

(PLOT 4)

SPIRE VIEW

G A M L I N G A Y



TALISMAN
PROPERTY AGENTS

Asking Price: £405,000

Detached House



3 Bedrooms | 2 Bathrooms | 1 Reception

Key Features

- Forming as part of a sought-after development of nine unique homes, established in a private road within Gamlingay village.
- Non-estate location.
- A unique, three-bedroom detached, double fronted home with traditional features of stone cills and handmade textured brickwork.
- Gamlingay, a popular and historic Cambridgeshire village in the catchment area for Comberton Village College.
- 10-year structural warranty.
- Contemporary kitchen/diner with authentic shaker style units and an extensive range of integrated appliances.
- Cloakroom and a luxurious sitting room, featuring bi-folding doors to the rear garden.
- Three bedrooms, en-suite and family bathroom.
- Energy efficient air source central heating system and EV charging point.
- Double width driveway providing off-road parking for 2 cars.



TALISMAN
PROPERTY AGENTS



SPIRE VIEW

GAMLINGAY

ADH Developments

Talisman is delighted to partner with ADH Developments to market their new and prestigious development, Spire View. ADH Developments focuses on carefully constructing exquisite new homes in the home counties, and they also specialise in conversions and extensive renovations. Their unique eye for detail and passion for architecture is shown within their exceptional builds, all of which are a proud example of sublime contemporary living. ADH Developments deliver heritage rich homes with bespoke finishes and fittings, and the latest features, making quality their prime focus, a developer with aligned values to ours, and one which we're proud to represent here at Talisman Property Agents.



TALISMAN
PROPERTY AGENTS



Plot 4 - Spire View

Seize the opportunity to become a resident within a prestigious new development in the historic and desirable village of Gamlingay. Spire View is a private development of nine unique and carefully constructed homes with beautiful heritage touches. Plot 4 is an awe-inspiring detached and double fronted home with stone cills and handmade textured brickwork that effortlessly combines traditional aesthetics with contemporary living spaces to curate the ultimate, modern family home. The property's ground floor comprises a formal entrance hall, cloakroom, a luxurious sitting room with bi-folding doors that lead to the private rear garden, and a contemporary kitchen/diner with traditional shaker style units, breakfast bar and an extensive range of integrated appliances. Ascending the central staircase brings you to the first floor, where you can find three spacious bedrooms as well as a plush en-suite and family bathroom, and external offerings include a fully enclosed, private rear garden and double width driveway to park two cars. All the homes within this wonderful development include an economical air source central heating system, EV charger, and a 10-year structural warranty.

At a Glance

- EPC: TBC / Council Tax Band: TBC
- 10-year structural warranty included
- The shaker style kitchen features an extensive range of integrated appliances, with this including 'Hotpoint' integral oven and hob, fridge, freezer, dishwasher and washing machine.
- Service Charge: £578.56 PA

Plot 4, Spire View, Gamlingay

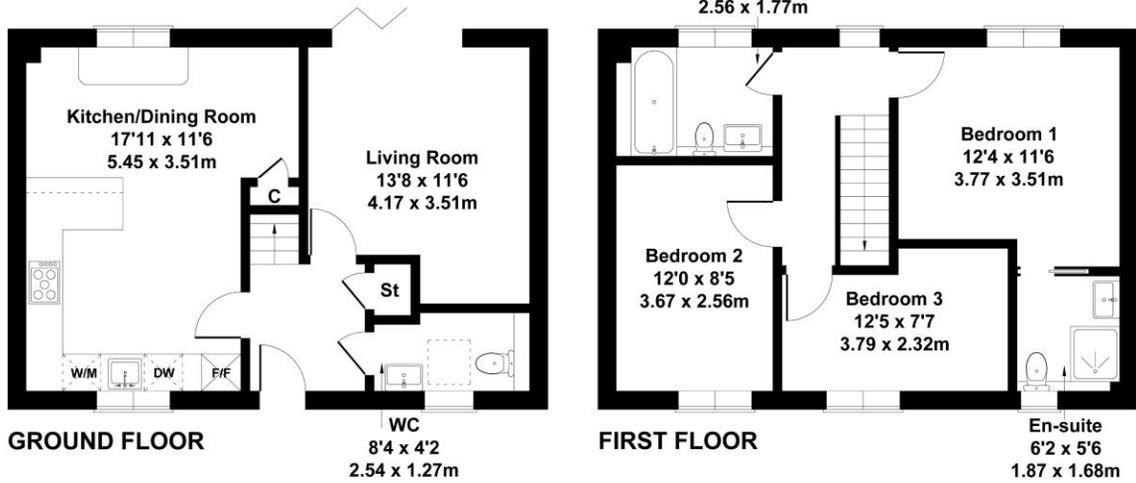
Approximate Gross Internal Area

990 sq ft - 92 sq m

Bathroom

8'5 x 5'10

2.56 x 1.77m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

Gamlingay

Gamlingay is a popular, historic village located on the Cambridgeshire/Bedfordshire border. The village is charming and rich with its mix of character and history, and contains a wealth of shops, eateries and amenities for its residents. Shops include the local convenience store, pharmacy, Co-op store on Church St and Woodview Farm Shop on Potton Rd, which also includes its very own café. Eateries include a variety of public houses, Indian and Chinese takeaways and even a local sandwich bar with a linked Brasserie & wine bar. There is also a wealth of service business within the village, including hairdressers and barber shops and a mixture of garages, all of which offer their own specific trades suitable for motor vehicles. The village contains its own library, primary school and a mixture of clubs & societies as well.

Gamlingay is in the catchment area for Comberton Village College, which is rated 'Outstanding' by Ofsted, and is within proximity to a variety of local market towns such as Potton, Sandy, Biggleswade and St Neots, all of which contain a wealth of shops, eateries, amenities and transport links. The nearest trainline is in Sandy, which can be reached in approximately 12 minutes by car and provides regular journeys to London St Pancras in approximately 45 minutes. The A1(M) is also within easy reach from either Biggleswade or Sandy and the city of Cambridge can be reached in approximately 32 minutes by car via the A603.

TO ARRANGE A VIEWING, PLEASE CONTACT TALISMAN PROPERTY AGENTS

Talisman Property Agents | 4 Saxon Close | Roxton | Bedford | MK44 3EP

T: 07480 064 344

E: leigh@talismanpropertyagents.com

T