



Part of Sanctuary



# THE HAWTHORNS

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CAMBRIDGESHIRE

A new collection of thoughtfully-designed two, three and five bedroom homes



## THE HAWTHORNS

BASSINGBOURN

Welcome to The Hawthorns, a new collection of thoughtfully-designed two, three and five bedroom homes in the rural village of Bassingbourn.

This fantastic development appeals to anyone looking for their new home in the tranquil Cambridgeshire countryside. Located in South Cambridgeshire, Bassingbourn is surrounded by rolling fields and woodland, whilst still being only a short distance away from busier towns.





DISCOVER YOUR NEW **HOME** IN

THE CAMBRIDGESHIRE COUNTRYSIDE







## THE LOCAL AREA

Bassingbourn has a variety of amenities you would expect from a small village, including a number of convenience stores, pubs, schools and a GP surgery just across the road from The Hawthorns. For those looking to spend some time outdoors, the Willmott Recreation Ground and Bassingbourn Sports Centre offers the perfect place to participate in your sport of choice, whilst Ford Wood and Keith Wood are only a short walk away for those looking to take a ramble in the countryside.

If you're planning on having a day out in the local area, the Wimpole Estate is approximately a 10-minute drive away, and offers spectacular views of the area's parkland and gardens, as well as the opportunity to walk around the stunning Wimpole Hall. Alternatively, a 10-minute drive in the opposite direction will bring you to Royston, a busier town with additional amenities including supermarkets, high street stores and restaurants. Here you could spend the day exploring the local town, do a spot of shopping or even uncover the history of the area at the Royston Museum and Royston Caves.







## MAKE YOUR MOVE

From The Hawthorns, several convenient transport options are available for you to make use of. A couple of minutes from the development brings you to the A505 on the edge of Royston, which offers routes East towards Duxford or West towards Litchfield. For a day out in the city, Cambridge is less than 30 minutes' drive away via the A603. If you'd like to travel via public transport, there are numerous bus routes running through Bassingbourn via the main road, which offers easy connections to Royston, where you can then either catch connecting buses or a train from Royston Station to towns further afield. For commuters, you can reach Central London in under an hour via train from Royston Station.

With homes available for purchase via outright sale or shared ownership, make your move to The Hawthorns and find your new home in the Cambridgeshire countryside.









SITE PLAN

2 BEDROOM



-  THE MILL      Plots 15, 16, 19, 20
-  THE ORWELL      Plots 22
-  THE THERFIELD      Plots 7, 8

3 BEDROOM

-  THE ASHWELL      Plots 13, 14, 17, 18, 21
-  THE MELBOURN      Plots 9, 10

5 BEDROOM

-  THE STEEPLE      Plots 23, 26, 27, 30
-  THE ROYSTON      Plots 24, 25, 28, 29

-  OUTRIGHT SALE      Plots 13, 14, 17, 18, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30
-  SHARED OWNERSHIP      Plots 7, 8, 9, 10, 15, 16, 19, 20







THE MILL

PLOTS 15, 16, 19, 20

2 BEDROOM SEMI-DETACHED HOME

Available for purchase via Shared Ownership, The Mill is perfect for downsizers or those looking to get onto the property ladder. From the entrance, there is a spacious living room offering the perfect space for a relaxing evening, which then leads through to a kitchen/dining room with an adjoined utility area and downstairs WC. Upstairs, there is a master bedroom complete with a built-in wardrobe and ensuite to the rear of the property, plus a second bedroom with built-in storage to the front and a family bathroom.

GROUND FLOOR



FIRST FLOOR



ROOM DIMENSIONS	METRIC (M)	IMPERIAL
Living Room	3.43 x 4.76	11'3" x 15'7"
Kitchen/Dining Room	3.08 x 3.69	10'1" x 12'1"
WC	1.23 x 1.77	4'0" x 5'10"
Bedroom 1	2.84 x 3.69	9'4" x 12'1"
Bedroom 2	3.43 x 2.46	11'3" x 8'1"
Bathroom	2 x 2.13	6'7" x 7'0"

Total Area: 76.20 sqm / 820.21 sqft

Sizes are based on maximum measurements and are for indication only. Any intending purchaser should satisfy themselves by inspection or otherwise as to their accuracy. Floorplans have been increased in size for legibility and are not to scale to all other plans within this brochure. Also some plots may be handed. Please consult the sales team for more information.





