

SHELBOURNE

— ESTATES —

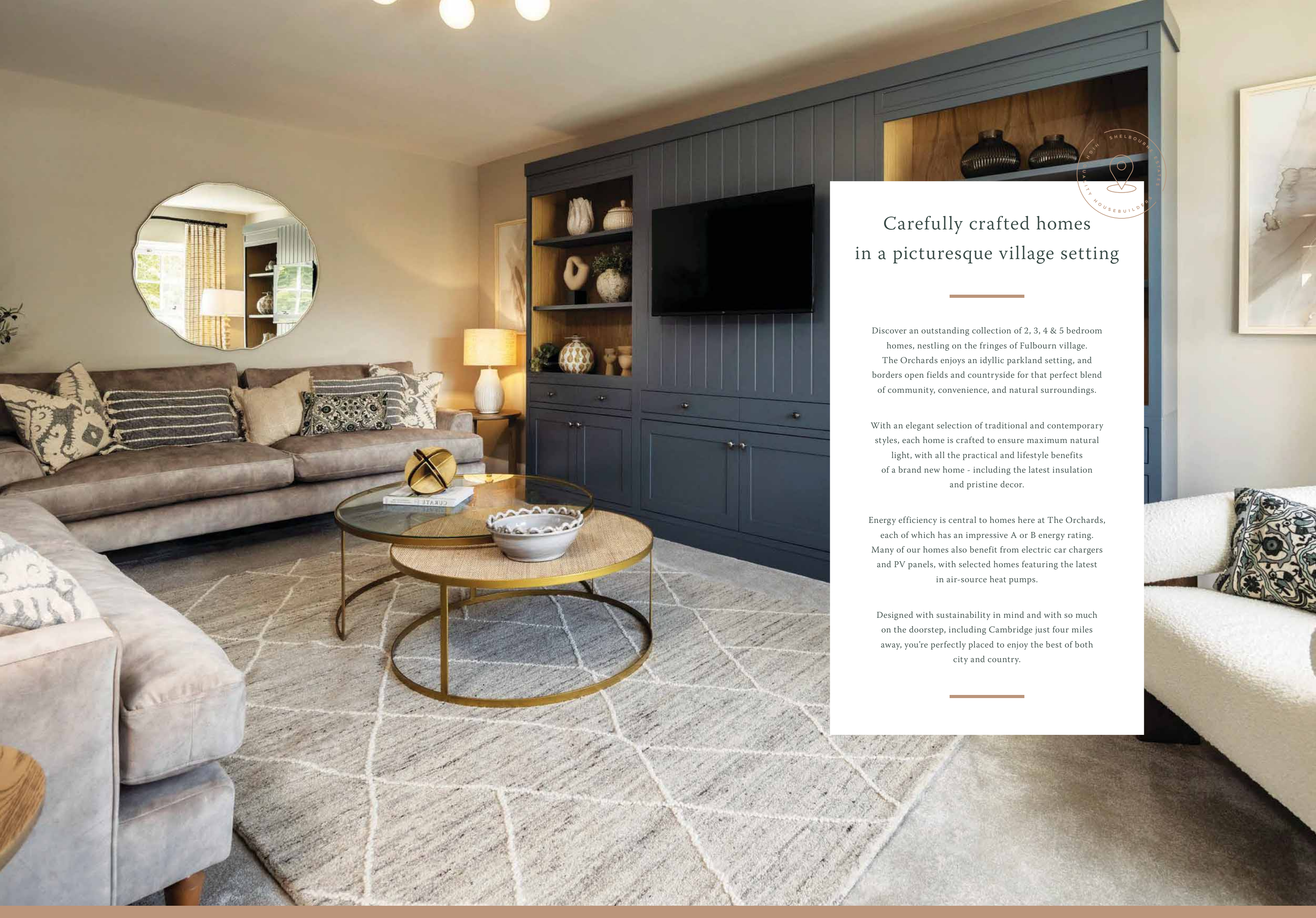
— The Orchards —

Welcome to The Orchards

Shelbourne Estates are proud to present
The Orchards. Our carefully curated homes and attractive
landscaping have been designed for the very best of
quintessential English village living with a strikingly
modern edge.

In the following pages, you will uncover our commitment
to quality, passion for elegant interiors, and, of course,
what makes The Orchards your ideal new home. We think
you'll love it as much as we do.





Carefully crafted homes in a picturesque village setting

Discover an outstanding collection of 2, 3, 4 & 5 bedroom homes, nestling on the fringes of Fulbourn village. The Orchards enjoys an idyllic parkland setting, and borders open fields and countryside for that perfect blend of community, convenience, and natural surroundings.

With an elegant selection of traditional and contemporary styles, each home is crafted to ensure maximum natural light, with all the practical and lifestyle benefits of a brand new home - including the latest insulation and pristine decor.

Energy efficiency is central to homes here at The Orchards, each of which has an impressive A or B energy rating. Many of our homes also benefit from electric car chargers and PV panels, with selected homes featuring the latest in air-source heat pumps.

Designed with sustainability in mind and with so much on the doorstep, including Cambridge just four miles away, you're perfectly placed to enjoy the best of both city and country.



The beauty of nature is all around

Enjoy miles of countryside walks at nearby Wandlebury Country Park, where you can wander through mature woodland and wildflower meadows to watch the wildlife, enjoy a picnic or simply take in the wonders of nature through the seasons.

