

SHELBOURNE

— ESTATES —

— Houghton Grange —

Welcome to Houghton Grange

At Shelbourne Estates we reflect with care on every last detail that goes into creating your new home. That's what makes each home at Houghton Grange somewhere special to live life to the full, not just for today and tomorrow, but for always.

Houghton Grange is a truly remarkable development that blends modern living with historic grandeur, making it a unique place to call home. Nestled within the picturesque grounds of a magnificent Grade II listed manor house, this blossoming new community is situated in an exceptional location less than a mile from the charming market town of St Ives.

You'll discover our dedication to quality and our passion for elegant interiors. It's all the little extra details which create homes designed and built with craftsmanship and care, ready for you to enjoy from the day you move in to Houghton Grange.





Exceptional homes designed with you in mind

Approached along an elegant, tree-lined entrance, Houghton Grange introduces a stunning collection of new homes to suit every lifestyle. Along with a broad choice of traditionally-built 1, 2, 3, 4 and 5 bedroom homes, you'll discover a blossoming new community in an exceptional location. Each home has been thoughtfully designed to create the perfect backdrop for modern living, matched by a high quality specification at every turn.

Architectural flair is apparent in both the new homes and the restoration of the charming period homes, while construction is focused on attention to detail. Houghton Grange enjoys a superior location with the shopping and restaurants of St Ives, Huntingdon and Cambridge all within easy reach.



Discover a great day out

At Houghton Grange you're surrounded by mature landscaping and trees, with an abundance of nature nearby. The RSPB Fen Drayton Lakes and, just a little further away, the RSPB Ouse Fen Reserve are stunning destinations to explore. Forming part of the Ouse Valley Way, Godmanchester Nature Reserve has over two million paths for walking trails in the reserve's 59 acres. Why not hire paddle-board on the River Great Ouse to enjoy a few hours afloat? This area is also rich in history, including the picturesque 18th century flour mill, Houghton Mill & Waterclose Meadows, owned by the National Trust. For more local heritage and exhibitions, visit The Norris Museum in St Ives which opened in 1933. For a more tranquil & informative days out, at The Manor, Hemingford Grey is inspiring, not least because of its lovely cottage gardens.

Less than a mile away from Houghton Grange lies the market town of St Ives, where among the traditional markets and tempting riverside tea rooms, you'll discover a thriving, modern community. Four miles to the West is the larger market town of Huntingdon, chartered by King John in 1205, and the birthplace of Oliver Cromwell. These days you'll discover a wide array of restaurants and shops, or head outside to Hinchbrook Country Park, Grafham Water, or Huntingdon Racecourse. Book a gin discovery session to sample the distinctive flavours at Roundwood Gin distillery, or treat the younger family members to a day out at Hammerton Zoo Park. And when the day is over, it's not far to come home to Houghton Grange.



Keep connected

Living at Houghton Grange means you are always well-connected. The amenities of St Ives, Huntingdon, Peterborough and Cambridge are all easily accessible.

The Busway transforms travel around Cambridgeshire, making it easier than ever to leave your car at home. With services running along a specially constructed busway track linking Huntingdon, St Ives and Cambridge, creating a low-emission public transport route that is both smarter and quicker. From Houghton, a direct service whisks you to Cambridge city centre & station, Science Park, and Addenbrooke’s Hospital, while connecting routes make car-free travel around the region swift and easy.

Huntingdon itself is just 4 miles away and when you need to connect to the UK’s motorway network, both the A1 (M) and A14 are within 8 miles. The M11 is less than 14 miles away, leading southwards towards London reaching Junction 27 of the M25 in around 54 miles.

The vibrant university city of Cambridge lies within 17 miles, while Peterborough is 22 miles to the north. There’s no shortage of shops, restaurants, activities and culture within easy reach. For travelling further afield by air, Luton Airport is 48 miles away while Stansted is approximately 43 miles. Taking to the tracks, Huntingdon railway station provides direct services to London Kings Cross in 55 minutes and to London St Pancras International in just over an hour (64 minutes). London Gatwick Airport direct takes just over 2 hours (125 minutes) while Peterborough is just a 15 minute journey.

