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HOMES
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All information in this brochure is correct at time of going to print February 2014.

Welcome to The Grange

Situated on a brand new development on the outskirts of the city of Cambridge, Barratt is proud to introduce The Grange, the latest phase of homes at Trumpington Meadows and the most prestigious properties to be built there to date.

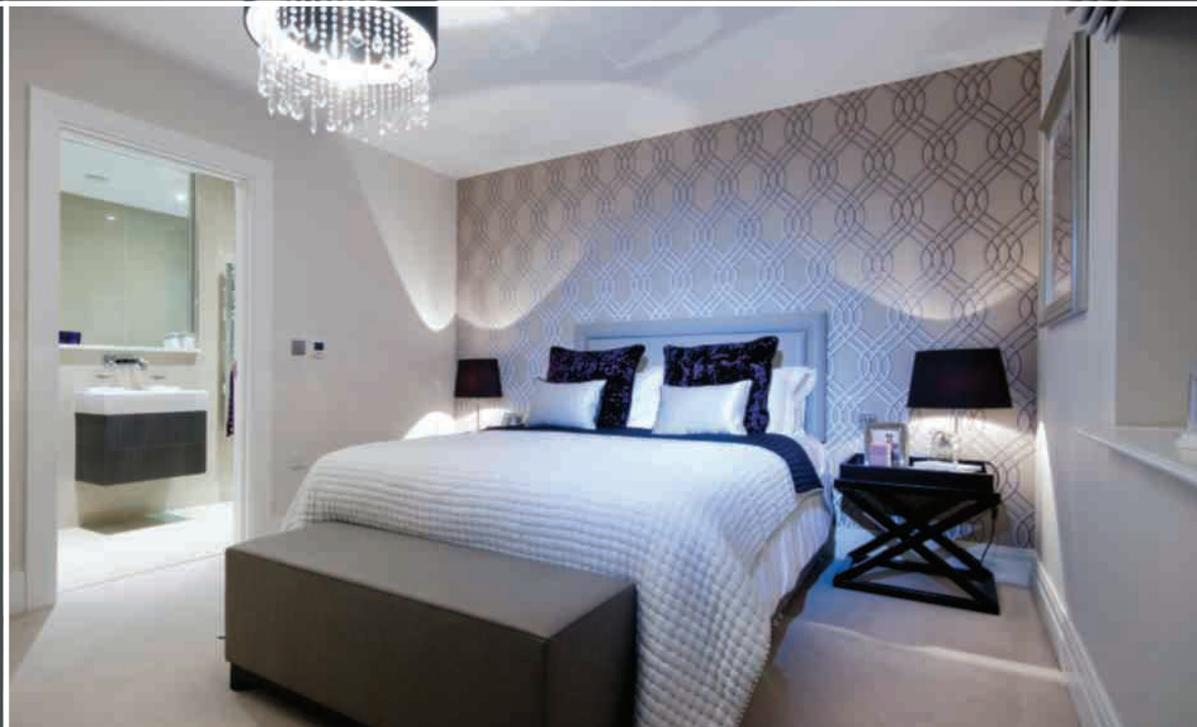
These 23 exquisite homes are perfect for families and anyone looking for a special property in this desirable area. Designed exclusively for this development, these properties also benefit from delightful views of the house and parkland of historic Anstey Hall.







Computer generated image



A fine choice of homes

This fantastic location, with its delightful setting and long-established sense of community, deserves a special choice of properties, and that's what you'll find at The Grange.

Our team has combined traditional design values with the requirements of today's lifestyle, providing buyers with a range of substantial properties with individual character and flexibility inside and out.



Previous Barratt Homes interior shown



Step inside

You'd expect the interior of your new home to match the outside for style and quality, and you'll be delighted with what you see at The Grange.

Each layout has been carefully considered to provide flexibility and to cater for today's lifestyle. You'll find light and space galore and whatever your needs – from quiet relaxation to entertaining family and friends – your new home can adapt to the moment.

We've gone out of our way to fit these bespoke properties with the finest finishes and appliances from top brand names such as AEG, Keramag and Grohe. You can also ask your Sales Advisor about how you could personalise your home's fittings and finishes from a superb array of options.



A village with big ambition

Though Trumpington already has a good range of amenities including a church, village hall, large supermarket, doctor's surgery and nearby hospital, there are numerous new facilities being delivered for the village including a new primary school, play areas, community orchard and a 148-acre Country Park.