The Wildlife Trust looks after the grasslands and old meadows of Fulbourn Fen, a Site of Special Scientific Interest. Less than two miles from The Orchards, it is at its finest in early spring and summer when all of the orchids are in bloom.

Cambridge is home to lush, green landscapes across the city - from riverside parks to grassy meadows.

Jesus Green, Parker's Piece, and Midsummer Common are just some of the green spaces where you can simply relax with a picnic under the trees or enjoy a spontaneous game of rounders with friends.

These days, Fulbourn offers all that makes village life so attractive, including a thriving community, great schools, sports and local shops. For a meal out with friends or family, local restaurants offer a choice of cuisine, or, sample the traditional fare at one of the nearby country pubs. For a wider selection of venues, the stunning city of Cambridge is just a few miles away.



All the right connections

The heart of Cambridge, just four miles away, has an international reputation for its prestigious Cambridge University Colleges, which attract top academics from around the world - but there's much more to this wonderful city. With everything from magnificent architecture to science parks, Cambridge offers scenic walks along The Backs and punting on The Cam. Cobbled streets form the backdrop for the latest shops and restaurants, along with cinemas, theatres, and sports facilities.

In recent years, Cambridge has attracted many global companies, including Google, Apple, Amazon, Astra Zeneca, and Microsoft. The global headquarters of technology giant, Arm, is just a mile from The Orchards. CamLife is a 42-acre 'lab and innovation-focused environment' coming to Fulbourn in 2024. Cutting-edge science meets classic academia in this thriving location.

Cambridge Science Park, often referred to as Silicon Fen, was established in 1970 and is now home to 170 companies over its 152 acres. The innovation has added to Cambridge's reputation for cutting-edge technology, including an outstanding Bio Innovation Centre.

Europe's largest centre of health science and medical research, Cambridge Biomedical Campus is located on the same site as the teaching hospitals of the University of Cambridge, including Addenbrooke's Hospital, and is home to the UK's leading heart & lung hospital, Royal Papworth. With a community of 17,500 people, it brings together world-leading ideas and innovation in medical science, research, and patient care. As the Campus continues to expand, creating new jobs in health, education, and life sciences, it's fast becoming one of the leading biomedical centres in the world.

Get out and explore further...



Central London

54 miles



Cambridge City Centre

4 miles



Newmarket Town Centre

12 miles



Ely City Centre

21 miles



Stansted Airport

27 miles



Bury St Edmunds

27 miles

When it comes to getting around, Cambridge is streets ahead. Cycling is one of the most popular forms of transport in the area, thanks to a cycle-friendly network of routes.

The proposed Fulbourn Greenway is designed to bring safer & better local cycling and walking routes, while helping to reduce traffic congestion. The network of routes would stretch from Fulbourn into the heart of Cambridge and connect with other local villages.

A Guided Busway links central Cambridge, including its major hospitals, science parks, and onwards to the railway connections of both Cambridge & Cambridge North, with St Ives, Huntingdon, and onwards to Peterborough providing smooth and straightforward journeys.

Heading further afield, Cambridge to London Kings Cross by rail is just 48 minutes, and direct services also go to Liverpool Street or St Pancras International.

Explore effortless connectivity at our prime location, where the A14 (J35) and the A11 are just four miles away, seamlessly connecting you to major motorways, including the M11 in just 13 minutes. When you're travelling further afield, London Stansted Airport is just 29 miles away.





Closer to home

Fulbourn village has local shops for everyday needs including a nearby Tesco Superstore. Three doctors' surgeries are within a mile of The Orchards, as well as a library and an excellent range of schools, catering from pre-school to secondary.

Education facilities are high-calibre, with a wide choice of independent, boarding, and state schools. Outstanding Cambridge schools include St Faith's, The Leys and The Perse, with extensive extra-curricular programmes and strong academic records.

Sports facilities within the 16 acres of Fulbourn Recreation Ground include football, cricket, bowls, and netball. The neighbouring Fulbourn Centre offers a range of activities from toddler groups to Bridge. Alternatively serve up an ace at Fulbourn Tennis Club which welcomes all ages and abilities to its four all-weather courts.

Ten minutes away is the David Lloyd Club, with its recent addition of a Spa Retreat as well as the existing racquets facilities, gym, exercise classes and indoor & outdoor pools. At Cambridge Lakes Golf Course you can improve your skills or start from scratch at this 20 acre 9-hole course.



The Orchards. 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.

Every home at The Orchards features the luxury of underfloor heating to the ground floor, Siemens kitchen appliances, Franke granite sinks and Villeroy & Boch sanitaryware.

But many find that it's the little touches – like traditional panelling – that go a long way to making our homes beyond the ordinary.

Our partnered brands





















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 the
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 five Dulux
Heritage palette colours. Simply choose the
one that matches your style, and we'll paint
your house from top to bottom.



Chalk White



Flax Seed



China White



Chiltern White



Quartz Grey



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 in kitchen convenience.

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

We've got you covered.

Every Shelbourne home has NHBC 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 The Orchards lifestyle appeals to you, this is the perfect moment to take the next step.