Get out and explore further...



Central
London
76 miles



Cambridge
City Centre
17 miles



Luton
Airport
48 miles



Closer to home you’ll find a choice of schools within a mile of Houghton Grange which cater for all ages, from the very youngest starting nursery, to St Ivo Academy & Sixth Form. This area is also ideal for sporting enthusiasts with leisure centres in both St Ives and Huntingdon; Brampton Park Golf Club, Hemingford Abbots driving range, Lakeside Lodge golf & country club, and Huntingdon Rugby Club. Along with gym and fitness studios, St Ives’s One Leisure has a swimming pool, beauty lounge, tennis & netball courts, an athletics arena and a cricket pitch. Or for a more relaxing day out, sit back and experience the latest movies at Cineworld Cinema in Huntingdon.



Houghton Grange. A place to belong.

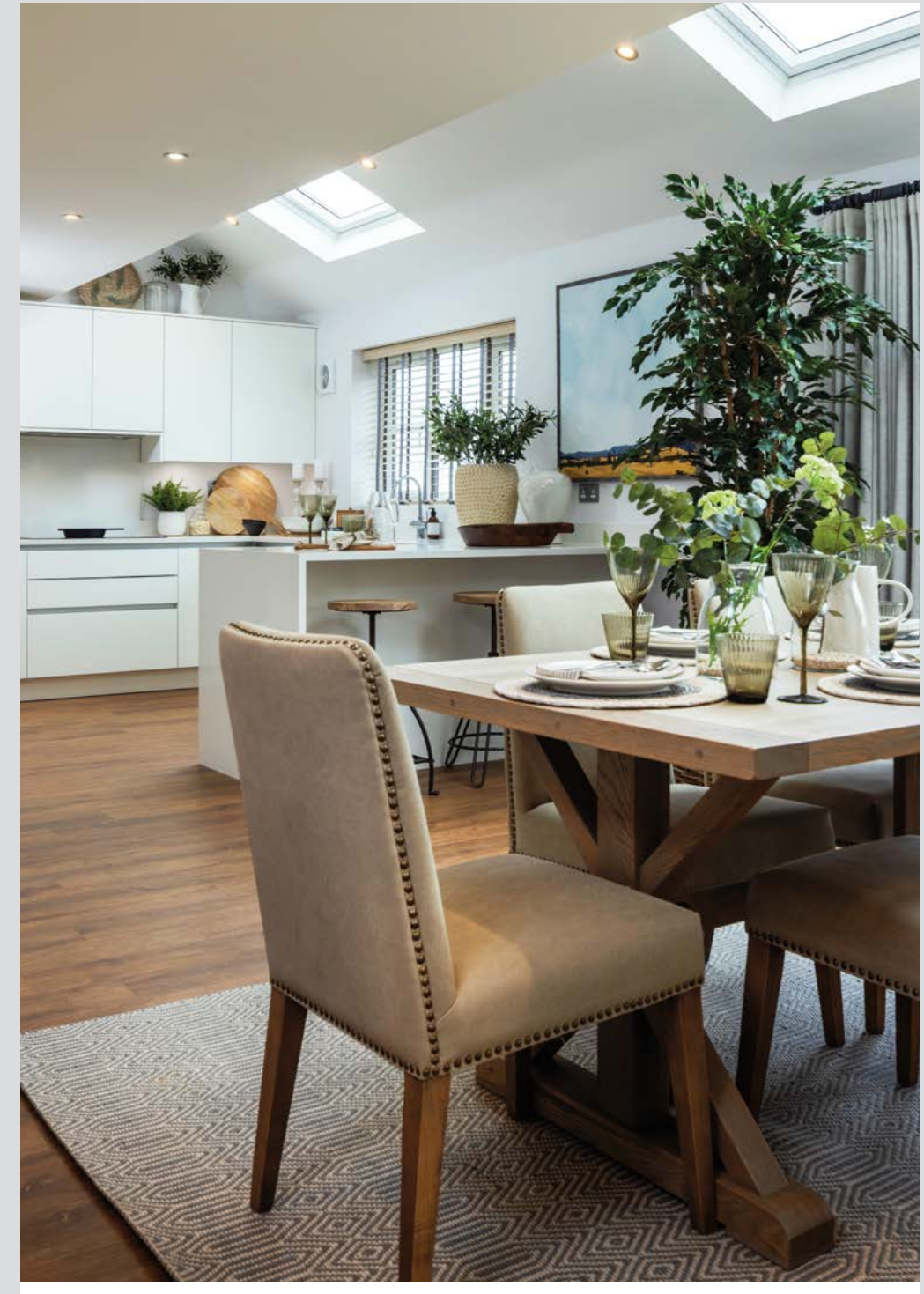


Every part of the
home has a story.



We regard the people who make our homes as thoughtful creators, and they carefully consider every element, right down to the materials we choose and the suppliers we trust. We work with architects, designers and stylists to retain craftsmanship at the heart of everything we do; inside and out, all judged against two criteria – looks and longevity.

It means you can surround yourself with style in the knowledge that your home will continue to look beautiful for years to come.



Exacting standards, as standard.

The unmistakable excellence of a Shelbourne home is evident everywhere you look, and our attention to detail results in a quality that you'll discover over and over again. A specification that is a cut above comes as standard, with fixtures and fittings from world-renowned brands.

Siemens appliances, plus Franke granite sinks and designer taps are eye-catching kitchen features, while we just love the concealed two-way thermostatic showers with raindance heads by VADO.

It's the little touches – like anthracite towel rails or traditional panelling – that go a long way to making our homes classically unique.