Residents are already benefitting from a modern community/youth facility and getting back to nature at the Allotment Society. There's grass roots football at Cambridge Celts FC, some challenging holes at Cambridge Lakes Golf Course and facilities at the Hills Road Sports and Tennis Centre.

The city of Cambridge is one of the premier shopping hotspots in the whole of East Anglia and provides an exceptional range of shops and services within easy reach of The Grange.







Cambridge

Cambridge is one of the UK's most picturesque cities. It's also an exciting one, undergoing major redevelopment to cater for its thriving commercial, academic and tourism industries.

The result is a city where centuries of heritage sit comfortably next to new buildings and facilities, from the tranquillity of the River Cam and its iconic views of the city's colleges to modern amenities such as its Leisure Park and the innovative Science Park.

The city is a hub for shoppers, who will find lots of specialist independent shops among the high street brands with the popular Grand Arcade shopping centre as shown in imagery on left. It is renowned for its arts and culture scene, with a host of museums, galleries and performance venues such as the famous Corn Exchange.

Though it fits a lot into its small dimensions, Cambridge also offers plenty of open and natural spaces, including its Botanic Gardens, Coe Fen and Parkers Piece and a number of sports fields.







La dolce vita

Whether you prefer an informal pint or fine dining, The Grange is the perfect place from which to enjoy a varied social scene.

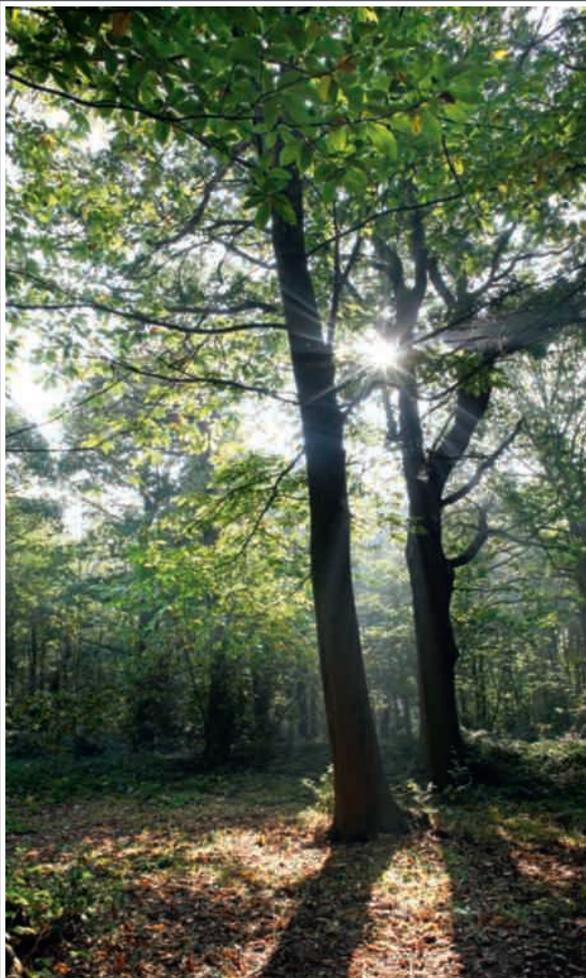
In Trumpington itself, The Green Man and The Lord Byron Inn provide a great place to meet the neighbours over a beer and some good pub food.

In Cambridge, there are plenty more pubs of course, but your options broaden with a lively café culture and sophisticated bars in its streets and squares. And whatever food you enjoy, from a cheap bite to eat to a more formal meal, there's a place for you to go in the city.

Cambridge is now home to two Michelin-starred restaurants, Alimentum and Midsummer House, making it the centre of haute cuisine in East Anglia.







Nature on the doorstep

Cambridgeshire remains a largely rural and agricultural county, making it the perfect place to live if you're a fan of the great outdoors.

The flat landscape is popular with cyclists and walkers of all ages and abilities and the Cambridge area has an abundance of clubs and sports teams for those who want to compete or just keep fit.

With conservation and the environment a vital part of the Trumpington development, the creation of a Country Park at the heart of the scheme will be a major benefit to residents. Work has already begun on it to provide diverse habitats including meadows, hedgerows, ponds and a revitalised stretch of the River Cam that will be home to an abundance of wildlife, such as otters, kingfishers, butterflies, fish and birdlife.





