



Plots 1 & 2, Plum Tree Court
Bluntisham Road | Colne | Cambridgeshire | PE28 3LY

FINE & COUNTRY



KEY FEATURES

A luxury new home located in an exclusive development comprising just four substantial executive homes offering 2498 square feet of accommodation. The properties have been finished to an exacting standard with quality fixtures and fittings throughout including underfloor heating and a double garage.

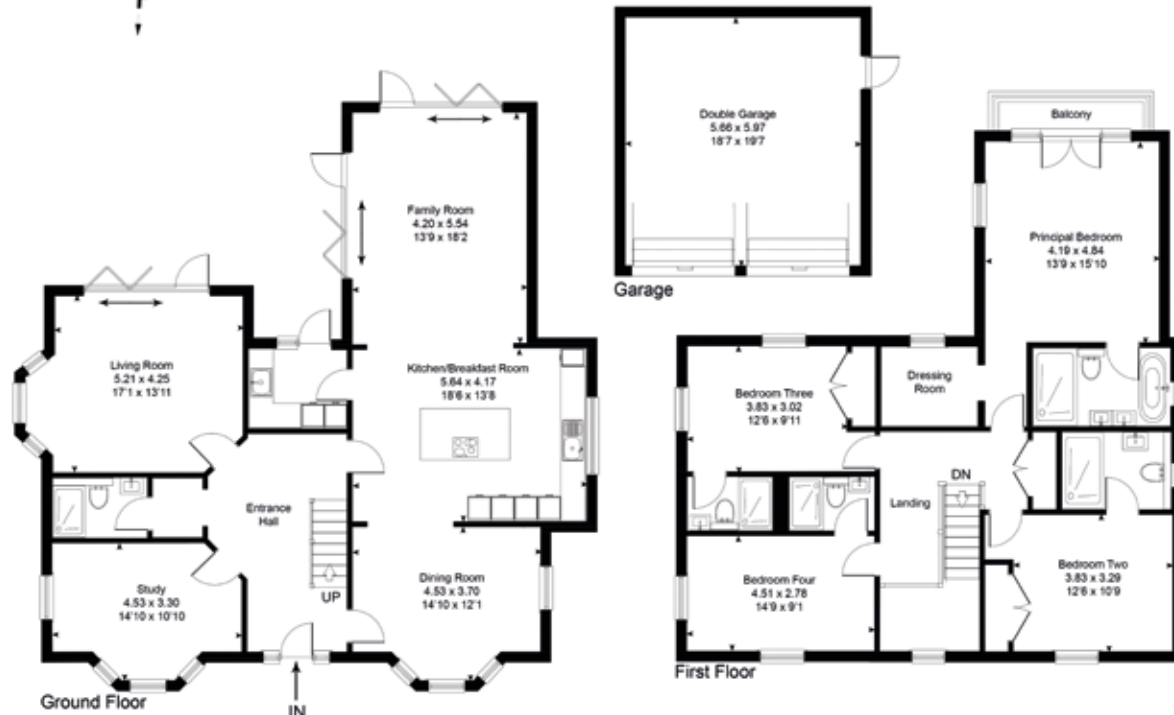
The carefully considered layout is ideal for both families and couples and is flooded with natural light. The large open plan kitchen breakfast family room has two sets of bifold doors to the garden alongside a further set of bifold doors to the dining room allowing for both a sociable open plan space or with the doors closed ideal for private intimate meals. The high specification kitchen comprises Quartz worksurfaces and a range of AEG and Neff appliances. The formal sitting room with a bay window and bifold doors to the rear garden sits alongside a spacious study which could be used as an additional reception room. A spacious ground floor cloakroom with walk-in shower completes the ground floor. Upstairs, the four bedrooms all benefit from built in clothes storage and en-suites with the principal bedroom also boasting a balcony and a dressing room/walk in wardrobe.

Outside the luxury continues with ample parking, a detached double garage complete with electrical feed suitable for an electric car charging point. The gardens have large lawns and porcelain patios and paths.

Plot 2 is a mirror image of plot 1.

Plot 2 is a mirror image of Plot 1

Plot 1, Plum Tree Farm, Colne, Huntingdon PE28 3LY
 Approximate Gross Internal Area = 229 m² / 2465 ft²
 Garage = 34 m² / 366 ft²
 Total = 263 m² / 2831 ft²



This plan is for layout guidance only. Not drawn to scale unless stated. Windows, door openings and all measurements are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. Francis Ambler Photography © 2022

Score	Energy rating	Current	Potential
92+	A		101 A
81-91	B	88 B	
68-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



INFORMATION

- Luxurious New Home
- Exclusive Development
- Four Bedroom Suites
- Open Plan Kitchen Breakfast Family Room
- Large Plots
- Double Garage
- Underfloor air source heating
- Excellent Access To Cambridge & London

The small historic village of Colne lies about 11 miles North of Cambridge. Within the village is a delightful church which dates from the 14thC and the 17thC village pub, The Green Man, with its popular restaurant. Nearby St Ives and Huntingdon have bustling high streets, weekly markets, the major supermarkets, bars and restaurants as well as a wide variety of sports and leisure facilities and clubs to suit all ages and abilities.

Transport

The A14 is a short drive away and provides easy access into Cambridge and links to the A1, M11. Nearby Huntingdon has a mainline train station with fast commuter links into London King's Cross in about 50 minutes whilst nearby St Ives provides the Guided Busway service to Cambridge.

Schools

The village has a well regarded primary school with Abbey College in Ramsey, Swavesey Village College and St Ivo Academy in St Ives offering secondary education. .

Agents Notes

Tenure: Freehold
 Year Built: Under construction
 EPC: B
 Local Authority: Huntingdon District Council
 Council Tax Band: TBC



Agents notes: All measurements are approximate 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 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. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 4377568 Registered Office: Newcastle House, Albany Court, Newcastle Business Park, Newcastle Upon Tyne, NE4 7YB. Printed





Fine & Country
4 - 6 Market Square, St. Neots, Cambridgeshire PE19 2AW
0330 333 1060 | inresidence@fineandcountry.com