Our partnered brands

amtico



PORCELANOSA



SIEMENS

HAMMONDS
THE FITTED FURNITURE COMPANY





Every collection, expertly collated.

A Shelbourne home isn't so much a blank canvas - more like perfectly prepped to bring your own style, and we're here to help you express it.

You can choose from a curated collection of designs, finishes and flooring to make your mark across kitchen, bathroom and bedroom.

The Dulux Heritage Collection

We love the character and timeless style of the contemporary classic look. That's why we give customers a choice of six Dulux Heritage colour schemes. Simply choose the one that matches your style, and we'll paint your house from top to bottom.





Make it exceptional.

We place a lot of time and expert consideration on the interior specification of our homes, but it's not about us; it's all about you. That's why we give you the option to elevate your interiors with a handpicked selection of extra special features.

Perhaps an integrated wine cooler, or granite worktops to complete your look. You can even choose an instant boiling water tap or filter tap that offers the ultimate kitchen convenience.

To discover the options you have to further personalise your home, speak to one of our experts at Houghton Grange.

We've got you covered.

Every Shelbourne home comes with a 10 year LABC warranty. This means that your home is structurally protected for ten years after legal completion.



A new home for your wine collection?



Choose an even more sublime surface.



Even the water can be upgraded.



What next?

If the Houghton Grange lifestyle appeals to you, this is the perfect moment to take the next step.

Contact our advisers to discuss the type of home and lifestyle you're looking for.

We'll then arrange a private appointment for you to visit Houghton Grange where you can discover everything this development has to offer, for today, tomorrow and always.