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

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

Call us on: 01223 614001

SHELBOURNE
— ESTATES —

The Orchards
Elm

Development Site Map



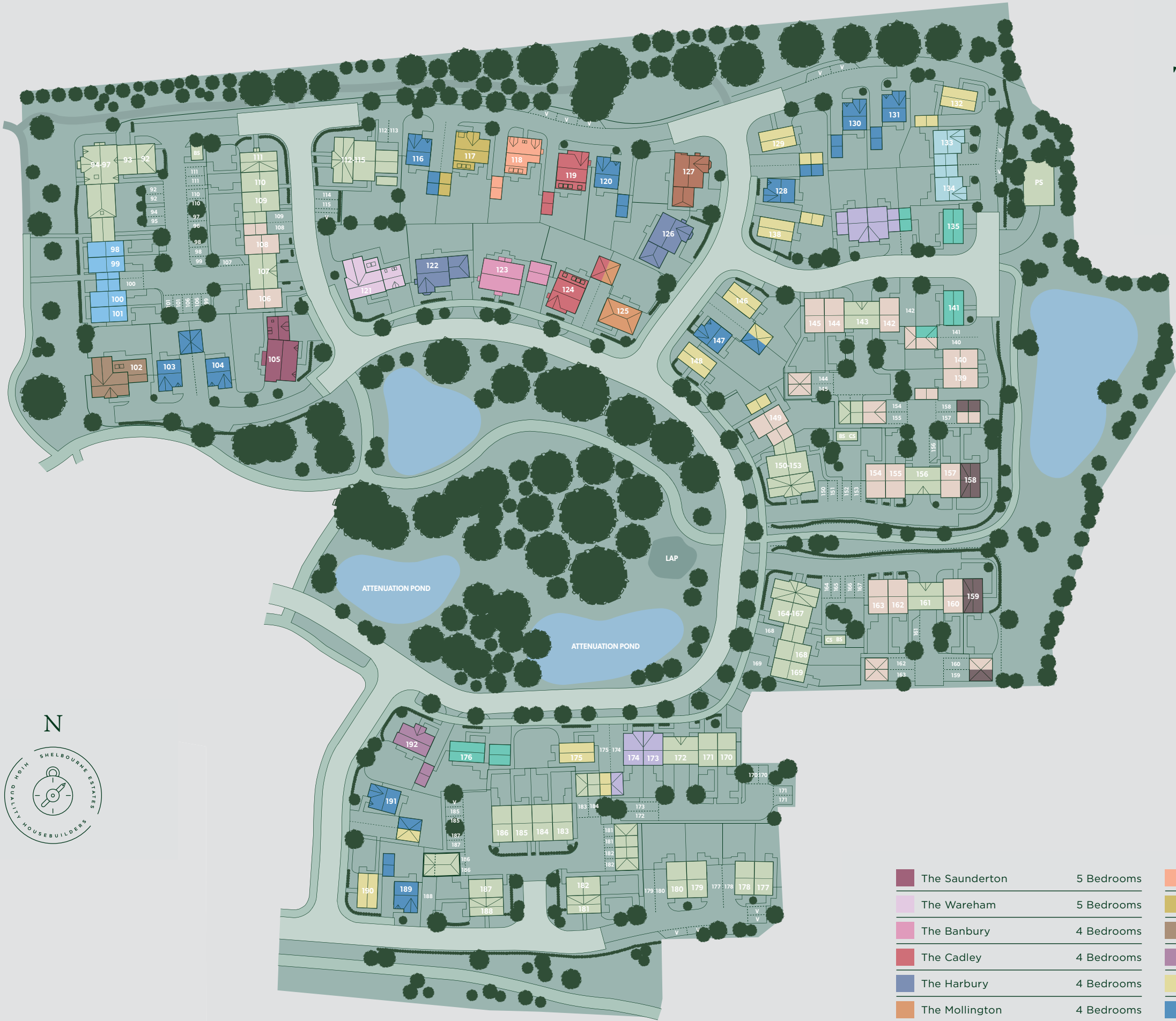
| | | | | | |
|----------------------------|------------|----------------------------|------------|---------------------------------------|------------|
| <div></div> The Saunderton | 5 Bedrooms | <div></div> The Weybourne | 4 Bedrooms | <div></div> The Dorchester | 3 Bedrooms |
| <div></div> The Wareham | 5 Bedrooms | <div></div> The Willingham | 4 Bedrooms | <div></div> The Cambourne | 2 Bedrooms |
| <div></div> The Banbury | 4 Bedrooms | <div></div> The Wimborne | 4 Bedrooms | <div></div> The Downley | 2 Bedrooms |
| <div></div> The Cadley | 4 Bedrooms | <div></div> The Bampton | 3 Bedrooms | <div></div> The Draycote | 2 Bedrooms |
| <div></div> The Harbury | 4 Bedrooms | <div></div> The Belfry | 3 Bedrooms | <div></div> The Wandlebury Apartments | 2 Bedrooms |
| <div></div> The Mollington | 4 Bedrooms | <div></div> The Caterham | 3 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 7-16, 46-55, 62-74 & 86-91 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 houstypes without prior notice.