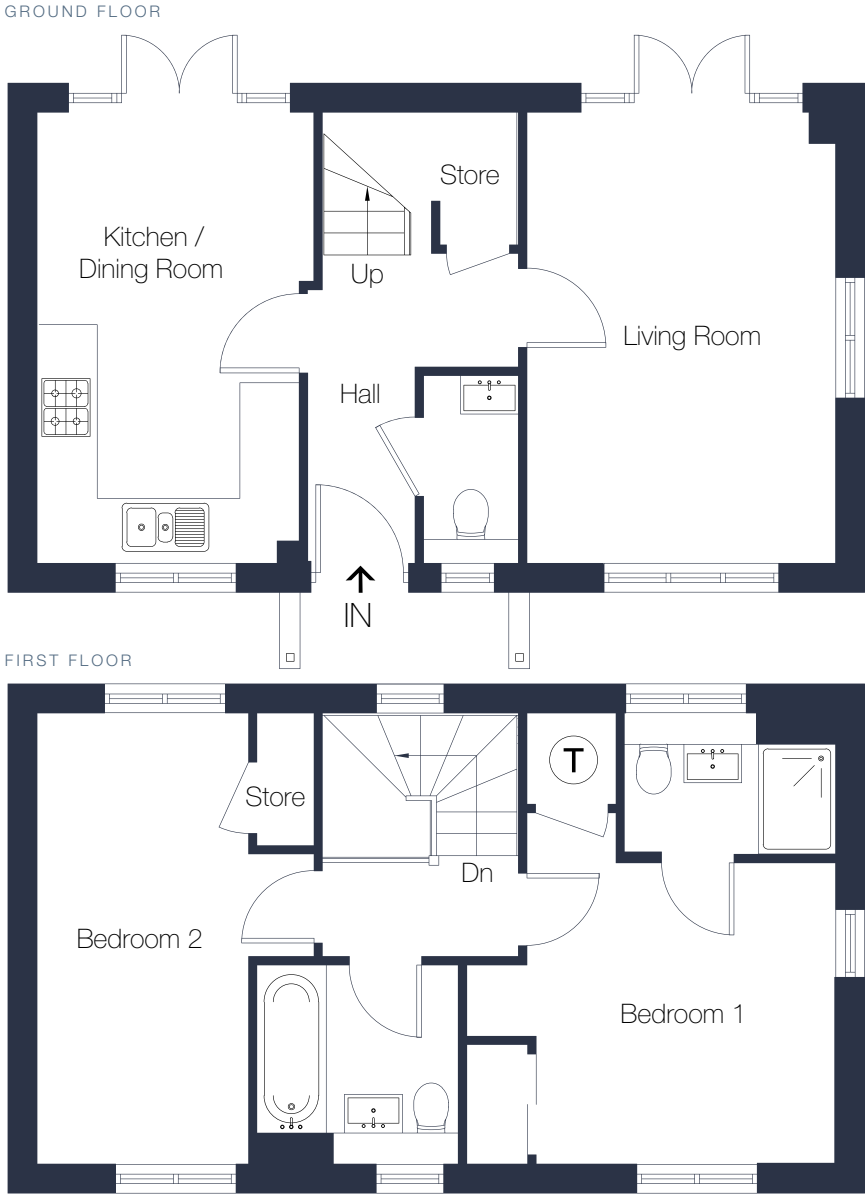


THE ORWELL

PLOT 22

2 BEDROOM DETACHED HOME

Offering the perfect amount of space for couples or small families, The Orwell is a charming 2 bedroom home available at The Hawthorns. To the left of the property, there is an open-plan kitchen/dining room with double doors leading out to the garden, and to the right of the property there is a spacious living room. Downstairs also includes an understairs storage cupboard and WC. Upstairs, there is a master bedroom complete with a built-in wardrobe and ensuite, plus an additional bedroom with a built-in storage cupboard and a family bathroom.



ROOM DIMENSIONS	METRIC (M)	IMPERIAL
Living Room	3.16 x 4.63	10'4" x 15'2"
Kitchen/Dining Room	2.86 x 4.63	8'9" x 15'2"
WC	0.9 x 1.88	2'11" x 6'2"
Bedroom 1	3.78 x 3.08	12'5" x 10'1"
Bedroom 2	2.15 x 4.63	7'1" x 15'2"
Bathroom	2.01 x 2	6'7" x 6'7"