Call us on: 01480 573328

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Houghton Grange

Development Site Map

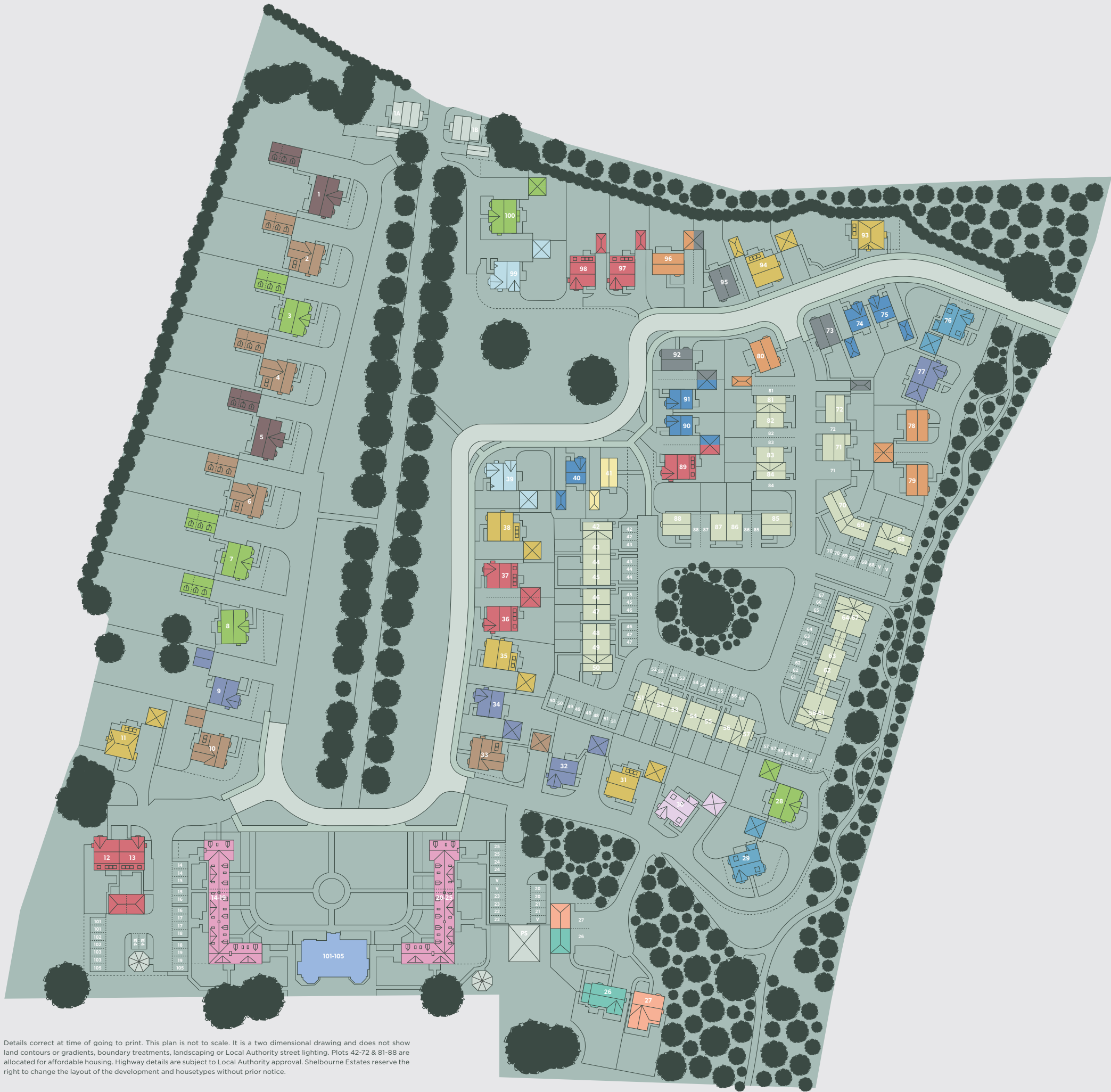
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Houghton Grange

Development Site Map



The Grange	2 Bedrooms
The Grange Cottages	2 & 3 Bedrooms
The Caterham	3 Bedrooms
The Dorchester	3 Bedrooms
The Beaminster	4 Bedrooms
The Cadley	4 Bedrooms
The Harbury	4 Bedrooms
The Hoveton	4 Bedrooms
The Mollington	4 Bedrooms
The Montford	4 Bedrooms
The Oxhill	4 Bedrooms
The Polegate	4 Bedrooms
The Warford	4 Bedrooms
The Willingham	4 Bedrooms
The Wimborne	4 Bedrooms
The Beckington	5 Bedrooms
The Shaftsbury	5 Bedrooms



