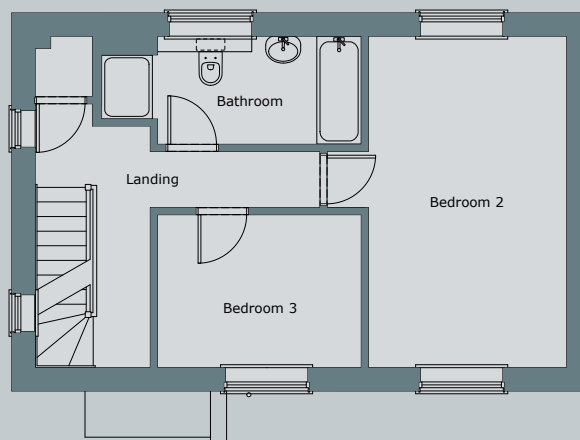


# PLOT 8



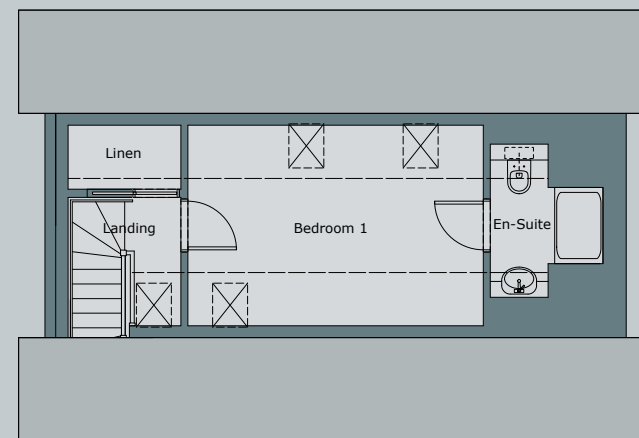
## GROUND FLOOR

<b>LIVING ROOM</b>	3.32M X 5.22M	10'10" X 17'1"
<b>KITCHEN/DINING</b>	3.99M X 4.92M	13'0" X 16'1"
	(MAX)	(MAX)



## FIRST FLOOR

<b>BEDROOM 2</b>	3.13M X 5.22M	10'3" X 17'1"
<b>BEDROOM 3</b>	2.41M X 3.21M	7'11" X 10'6"



## SECOND FLOOR

<b>BEDROOM 1</b>	3.16M X 4.65M	10'4" X 15'3"
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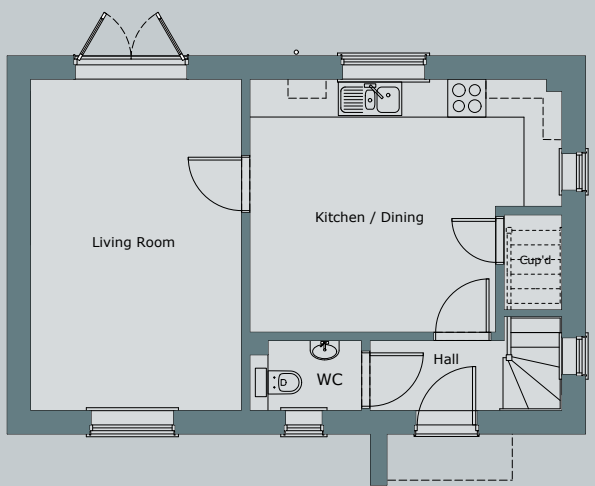
Gross Internal Area: 1200 Sq ft

Not to scale. All dimensions have been taken from architects drawings – please check on site