Total Area: 76.20 sqm / 820.21 sqft

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THE THERFIELD

PLOT 7, 8

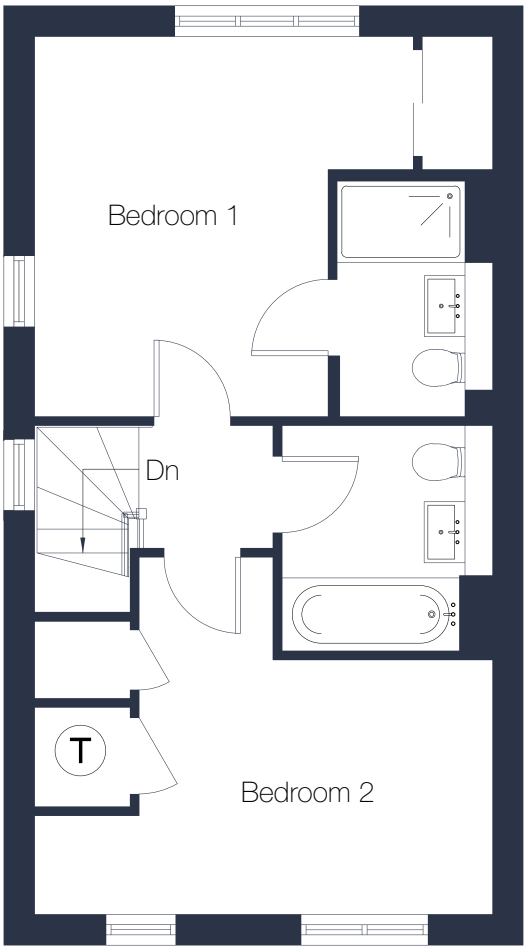
2 BEDROOM SEMI-DETACHED HOME

Available for purchase via Shared Ownership, The Therfield is ideal for first-time buyers looking to get onto the property ladder. Upon entering the property, there is a spacious living room with storage cupboard to the front of the property, leading through to the open-plan kitchen/dining room with an adjoined utility room and downstairs WC. Upstairs includes a master bedroom complete with an ensuite and built-in wardrobe, plus an additional bedroom with a built-in storage cupboard and a family bathroom.

GROUND FLOOR



FIRST FLOOR



ROOM DIMENSIONS	METRIC (M)	IMPERIAL
Living Room	3.43 x 4.76	11'3" x 15'7"
Kitchen/Dining Room	3.07 x 3.69	10'1" x 12'1"
WC	1.23 x 1.77	4' 1" x 5' 10"
Bedroom 1	2.84 x 3.69	9' 4" x 12' 1"
Bedroom 2	3.43 x 2.46	11' 3" x 8' 1"
Bathroom	2 x 2.16	6'7" x 7'1"

Total Area: 76.20 sqm / 820.21 sqft

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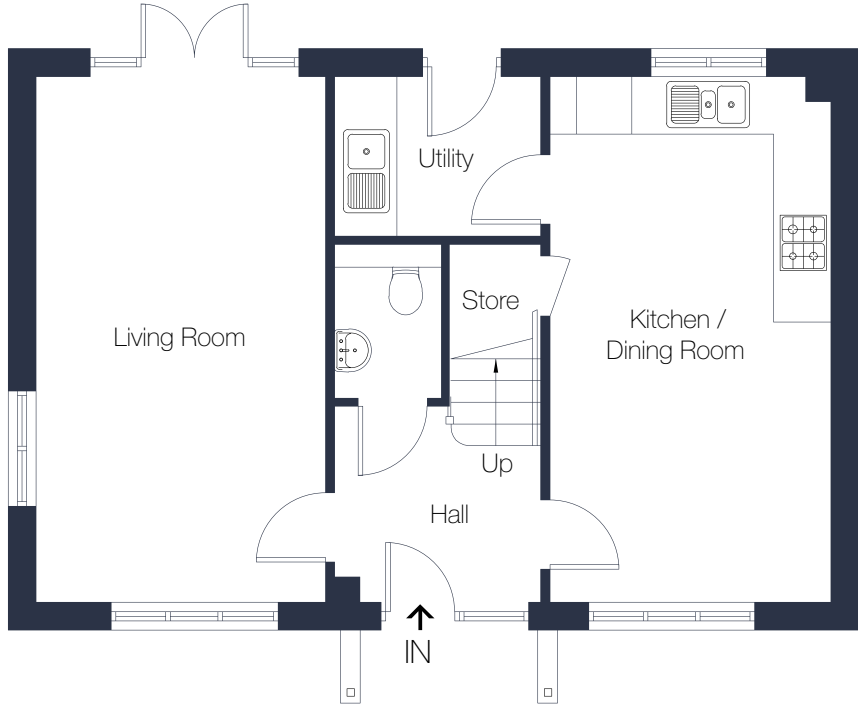
THE ASHWELL