Details correct at time of going to print. This plan is not to scale. It is a two dimensional drawing and does not show land contours or gradients, boundary treatments, landscaping or Local Authority street lighting. Plots 42-72 & 81-88 are allocated for affordable housing. Highway details are subject to Local Authority approval. Shelbourne Estates reserve the right to change the layout of the development and housetypes without prior notice.

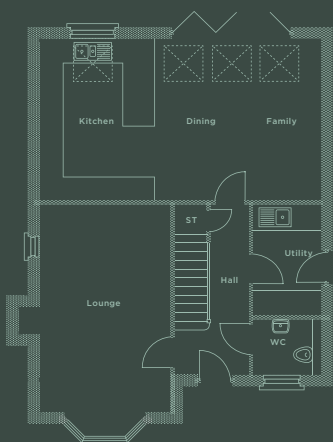


The Cadley

4 Bedrooms
1,352 TOTAL SQ FT

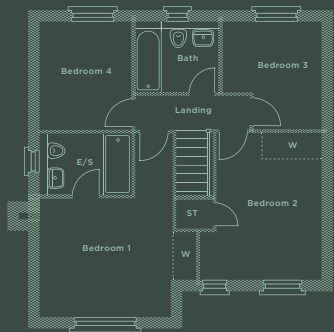


The standout appearance of The Cadley is matched only by its superb interior, boasting all the space, style and thoughtful features required for harmonious, modern family living.



Downstairs

Lounge	5950* x 3450	19'6"* x 11'4"
Kitchen/ Family/Dining	7430 x 4275	24'5" x 14'0"
Utility	2875 x 1750	9'5" x 5'9"
Cloaks/WC	1750 x 1425	5'9" x 4'9"



Upstairs

Bedroom 1	4850* x 4150*	15'11"* x 13'7"*
En-suite	2410 x 1570	7'11" x 5'2"
Bedroom 2	3850 x 3170	12'8" x 10'5"
Bedroom 3	2595* x 2815*	8'6"* x 9'3"*
Bedroom 4	2850 x 2410	9'4" x 7'11"
Bathroom	2200 x 1840	7'3" x 6'0"

*Denotes maximum room dimensions.

This is a computer generated image of The Cadley, elevation treatment may vary. All internal images are indicative of a Shelbourne house type. Room sizes are approximate and floorplans are not to scale. Plots may be handed and any garages may be single or double. Kitchen and bathroom layouts are indicative. These plans are correct at time of going to press, but may be subject to change during construction. Please ensure that you check for specific plot details. Speak to our Sales Advisor for individual parking configurations.

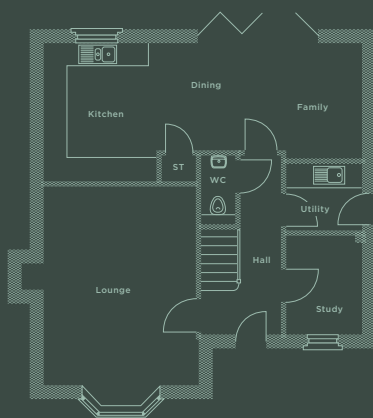
The Harbury

4 Bedrooms

1,462 TOTAL SQ FT

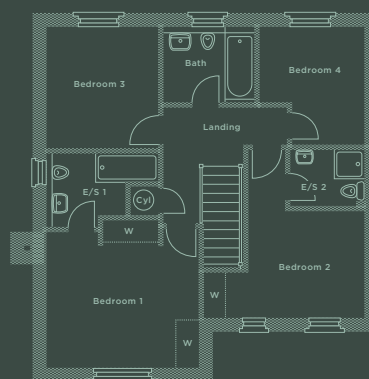


Displaying instant classic charm, The Harbury stands tall and proud as a fantastic family home. Complementing its fine architecture is a modern and spacious interior that is carefully designed around today's lifestyle, with an open plan kitchen area and grand bi-fold doors leading to the garden and creating a light and spacious environment.