Getting around

Trumpington is exceptionally well connected, so if you travel for work or pleasure, you have many options at your disposal.

There are plenty of bus services stopping at Trumpington, including a Park & Ride into Cambridge and the Guided Busway.

Nearby Shelford station provides stopping services into London via Bishop's Stortford, while the mainline station at Cambridge, just three miles away, offers routes to Bury St Edmunds, Peterborough, Stansted and King's Lynn, as well as non-stop services to the capital.

The network of A-roads passing round Cambridge brings many towns in East Anglia and the East Midlands within easy reach, while the M25 and Stansted Airport are accessible via Junction 11 of the M11, which is just two minutes from Trumpington.



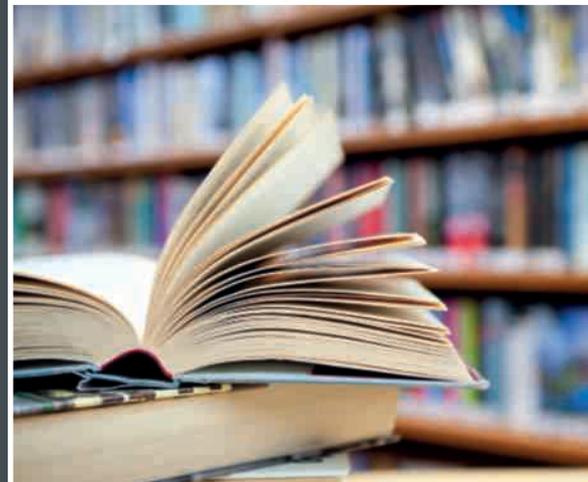


A place to learn

One of the best things about Trumpington for families is the variety and high quality of educational establishments in the area.

In the sector, there is Fawcett Primary and Trumpington Meadows Primary in Trumpington itself for ages 3 to 11 as well as The Manor, St Bede's and the Netherhall School in Cambridge. Trumpington Primary opened its doors in September 2013 and is located within the Trumpington Meadows development. It offers fully integrated facilities including Community and Early Years provision right on your doorstep.

Long Road Sixth Form College provides an impressive range of further education courses within a few minutes of home at The Grange. A new secondary school is planned to open in 2015. The Perse School, St Faith's and The Leys are independent schools catering for children from the age of three to 18.







Park & Ride - 1 minute by foot



Gog Magog Golf Club - 10 minutes by car



Pubs & Bars - 2 minutes by car



Supermarket - 4 minutes by foot

WITHIN
10
MINS*



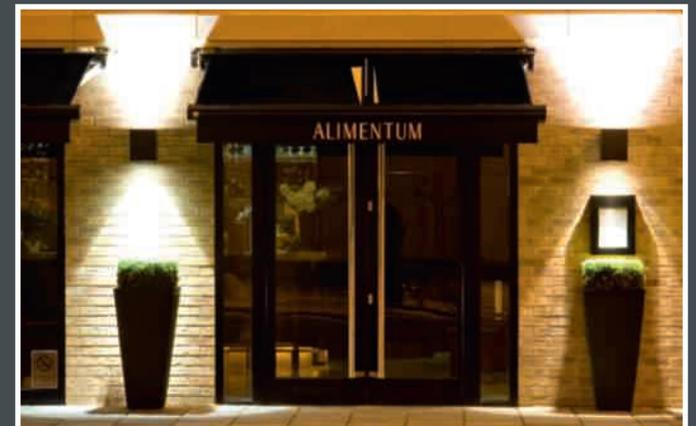
Trumpington Primary School - 1 minute by foot



Gym - 10 minutes by car



M11 Motorway - 2 minutes by car



Michelin Star Restaurant - 8 minutes by car

*All times and distances are approximate only and may vary. Sources: theaaa.com and nationalrail.com.



London Stratford - 55 minutes by car



London Stansted - 31 minutes by rail



Kings Cross St Pancras - 50 minutes by rail



Cambridge City - 16 minutes by car

WITHIN 55 MINS*



Cambridge Airport - 13 minutes by car



Cambridge University - 10 minutes by car



Peterborough - 44 minutes by car



Bury St Edmunds - 40 minutes by car

*All times and distances are approximate only and may vary. Sources: theaa.com and nationalrail.com.