SHELBOURNE
— ESTATES —

The Orchards
Mulberry

Development Site Map

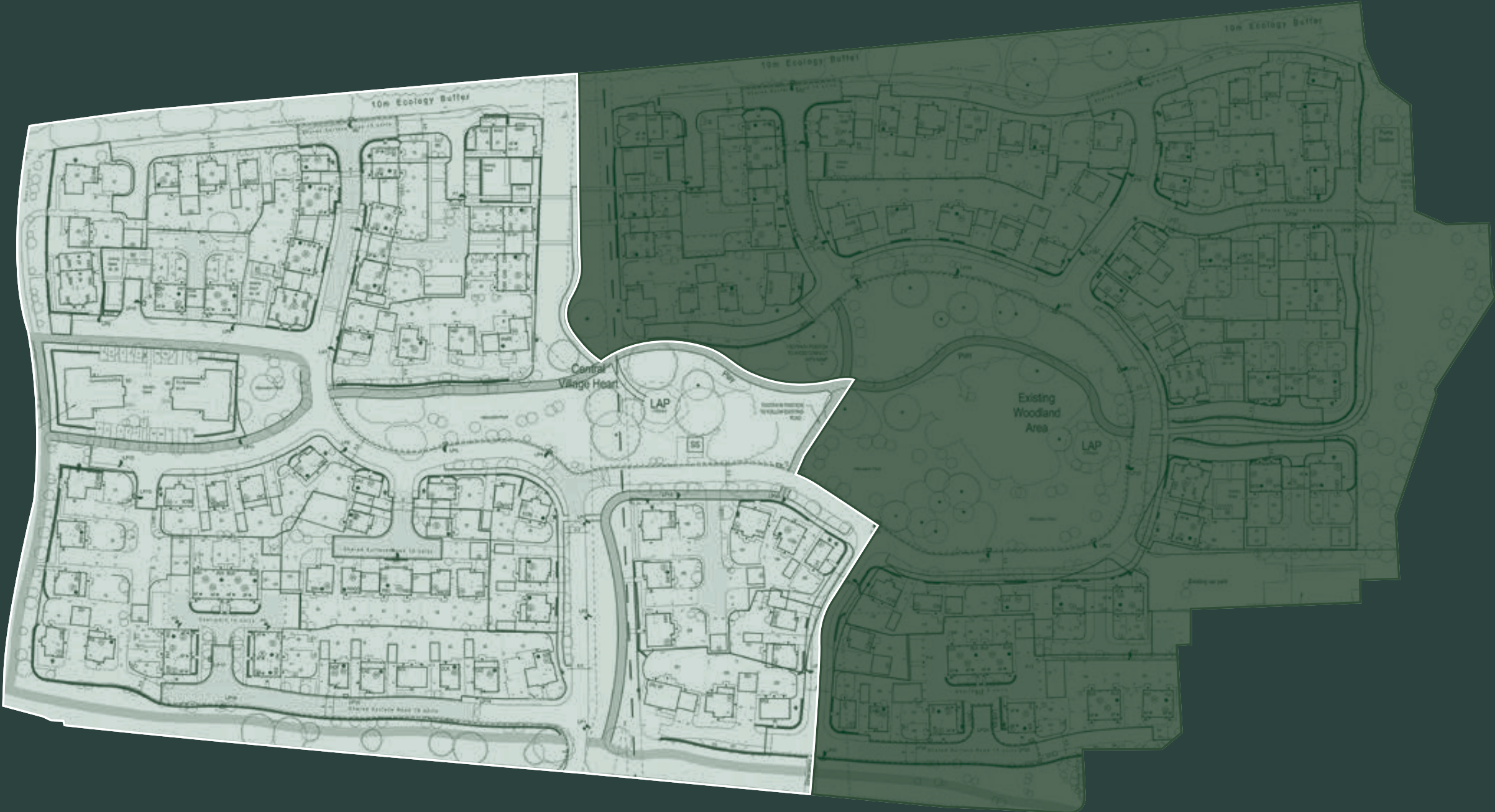


| | | | | | |
|----------------------------|------------|----------------------------|------------|------------------------------|------------|
| <div></div> The Saunderton | 5 Bedrooms | <div></div> The Weybourne | 4 Bedrooms | <div></div> The Cambourne | 2 Bedrooms |
| <div></div> The Wareham | 5 Bedrooms | <div></div> The Willingham | 4 Bedrooms | <div></div> The Chesterfield | 2 Bedrooms |
| <div></div> The Banbury | 4 Bedrooms | <div></div> The Wimborne | 4 Bedrooms | <div></div> The Downley | 2 Bedrooms |
| <div></div> The Cadley | 4 Bedrooms | <div></div> The Bampton | 3 Bedrooms | <div></div> The Draycote | 2 Bedrooms |
| <div></div> The Harbury | 4 Bedrooms | <div></div> The Caterham | 3 Bedrooms | <div></div> The Redbourne | 2 Bedrooms |
| <div></div> The Mollington | 4 Bedrooms | <div></div> The Dorchester | 3 Bedrooms | | |
| <div></div> The Oxhill | 4 Bedrooms | <div></div> The Dursley | 3 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 92-97, 107, 109-115, 143, 150-153, 156, 161, 164-172 & 177-188 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 Orchards

Development Phase Map



Elm

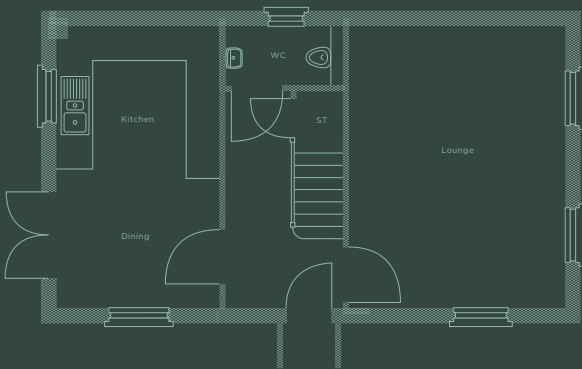
Mulberry

The Caterham

2 Bedrooms
929 TOTAL SQ FT

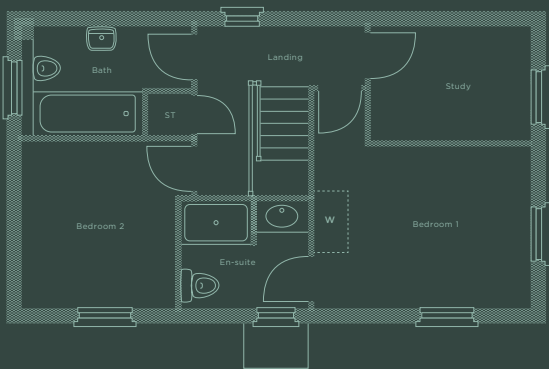


Spacious and stylish, this stunning three bedroom home is perfect for the growing family. With its open plan kitchen, carefully curated to the highest specification with meticulous attention to detail it's a home you're sure to love for many years to come.