Downstairs

Lounge	4000 x 5625*	13'1" x 18'5"*
Family/Dining/		
Kitchen	8200 x 3550*	26'11" x 11'8"*
Study	1950 x 2550	6'5" x 8'4"
WC/Cloaks	890 x 1710	2'11" x 5'7"
Utility	1950 x 1700	6'5" x 5'7"



Upstairs

Bedroom 1	3970 x 3850*	13'0" x 12'8"*
Ensuite 1	2910* x 1925*	9'7" x 6'4"*
Bedroom 2	4155* x 4350*	13'7" x 14'3"*
Ensuite 2	1915 x 1475	6'3" x 4'10"
Bedroom 3	2910 x 3165	9'7" x 10'5"
Bedroom 4	2735* x 3065*	9'0" x 10'1"*
Bathroom	2375* x 1960*	7'10" x 6'5"*

*Denotes maximum room dimensions.

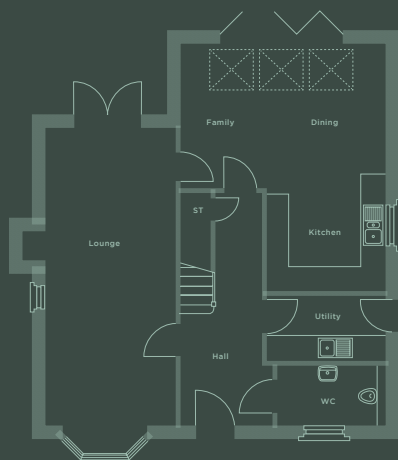
This is a computer generated image of The Harbury, elevation treatment may vary. All internal images are indicative of a Shelbourne house type. Room sizes are approximate and floorplans are not to scale. Plots may be handed and any garages may be single or double. Kitchen and bathroom layouts are indicative. These plans are correct at time of going to press, but may be subject to change during construction. Please ensure that you check for specific plot details. Speak to our Sales Advisor for individual parking configurations.

The Willingham

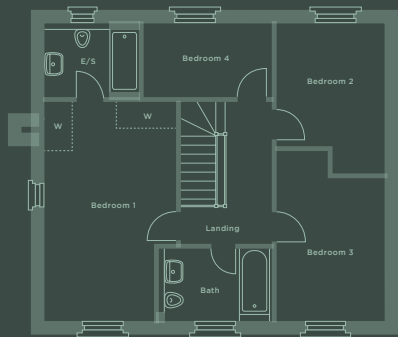
PLOT 35
4 Bedrooms
1,553 TOTAL SQ FT



Blending traditional charm and architecture with an impressive entrance hall and a generous open plan kitchen area, spacious, contemporary interior, combined with living areas that flow seamlessly throughout creating wonderful entertaining spaces and everything you look for in the family home of today, and more.



Downstairs



Upstairs

Lounge	8090* x 3300	26'7"* x 10'10"
Kitchen/ Family/Dining	6265* x 5175*	20'7"* x 17'0"*
Utility	3000 x 1625	9'10" x 5'4"
Cloaks/WC	2725 x 1500	8'11" x 4'11"

Bedroom 1	5580* x 3335*	18'3"* x 10'11"*
En suite 1	2375 x 1900	7'10" x 6'3"
Bedroom 2	3850* x 2760	12'8"* x 9'1"
Bedroom 3	2775 x 3750	9'1" x 12'4"
Bedroom 4	1900 x 3260	6'3" x 10'8"
Bathroom	2875 x 1850	9'5" x 6'1"

*Denotes maximum room dimensions.