PLOTS 13, 14, 17, 18, 21

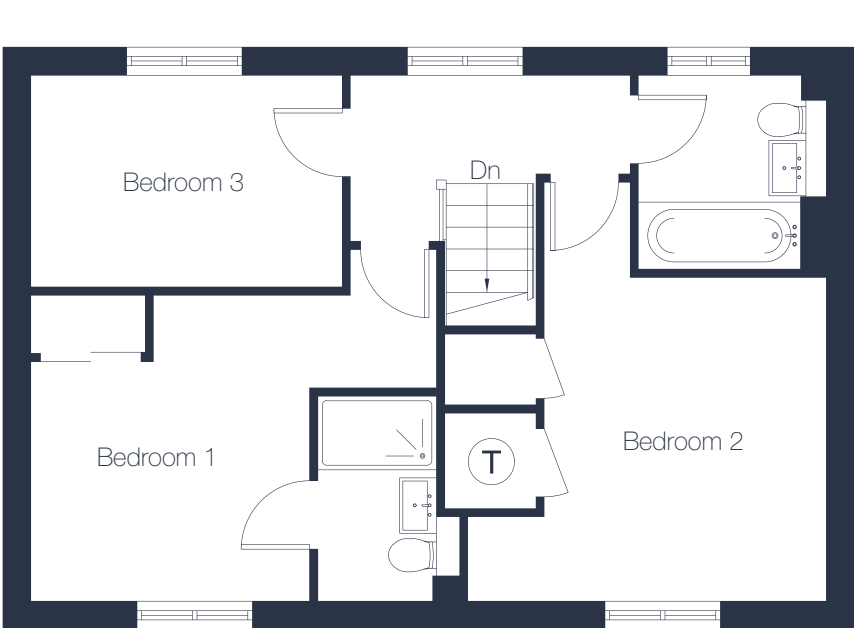
3 BEDROOM DETACHED HOME

The Ashwell is ideal for growing families looking for a home with a bit of extra space. From the entrance, you have a large living room with double doors leading out to the garden on the left hand side of the property, then if you follow to the right there is a large open-plan kitchen/dining room with a separate utility room adjoined to it. The property also benefits from a downstairs WC and storage cupboard. Upstairs includes a mater bedroom with a built-in wardrobe and ensuite, plus an additional two bedrooms, one of which includes a built-in storage cupboard, and a family bathroom.

GROUND FLOOR



FIRST FLOOR



ROOM DIMENSIONS	METRIC (M)	IMPERIAL
Living Room	3.09 x 5.64	10'2" x 18'6"
Kitchen/Dining Room	3 x 5.64	9'10" x 18'6"
WC	1.09 x 1.61	3'7" x 5'3"
Bedroom 1	2.98 x 3.27	9'9" x 10'9"
Bedroom 2	3.02 x 3.46	9'11" x 11'4"
Bedroom 3	3.33 x 2.25	10'11" x 7'5"
Bathroom	1.97 x 2.03	6'6" x 6'8"

Total Area: 96.60 sqm / 1,039.79 sqft

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THE MELBOURN

PLOT 9, 10

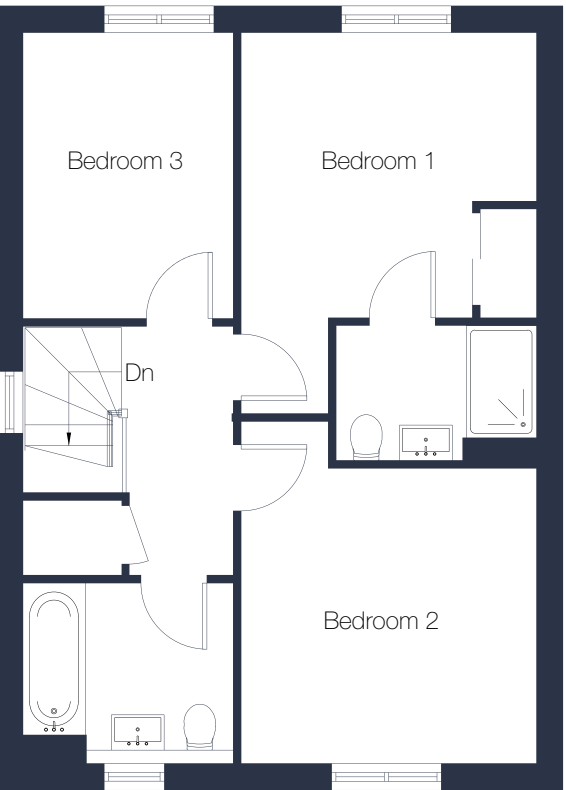
3 BEDROOM SEMI-DETACHED HOME

Available for purchase via Shared Ownership, The Melbourn is perfect for young families looking to buy their first home. Upon entering the property there is a spacious living room to the front, which leads to an open-plan kitchen/dining room. Downstairs also includes a built-in storage cupboard and WC. Upstairs features a master bedroom complete with a built-in wardrobe and ensuite, plus an additional two bedrooms and a family bathroom.