Downstairs

| | | |
|----------------|----------------|----------------|
| Lounge | 4825 x 3725*mm | 15'10" x 12'3" |
| Dining/Kitchen | 4825 x 2780*mm | 15'10" x 9'1" |
| WC/Cloaks | 1010 x 1995*mm | 3'4" x 6'7" |



Upstairs

| | | |
|-----------|----------------|----------------|
| Bedroom 1 | 3835* x 3790mm | 12'7"* x 12'5" |
| En-suite | 1830 x 2185*mm | 6'0" x 7'2" |
| Bedroom 2 | 2875 x 2910*mm | 9'5" x 9'7" |
| Study | 1965 x 2755*mm | 6'5" x 9'0" |
| Bathroom | 1800 x 2910*mm | 5'11" x 9'7" |

*Denotes maximum room dimensions.

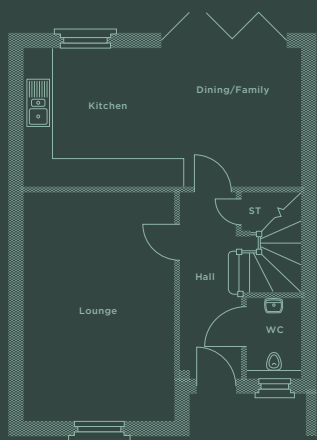
This is a computer generated image of The Caterham, elevation treatment may vary. All internal images are indicative of a Shelbourne house type. Room sizes are approximate and floorplans are not to scale. Plots may be handed and any garages may be single or double. Kitchen and bathroom layouts are indicative. 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 Dorchester

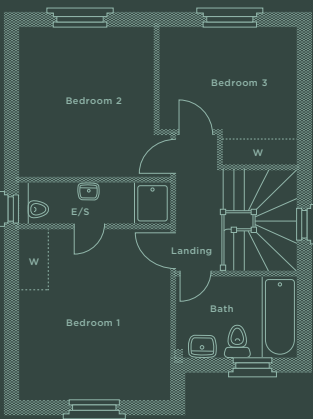
3 Bedrooms
948 TOTAL SQ FT



A traditional home for the growing family, complimented by a contemporary interior and high specification,
The Dorchester is a delightful property anyone would be proud to call their own.



Downstairs



Upstairs

| | | |
|---------------------------|---------------|---------------|
| Lounge | 3150 x 4810mm | 10'4" x 15'9" |
| Kitchen/ Family/Dining | 5825 x 2890mm | 19'1" x 9'6" |
| Cloaks/WC | 1150 x 1710mm | 3'9" x 5'7" |

| | | |
|-----------|----------------|---------------|
| Bedroom 1 | 3150 x 3585mm | 10'4" x 11'9" |
| En-suite | 3165 x 895mm | 10'5" x 2'11" |
| Bedroom 2 | 3165 x 3190mm | 10'5" x 10'6" |
| Bedroom 3 | 2575 x 2940*mm | 8'5" x 9'8"* |
| Bathroom | 2575 x 1710mm | 8'5" x 5'7" |

*Denotes maximum room dimensions.

This is a computer generated image of The Dorchester, 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.

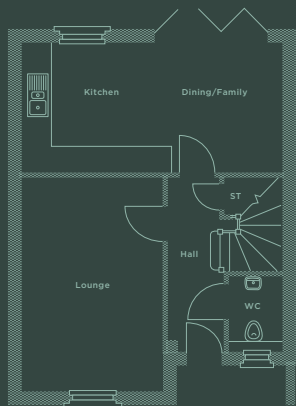
The Downley

2 Bedroom Home and Study

948 TOTAL SQ FT

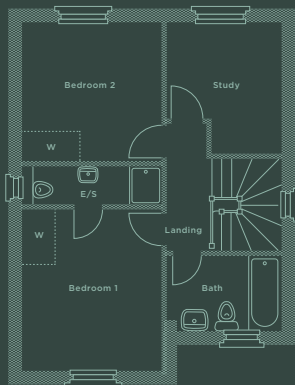


A traditional home complimented by a contemporary interior and high specification,
The Downley is a delightful property anyone would be proud to call their own.



Downstairs

| | | |
|----------------|---------------|---------------|
| Lounge | 3150 x 4810mm | 10'4" x 15'9" |
| Kitchen/Dining | 5825 x 2890mm | 19'1" x 9'6" |
| Cloaks/WC | 1150 x 1700mm | 3'9" x 5'7" |



Upstairs

| | | |
|-----------|-----------------|---------------|
| Bedroom 1 | 3150 x 3650mm | 10'4" x 12'0" |
| En-suite | 3150 x 895mm | 10'4" x 2'11" |
| Bedroom 2 | 3150 x 3130mm | 10'4" x 10'3" |
| Study | 2585* x 2950*mm | 8'6"* x 9'8"* |
| Bathroom | 2585 x 1700mm | 8'6" x 5'7" |

*Denotes maximum room dimensions.