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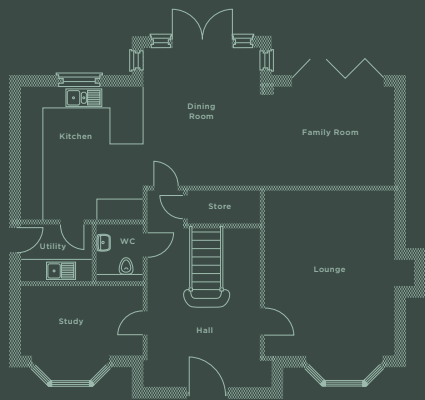
The Polegate

4 Bedrooms

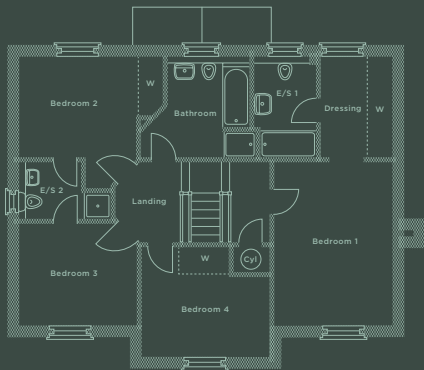
1,816 TOTAL SQ FT



Displaying instant classic charm, The Polegate is everything you look for in the family home of today. Complementing its fine architecture is a modern and spacious interior that is carefully designed around today's lifestyle.



Downstairs



Upstairs

Kitchen	3710 x 3425	12'2" x 11'3"
Family	3675 x 2765	12'1" x 9'1"
Dining	3820 x 3200	12'6" x 10'6"
Lounge	5055 x 3575	16'7" x 11'9"
Study	3395 x 2410	11'2" x 7'11"
Utility	2000 x 1550	6'7" x 5'1"
Cloaks/WC	1550 x 1270	5'1" x 4'2"

Bedroom 1	4550 x 3320	14'11" x 10'11"
Dressing Room	2785 x 2005	9'2" x 6'7"
En-suite 1	2785 x 1745	9'2" x 5'9"
Bedroom 2	3410* x 3670*	11'2"* x 12'0"*
Bedroom 3	3405* x 3320*	11'2"* x 10'11"*
En-suite 2	2555 x 1570	8'5" x 5'2"
Bedroom 4	3050* x 3550	10'0"* x 11'8"

*Denotes maximum room dimensions.

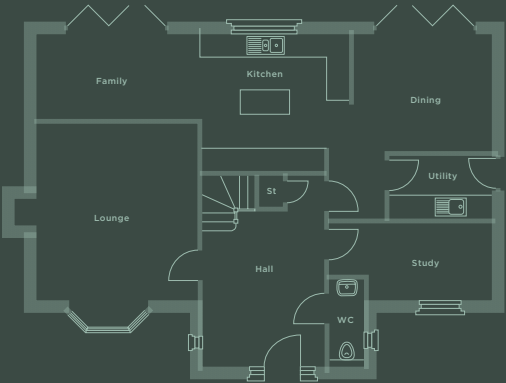
This is a computer generated image of The Polegate, elevation treatment may vary. All internal images are indicative of a Shelbourne house type. Room sizes are approximate and floorplans are not to scale. Plots may be handed and any garages may be single or double. Kitchen and bathroom layouts are indicative. These plans are correct at time of going to press, but may be subject to change during construction. Please ensure that you check for specific plot details. Speak to our Sales Advisor for individual parking configurations.

The Beaminster

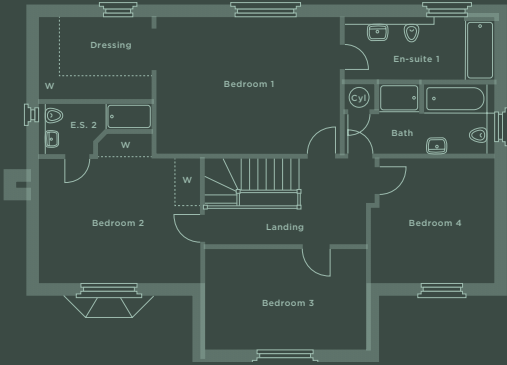
4 Bedrooms
2,045 TOTAL SQ FT



Introducing The Beaminster, a magnificent four bedroom family home showcasing superior design and flawless interior layout. Enjoy ample storage, expansive living spaces, and grand bi-fold doors leading to the garden. Upstairs, discover four good sized bedrooms, including a luxurious master bedroom with its own dressing room and en-suite. Welcome to refined living, where every detail is meticulously crafted to detail.



