



# Rose Villa

Little Heath, Gamlingay,  
Cambridgeshire, SG19 3LL  
Guide Price £950,000

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Set within an exclusive development of six new build barn style homes, Rose Villa, is a spacious four bedroom home finished to the highest specification throughout.

With modern contemporary spaces, the property features a spectacular open plan kitchen/dining/living room with vaulted ceilings making it a perfect space for entertaining. With bespoke hand-made solid oak kitchen and utility with Quartz worktops, porcelain floor tiles and Lusso Stone vanity unit and WC, polished concrete floors to living area. Also on the ground floor is a cosy family room and a generous sized bedroom with en-suite. Upstairs has three of the four bedrooms all with their own en-suites. Underfloor heating throughout, air source heat pump and interior designed finishes.

The gardens are designed by RHS Silver-gilt Medalist and National Trust Award winner with external lighting, irrigation system, porcelain rear patio and EV charging point. A driveway offering plenty of space for parking with a front southernly facing garden.

Nestled in the quiet popular village of Gamlingay, in the Cambridgeshire countryside, whilst peaceful there is a supermarket, doctors surgery and post office close by. The market towns of Biggleswade and Sandy are just a short drive away, with pubs, independent shops and farm shops. Just a 40 minute drive and you can be in the city of Cambridge with its famous universities, amazing architecture and bustling array of shops and restaurants.

- An exceptional four bedroom barn style home
- Exclusive private development
- High Specification finish throughout
- Underfloor heating via Air Source Heat Pump
- Oak Flooring
- Photovoltaic Cells
- 10 Year Buildzone Warranty




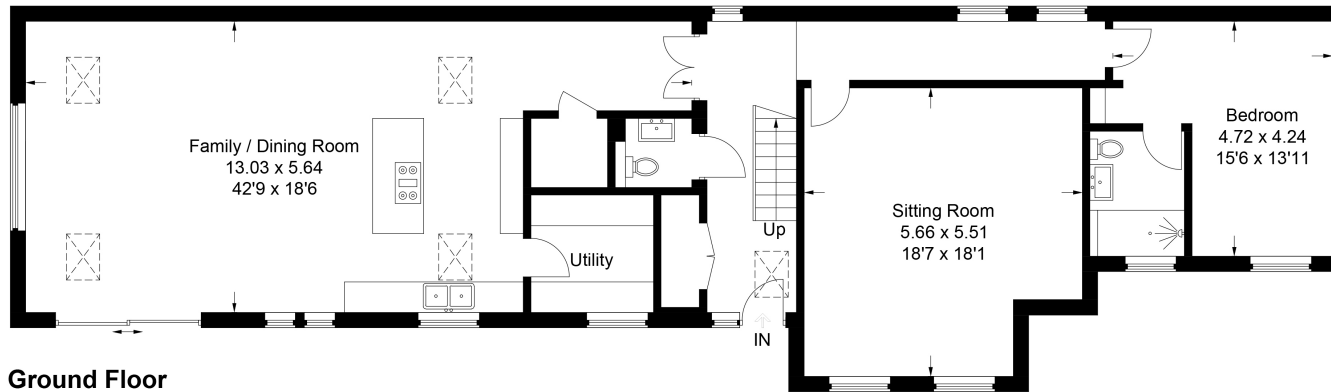
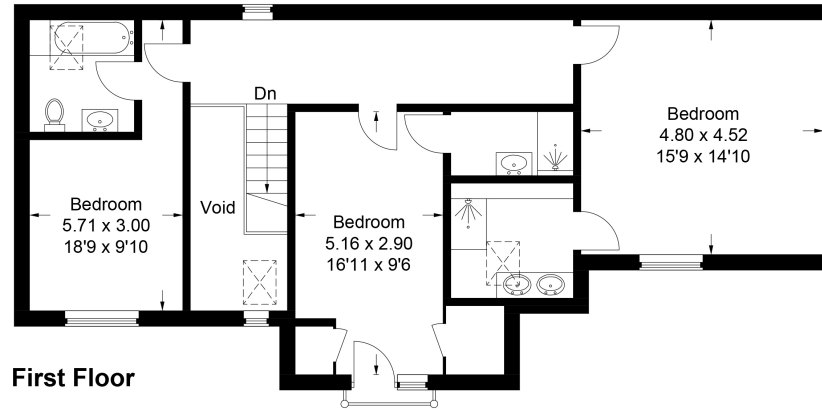




Approximate Gross Internal Area  
 Ground Floor = 145.9 sq m / 1,570 sq ft  
 First Floor = 81.6 sq m / 878 sq ft  
 (Excluding Void)  
 Total = 227.5 sq m / 2,448 sq ft



 = Reduced headroom below 1.5m / 5'0"



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>	90	91
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

Viewing by appointment only

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