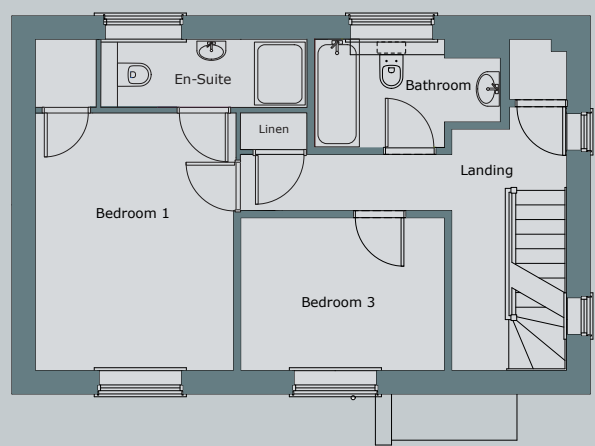
# PLOT 9

Sale agreed



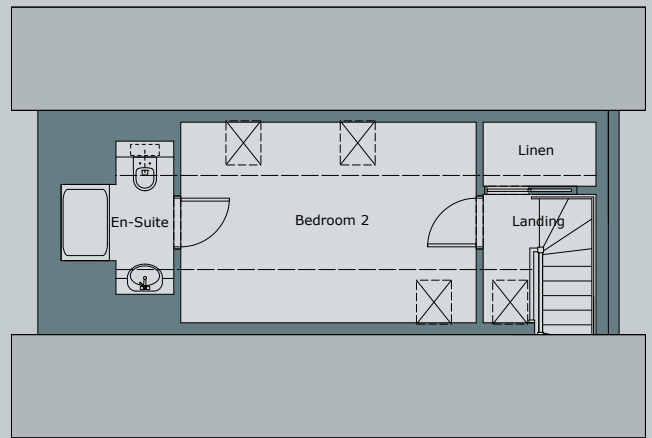
GROUND FLOOR

<b>LIVING ROOM</b>	3.32M X 5.22M	10'10" X 17'1"
<b>KITCHEN/DINING</b>	3.99M X 4.92M	13'0" X 16'1" (MAX)



FIRST FLOOR

<b>BEDROOM 2</b>	3.13M X 5.22M	10'3" X 17'1"
<b>BEDROOM 3</b>	2.41M X 3.21M	7'11" X 10'6"



SECOND FLOOR

<b>BEDROOM 1</b>	3.16M X 4.65M	10'4" X 15'3"
------------------	---------------	---------------

Gross Internal Area: 1200 Sq ft

Not to scale. All dimensions have been taken from architects drawings – please check on site



Images are from a different development.



# SPECIFICATION

## CONSTRUCTION AND EXTERNAL FINISHES

- Timber framed for high insulation performance
- Rendered and contemporary elevations
- High performance double-glazed timber windows and doors

## KITCHEN FITTING

- Contemporary handle-less kitchen units
- Slimline composite work surfaces and matching up stands
- Stainless steel under mounted sink
- Integrated electric fan assisted oven
- Induction hob
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated washer/drier to plots 7, 8, 9
- Tiled floor

## UTILITY ROOM (PLOT SPECIFIC)

- Contemporary handleless units
- Stainless steel sink and drainer
- Plumbing and space for washing machine and separate tumble drier

## HEATING AND WATER SYSTEM

- Underfloor heating to ground floor with independently zoned thermostat's
- Radiators to first floor
- Chrome ladder style towel rails to bath and shower rooms
- High efficiency wall hung condensing boiler
- Pressurised water system with pressurised cylinder
- Outside tap

## BATHROOM, EN-SUITES AND CLOAKROOMS

- Contemporary white Roca sanitaryware
- Grohe chrome mixer taps and shower fittings
- Roca wash basin
- Heated chrome towel rails
- Tiled floor and walls to bath/ shower areas

## INTERNAL FINISHES

- White painted internal contemporary style doors with chrome ironmongery
- Bi-fold doors (plot specific)
- Bespoke staircase

## ELECTRICAL

- CAT 5 wiring to sitting room and bedroom 1
- Television points to reception rooms and bedrooms
- USB charging ports to all rooms
- LED down lighters to kitchen, living rooms, master bedroom and bathrooms on selected plots
- External lights to front and rear
- Wired smoke alarms
- Photo Voltaic panels to all plots

## FLOORING

- Tiled floor to kitchen and bath/shower rooms
- Moduleo wood effect flooring to hallway and living rooms
- Carpet to remaining rooms

## LANDSCAPING

- Paved patios and paths
- Block paved driveways
- Soft and hard landscaping to gardens
- 1.8 close boarded fencing to rear gardens

## PROPERTY DETAILS

- Warranty: 10 year LABC warranty
- Tenure: Freehold

## SERVICES

Mains gas, water, electric and drainage are connected. BT and Virgin cables ducting to each plot

## ROAD

Pepys Close is a private road which will be owned and maintained by the Seller. Each buyer will be liable to pay a fair proportion of the future cost of the repair and maintenance of it and the private drainage that runs within it

## LOCAL AUTHORITY

- South Cambridgeshire District Council.

## FIXTURES AND FITTINGS

- Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest





Pepys Close  
 Pepys Way  
 Girton  
 Cambridge  
 CB3 0PA

Shelford Properties



Davidreedhomes.co.uk

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 Woollards Lane, Great Shelford, Cambridge CB22 5LZ  
 01223 800860 | [newhomes@rah.co.uk](mailto:newhomes@rah.co.uk) | [rah.co.uk](http://rah.co.uk)

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