GROUND FLOOR



FIRST FLOOR



ROOM DIMENSIONS	METRIC (M)	IMPERIAL
Living Room	4.68 x 4.12	15'4" x 13'6"
Kitchen/Dining Room	4.52 x 3.96	14'10" x 13'0"
WC	1.13 x 1.51	3'9" x 4'11"
Bedroom 1	3.32 x 3.19	10' 11" x 10' 6"
Bedroom 2	3.32 x 3.31	10' 11" x 10' 10"
Bedroom 3	2.36 x 3.2	7' 9" x 10' 6"
Bathroom	2.33 x 1.98	7'8" x 6'6"

Total Area: 95.40 sqm / 1,026.88 sqft

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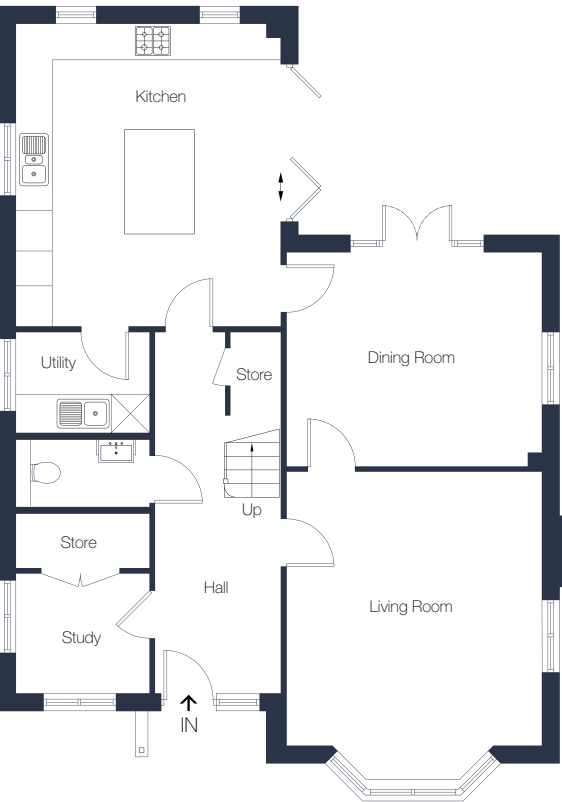
THE STEEPLE

PLOTS 23, 26, 27, 30

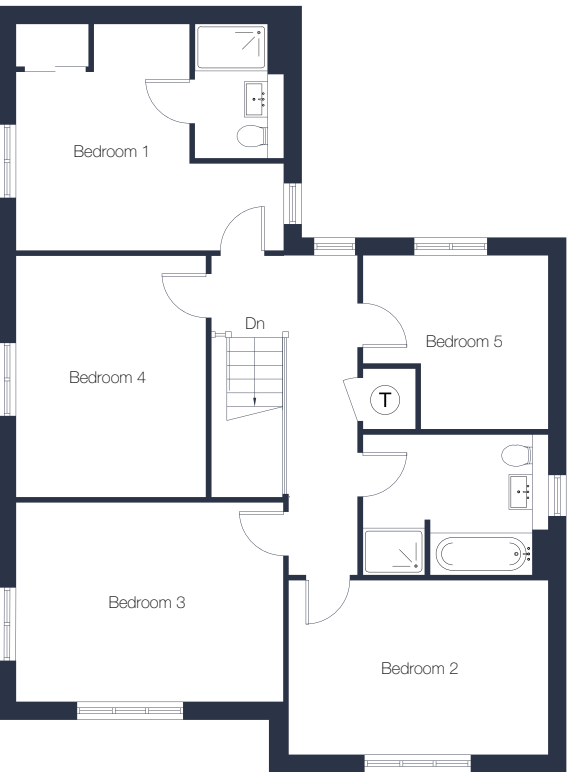
5 BEDROOM DETACHED HOME

The Steeple is a stunning 5 bedroom home, offering ample space for you and your family. Upon entering the property, there is a study room to the left of the hallway with a large built-in storage cupboard, perfect for those who are homeworking. To the right, there is a spacious living room which leads through to the dining room. To the rear of the property, there is a fully-fitted kitchen area complete with a kitchen island, adjoined utility room and bifold doors leading out to the garden. Downstairs also includes a downstairs WC and additional understairs storage cupboard. Upstairs, there is a master bedroom complete with a built-in wardrobe and ensuite, plus 4 additional bedrooms and a family bathroom.