Downstairs



Upstairs

Lounge	4300 x 5420*	14'1" x 17'9"*
Kitchen	3900 x 3650	12'10" x 12'0"
Family	4450 x 2250	14'7" x 7'5"
Utility	2750 x 1610	9'0" x 5'3"
Study	4345* x 2050*	14'3" x 6'9"*
WC/Cloaks	920 x 2340	3'0" x 7'8"

Bedroom 1	8115* x 3710*	26'8" x 12'2"*
En-suite 1	3995 x 1690*	13'1" x 5'6"*
Bedroom 2	4360 x 4000*	14'3" x 13'1"*
En-suite 2	3010* x 1455*	9'11" x 4'9"*
Bedroom 3	4315 x 2660	14'2" x 8'9"
Bedroom 4	3345* x 3300*	11'0" x 10'10"*
Bathroom	3995 x 1875*	13'1" x 6'2"*

*Denotes maximum room dimensions.

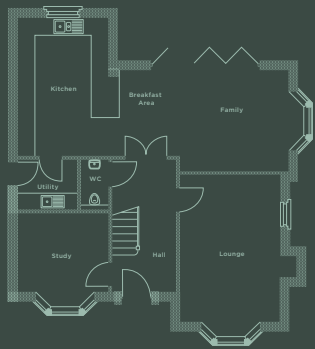
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The Beckington

5 Bedrooms
2,155 TOTAL SQ FT

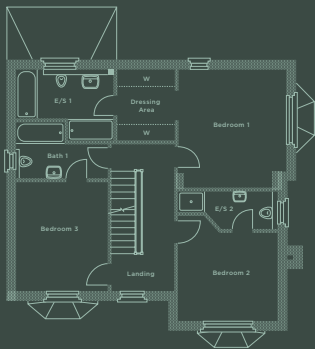


Enjoy a little luxury in this magnificent 5 bedroom three storey detached house. With high quality specification, space in abundance and a traditional design, the Beckington is the perfect home for your family.



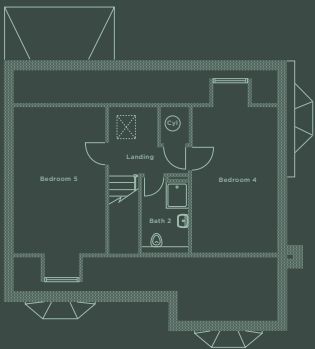
Ground Floor

Lounge	3380* x 5500*	11'1" x 18'0"
Family/Kitchen/Breakfast	9725* x 4675*	31'11" x 15'4"
Study	3100* x 3160*	10'2" x 10'4"
Utility	2050 x 1760	6'9" x 5'9"
Cloaks/WC	975 x 1765	3'2" x 5'9"
Bedroom 1	3670* x 4035*	12'0" x 13'3"
En-suite 1	3370 x 2460*	11'1" x 8'1"



First Floor

Wardrobes	2010 x 2460*	6'7" x 8'1"
Bedroom 2	3390* x 3595*	11'2" x 11'9"
En-suite 2	3395* x 1325*	11'2" x 4'4"
Bedroom 3	3150 x 3725	10'4" x 12'3"
Bathroom 1	3135 x 1920*	10'4" x 6'4"
Bedroom 4	2930* x 5750*	9'7" x 18'10"
Bedroom 5	3160* x 5750*	10'4" x 18'10"
Bathroom 2	1590* x 2620*	5'3" x 8'7"



Second Floor

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