This is a computer generated image of The Downley, 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.

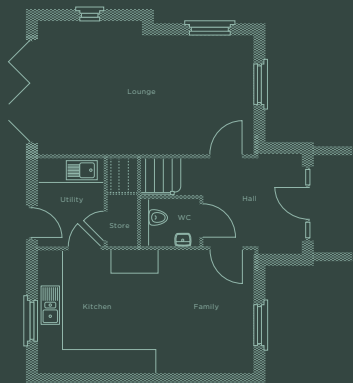
The Bampton

3 Bedroom Home and Study

1,149 TOTAL SQ FT

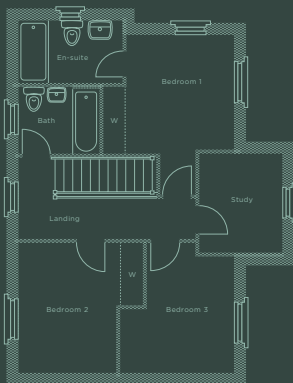


Traditional architecture meets contemporary style with this impressive 3 bedroom detached home with first floor study. Ideal for growing families, this home is built to a carefully curated specification that has space and style in abundance.



Downstairs

| | | |
|----------------|-----------------|-----------------|
| Lounge | 3390* x 5550*mm | 11'1"* x 18'3"* |
| Kitchen/Family | 3150 x 5550mm | 10'4" x 18'3" |
| Utility | 2250 x 1700mm | 7'5" x 5'7" |
| Cloaks/WC | 1220 x 1525mm | 4'0" x 5'0" |



Upstairs

| | | |
|-----------|-----------------|------------------|
| Bedroom 1 | 4170* x 3315*mm | 13'8"* x 10'11"* |
| En-suite | 1590 x 2650mm | 5'3" x 8'8" |
| Bedroom 2 | 3340* x 3235*mm | 11'0"* x 10'7"* |
| Bedroom 3 | 3360* x 2930*mm | 11'0"* x 9'7"* |
| Study | 2550 x 2100mm | 8'4" x 6'11" |
| Bathroom | 1770 x 2085mm | 5'10" x 6'10" |

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This is a computer generated image of The Bampton, 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.

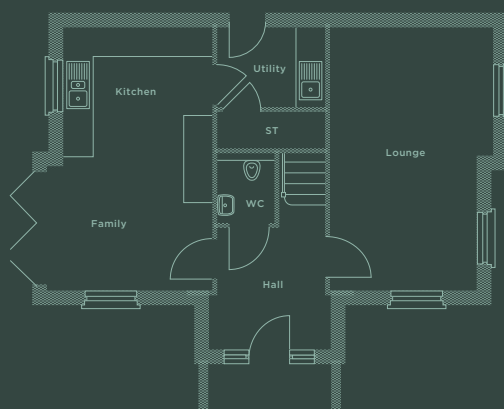
The Belfry

3 Bedrooms

1,169 TOTAL SQ FT

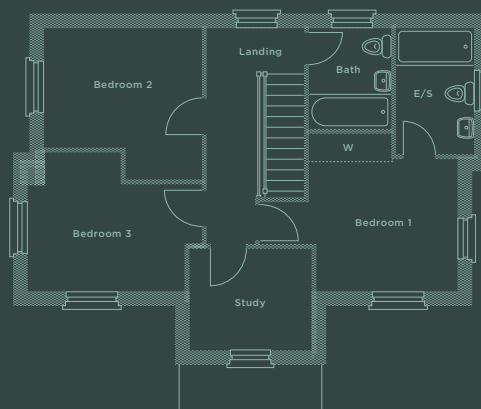


Displaying instant classic charm, The Belfry is everything you look for in the family home of today. Complementing its fine architecture is a modern and spacious interior that is carefully designed around today's lifestyle.



Downstairs

| | | |
|----------------|-----------------|---------------|
| Lounge | 3390* x 5550mm* | 11'1" x 18'3" |
| Kitchen/Family | 3490* x 5550mm | 11'5" x 18'3" |
| Utility | 2250 x 1700mm | 7'5" x 5'7" |
| WC | 1220 x 1525mm | 4'0" x 5'0" |



Upstairs

| | | |
|-----------|-----------------|----------------|
| Bedroom 1 | 4170* x 3315mm* | 13'8" x 10'11" |
| En-suite | 1590 x 2650mm | 5'3" x 8'8" |
| Bedroom 2 | 3340* x 3235mm* | 11'0" x 10'7" |
| Bedroom 3 | 3695* x 2930mm* | 12'2" x 9'7" |
| Study | 2550 x 2100mm | 8'4" x 6'11" |
| Bathroom | 1770 x 2085mm | 5'10" x 6'10" |

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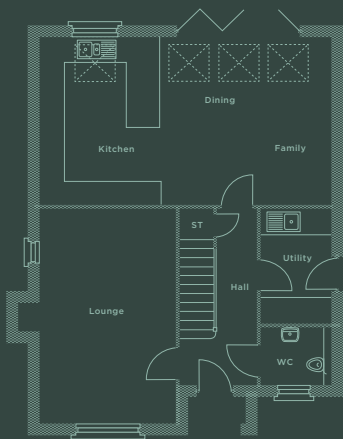
The Cadley