GROUND FLOOR



FIRST FLOOR



ROOM DIMENSIONS	METRIC (M)	IMPERIAL
Living Room	4.35 x 4.68	14'3" x 15'4"
Kitchen	4.52 x 5.17	14'10" x 16'11"
Dining Room	4.35 x 3.65	14'3" x 12'0"
Study	2.27 x 2.03	7'5" x 6'8"
WC	2.27 x 1.13	7'5" x 3'9"
Bedroom 1	2.92 x 3.82	9' 7" x 12' 6"
Bedroom 2	4.38 x 2.93	14' 5" x 9' 7"
Bedroom 3	4.51 x 3.36	14' 10" x 11' 0"
Bedroom 4	3.2 x 4.08	10' 6" x 13' 5"
Bedroom 5	3.12 x 2.92	10' 3" x 9' 7"
Bathroom	3.12 x 2.31	10' 3" x 7' 7"

Total Area: 180.90 sqm / 1,947.19 sqft

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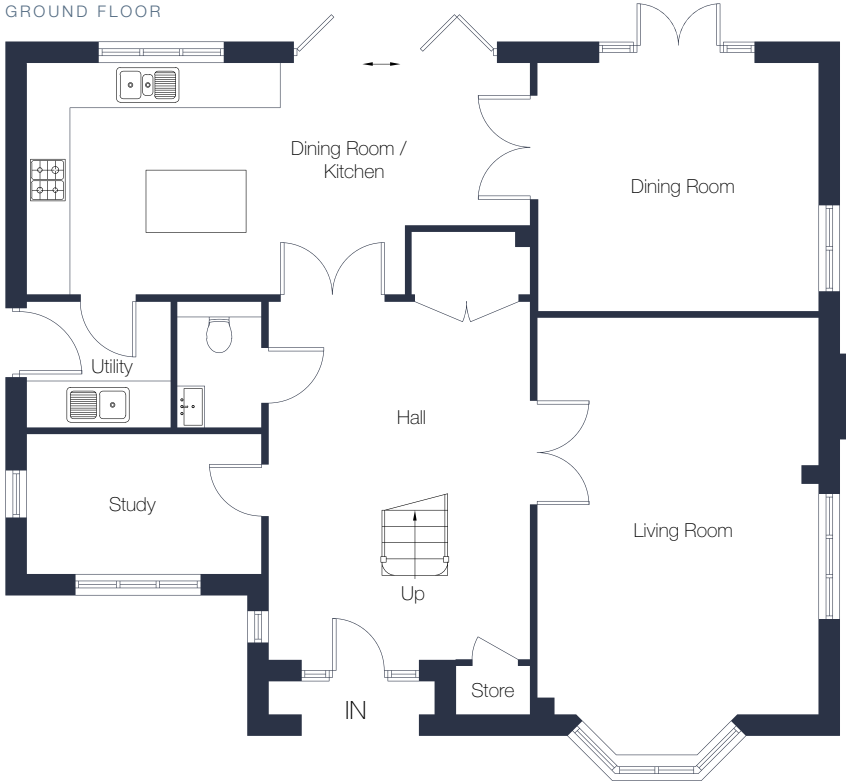
THE ROYSTON

PLOTS 24, 25, 28, 29

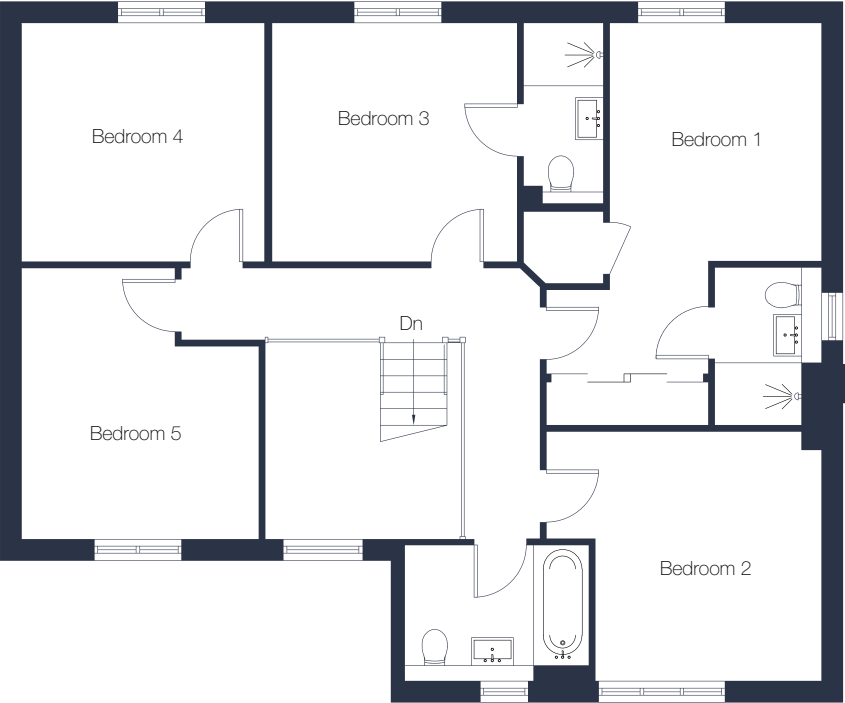
5 BEDROOM DETACHED HOME

Offering ample space for you and the family, The Royston is a gorgeous 5 bedroom home with everything you could want for your forever home. Upon entering the property there is a spacious hallway with the staircase in the middle, to the left there is a study room and to the right a spacious living room. To the rear of the property there is a fully-fitted kitchen area with a kitchen island, plus bifold doors leading out to the garden, and a dining room adjoined to the right. Downstairs also includes a utility room, downstairs WC and storage cupboards. Upstairs includes a master bedroom with built-in wardrobe and ensuite, an additional bedroom also featuring an ensuite, then a further 3 bedrooms as well as a family bathroom.

GROUND FLOOR



FIRST FLOOR



ROOM DIMENSIONS    METRIC (M)    IMPERIAL

Living Room	4.02 x 5.69	13'2" x 18'8"
Kitchen	7.22 x 3.3	23'8" x 10'10"
Dining Room	4.02 x 3.55	13'2" x 11'8"
Study	3.34 x 1.99	11'0" x 6'6"
WC	1.18 x 1.78	3'10" x 5'10"
Bedroom 1	2.99 x 3.36	9'10" x 11'0"

Bedroom 2	3.2 x 3.53	10'6" x 11'7"
Bedroom 3	3.47 x 3.37	11' 5" x 11' 1"
Bedroom 4	3.45 x 3.37	11' 4" x 11' 1"
Bedroom 5	3.35 x 3.84	10' 12" x 12' 7"
Bathroom	2.59 x 1.88	8' 6" x 6' 2"

Total Area: 193.60 sqm / 2,083.89 sqft

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# ESCAPE THE OUTSIDE WORLD







## SPECIFICATIONS

### KITCHENS

- Soft close drawers and cupboards
- Laminate worktops with matching upstand (2 bedroom homes)\*
- Quartz worktops with matching upstand (3 & 5 bedroom homes)\*
- Laminate worktop with matching upstand in Utility Room (3 & 5 bedroom homes)\*
- Glass Splashback
- Integrated appliances including fridge-freezer, hob, electric oven and extractor hood
- Stainless steel sink and chrome mixer tap
- Space for washing machine and tumble dryer (appliances included to select plots)\*
- Under cabinet lighting (3 & 5 bedroom homes)\*

### LIGHTING AND ELECTRICAL

- LED ceiling downlights to kitchen, bathroom and ensuites
- LED pendant lighting to kitchen, dining room, living room and bedrooms
- Telephone points in lounge and hall
- TV points in living room and master bedroom

### BATHROOM

- Contemporary Vitra suites to bathroom and ensuites
- Bathroom accessories, including taps and shower-ware by Vado
- Thermostatic shower
- Vitra wall and floor ceramic tile range in bathroom and ensuites
- Shower over bath, with shower screen in all family bathrooms
- Walk-in enclosed shower in ensuite bathrooms
- Shaving socket point in main bathroom and ensuites

### HEATING

- Air Source Heat Pump throughout the development
- Underfloor heating (downstairs only)
- White radiators upstairs
- Heated chrome towel rails to bathroom and ensuites

### EXTERNAL FEATURES

- Turfed rear garden to all properties
- Patio areas in rear gardens
- Enhanced frontage features inclusive of turfing, trees, shrubs and finished off with picket fencing

### PEACE OF MIND

- Multi-point locking to all access and egress routes with 3 star Yale cylinders to front doors
- Heat and smoke detectors
- 10-year Premier Warranty

### INTERNAL FINISH

- Premdor internal doors
- Ian Firth polished chrome handles
- Dulux Brilliant White to internal ceilings and Dulux Brilliant White to internal walls



\*Please speak to your Sales Executive for more information on which plots these relate to.







## CREATING YOUR FOREVER HOME

The home is a place where you can relax and unwind in your own private oasis.

With this in mind, the homes at The Hawthorns have been built for everyday living – with generous open-plan, multi-functional spaces to relax in and kitchen / diners that quickly become the central hub of the home. We aim to make sure that your Beech Grove Home is the perfect place for you to sit back and relax, creating memories in a space you love and cherish.

Your new home at The Hawthorns benefits from high quality kitchens and bathrooms, fitted with the latest fixtures, fittings and energy efficient appliances, giving you the peace of mind that comes as standard when buying a new-build property from Beech Grove Homes.

With everything taken care of all you have to do is move in and make your new house a home.