4 Bedrooms

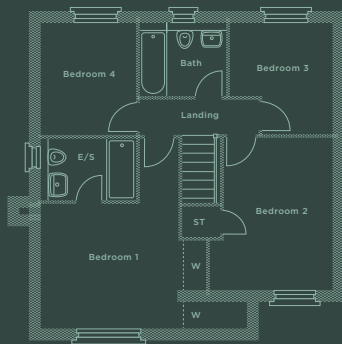
1,358 TOTAL SQ FT



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



Upstairs

| | | |
|---------------------------|---------------|----------------|
| Lounge | 3450 x 5450mm | 11'4" x 17'11" |
| Kitchen/ Family/Dining | 7430 x 4275mm | 24'5" x 14'0" |
| Utility | 1750 x 2875mm | 5'9" x 9'5" |
| Cloaks/WC | 1750 x 1425mm | 5'9" x 4'8" |

| | | |
|-----------|-----------------|------------------|
| Bedroom 1 | 4230 x 4860*mm | 13'11" x 15'11"* |
| En-suite | 2425 x 1595mm | 7'11" x 5'3" |
| Bedroom 2 | 3115* x 3860mm | 10'3"* x 12'8" |
| Bedroom 3 | 2605* x 2825*mm | 8'7"* x 9'3"* |
| Bedroom 4 | 2425 x 2860mm | 7'11" x 9'5" |
| Bathroom | 2225 x 1850mm | 7'4" x 6'1" |

*Denotes maximum room dimensions.

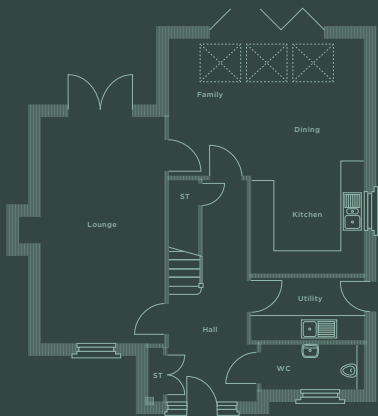
This is a computer generated image of The Cadley, elevation treatment may vary. All internal images are indicative of a Shelbourne house type. Room sizes are approximate and floorplans are not to scale. Plots may be handed and any garages may be single or double. Kitchen and bathroom layouts are indicative. 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 Willingham

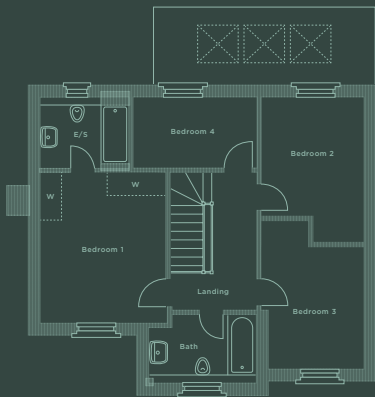
4 Bedrooms
1,424 TOTAL SQ FT



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 | 3300 x 6025mm | 10'10" x 19'9" |
| Kitchen/ Family/Dining | 5175* x 6265*mm | 17'0"* x 20'7"* |
| Utility | 3000 x 1625mm | 9'10" x 5'4" |
| Cloaks/WC | 2725 x 1170mm | 8'11" x 3'10" |

| | | |
|------------|-----------------|----------------|
| Bedroom 1 | 3350 x 4025mm | 11'0" x 13'2" |
| En suite 1 | 2390 x 1915mm | 7'10" x 6'3" |
| Bedroom 2 | 2775 x 3860*mm | 9'1" x 12'8"* |
| Bedroom 3 | 2775* x 4010*mm | 9'1"* x 13'2"* |
| Bedroom 4 | 3285 x 1910mm | 10'9" x 6'3" |
| Bathroom | 2890 x 1860*mm | 9'6" x 6'1"* |

*Denotes maximum room dimensions.

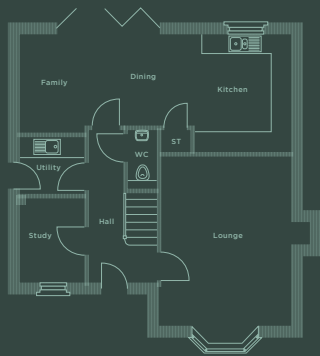
This is a computer generated image of The Willingham, elevation treatment may vary. All internal images are indicative of a Shelbourne house type. Room sizes are approximate and floorplans are not to scale. Plots may be handed and any garages may be single or double. Kitchen and bathroom layouts are 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

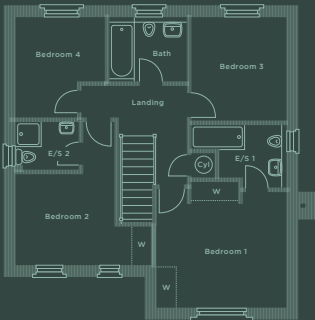


Displaying instant classic charm, The Harbury stands tall and proud as a fantastic family home. Complementing its fine architecture is a modern and spacious interior that is carefully designed around today's lifestyle, with an open plan kitchen area and grand bi-fold doors leading to the garden and creating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



Downstairs

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



Upstairs

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

*Denotes maximum room dimensions.

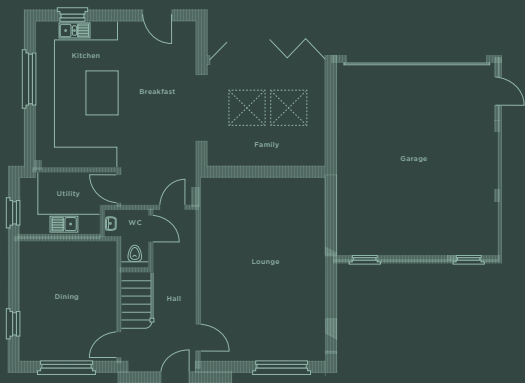
This is a computer generated image of The Harbury, elevation treatment may vary. All internal images are indicative of a Shelbourne house type. Room sizes are approximate and floorplans are not to scale. Plots may be handed and any garages may be single or double. Kitchen and bathroom layouts are indicative. 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 Wimbourne

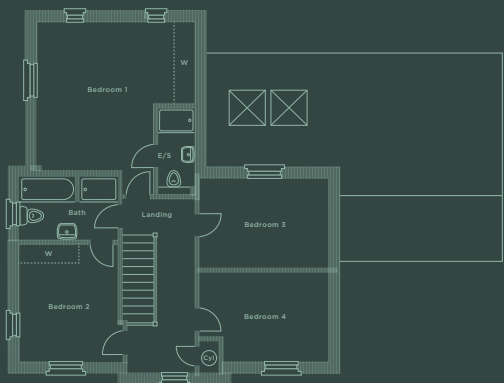
4 Bedrooms
1,796 TOTAL SQ FT



The Wimbourne rises above other family homes to offer unrivalled space and style. The innovative layout of this four bedroom home gives the whole family the flexibility to live life just how they choose.



Downstairs



Upstairs

| | | |
|-----------------------|-----------------|----------------|
| Lounge | 3770 x 5650mm | 12'4" x 18'6" |
| Kitchen/ Breakfast | 4905 x 5595*mm | 16'1" x 18'4"* |
| Utility | 2950* x 1950mm | 9'8"* x 6'5" |
| Dining Room | 2950 x 3650mm | 9'8" x 12'0" |
| Family Room | 3570 x 3125mm | 11'9" x 10'3" |
| WC/Cloaks | 1390* x 1780*mm | 4'7"* x 5'10"* |
| Garage | 4965 x 5985mm | 16'4" x 19'8" |

| | | |
|-----------|-----------------|-----------------|
| Bedroom 1 | 4905* x 5265*mm | 16'1"* x 17'3"* |
| En-suite | 1185 x 2615mm | 3'11" x 8'7" |
| Bedroom 2 | 3240* x 3600mm | 10'8"* x 11'10" |
| Bedroom 3 | 3820 x 2780mm | 12'6" x 9'1" |
| Bedroom 4 | 3820* x 2780*mm | 12'6"* x 9'1"* |
| Bathroom | 3025 x 1965mm | 9'11" x 6'5" |

*Denotes maximum room dimensions.

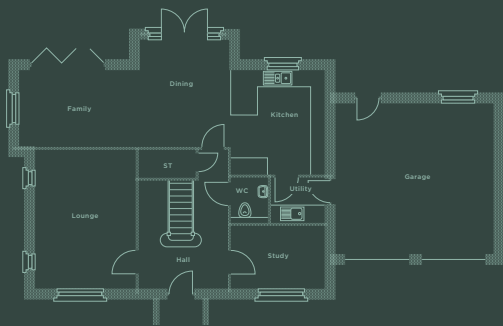
This is a computer generated image of The Wimbourne, elevation treatment may vary. All internal images are indicative of a Shelbourne house type. Room sizes are approximate and floorplans are not to scale. Plots may be handed and any garages may be single or double. Kitchen and bathroom layouts are indicative. 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 Saunderton

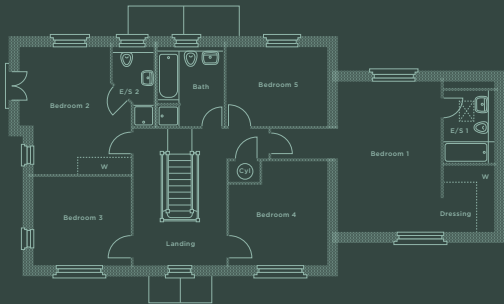
5 Bedrooms
2,162 TOTAL SQ FT



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 | 3575 x 4860mm | 11'9" x 15'11" |
| Kitchen | 3395 x 3710mm | 11'2" x 12'2" |
| Utility | 1975 x 1550mm | 6'6" x 5'1" |
| Dining | 3280 x 3840mm | 10'9" x 12'7" |
| Family | 4280 x 2765mm | 14'0" x 9'1" |
| Study | 3395 x 2215mm | 11'2" x 7'4" |
| Garage | 5610 x 5400mm* | 18'5" x 17'9"* |

| | | |
|-----------|-----------------|------------------|
| Bedroom 1 | 3910* x 5350mm | 12'10"* x 17'7" |
| En-suite | 1780* x 2365mm | 5'10"* x 7'9" |
| Dressing | 1780 x 2290mm | 5'10" x 7'6" |
| Bedroom 2 | 3990* x 4525*mm | 13'1"* x 14'10"* |
| En-suite | 1450* x 2825*mm | 4'9"* x 9'3"* |
| Bedroom 3 | 3440 x 3160mm | 11'3" x 10'5" |
| Bedroom 4 | 3440 x 3715*mm | 11'3" x 12'2"* |
| Bedroom 5 | 3555 x 2820mm | 11'8" x 9'3" |
| Bathroom | 2345 x 2823mm | 7'8" x 9'3" |

*Denotes maximum room dimensions.

This is a computer generated image of The Saunderton, 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.