## YOU'RE IN SAFE HANDS...

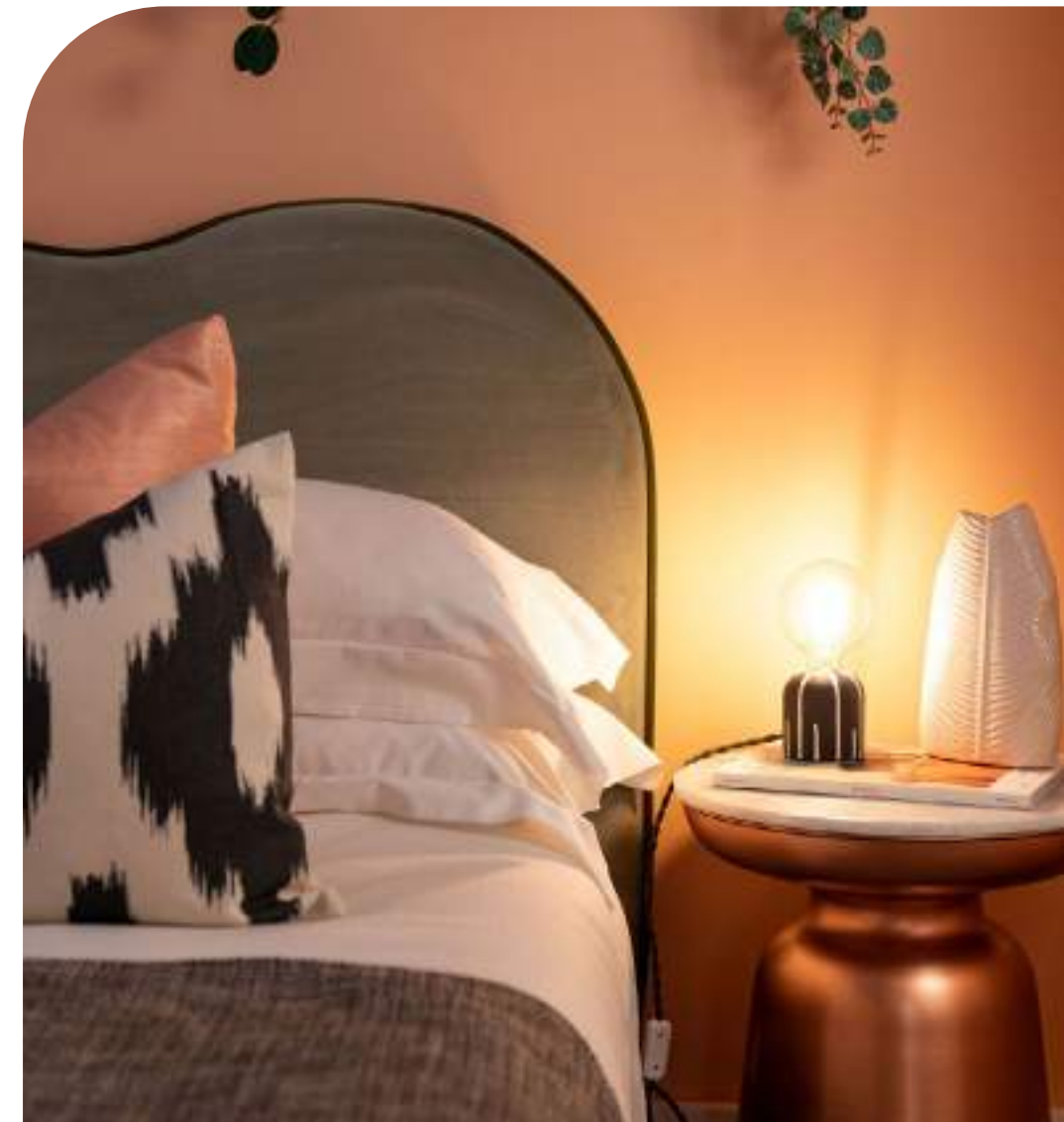
Beech Grove Homes is committed to ensuring that through every step of your home buying journey our teams are there for you, and that doesn't stop when you move in. From when you begin your search to when you move into your dream home and start creating memories; we'll be on hand to listen, guide and give straight-forward advice.

Quality and service are two areas that our Beech Grove Homes teams are passionate about. During key stages of the construction of your new home, a series of independent quality inspections are carried out to ensure your home is meeting our quality expectations as well as being compliant with building standards.

## EVERY STEP OF THE WAY

These standards provide guidance on every part of the build process from foundations to decoration including performance and technical standards. By conducting these regular reviews, you can have the peace of mind in knowing that we have been looking after your home from the moment a spade first enters the ground.

So from the construction partners who carefully build your home, to our friendly Sales Executives who will help to guide you through the sales process and our dedicated customer service agents who are at the end of the phone to manage any queries you may have after you move in – we are here to ensure that your new home is as exactly as it should be.











TAKE A LOOK  
AROUND!



Part of Sanctuary

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