



SYCAMORE  
VIEW

MELDRETH

Bushmead  
— HOMES —





---

Welcome to  
**SYCAMORE  
VIEW**



## An everyday retreat

---

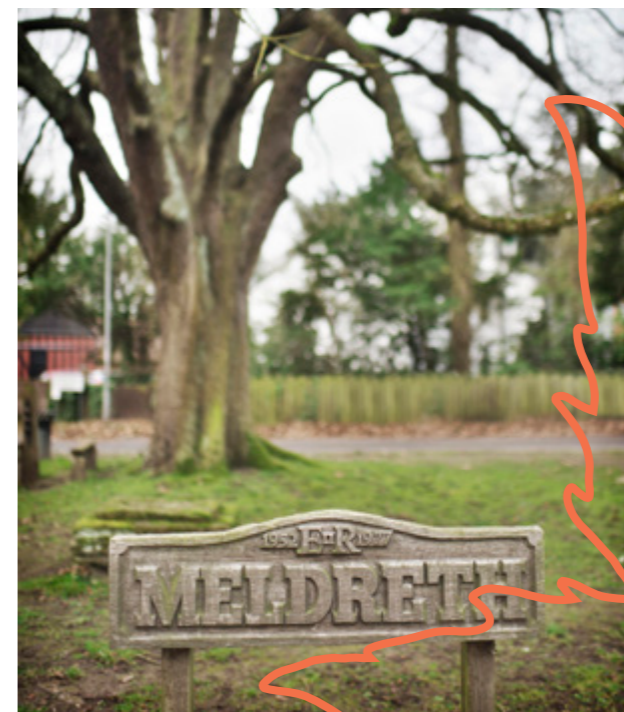
**Modern and beautiful, the homes in Sycamore View have been exclusively designed for 21st Century country living.**

An emphasis on high quality materials including a render pallet of soft colours, red brick exteriors and natural roof tiles, executed in a marriage of traditional, farm-style design with striking, stylish interiors, sees city and country blend seamlessly in this development. With room to breathe, yet the hustle and bustle of a market town only a short drive away, Sycamore View offers an attractive outlook to everyday life.

# Modern country living

**Meldreth, once famous for its fruit production, is now a popular home to commuters as much as orchards.**

Just a short walk away from Sycamore View is the local shop, greengrocers and butchers for everyday essentials, while the quaint village pub offers a selection of food. With its own primary school, a reputable secondary school one mile away, and excellent sixth form colleges in nearby Cambridge, Meldreth is ideal for families alike. What's more, with local nature reserve Melwood and the River Mel on your doorstep, there's an abundance of countryside offering an idyllic escape from the city. Or, if the metropolis calls, Cambridge is a cultural hotspot and affords the perfect opportunity to indulge in some retail therapy.



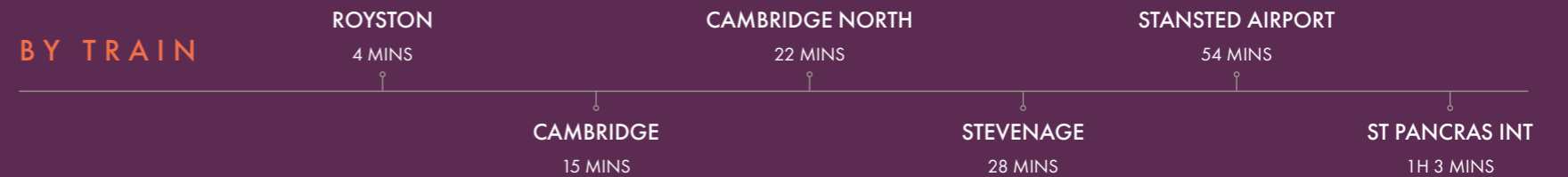
# Perfectly positioned

With Meldreth boasting its own railway station and a proximity to major roads, Sycamore View has 360° connectivity.

Handy bus stops link the village with Royston, Cambridge and neighbouring villages. Meldreth station is a short walk away and offers trains into Cambridge and central London, while nearby Royston station runs a Great Northern service, allowing commuters to reach King's Cross in 38 minutes. Those travelling by car are equally well served with the A10, A505 and M11 road network. As for air travel, Stansted and Luton Airport are just a 40 minute drive away, reaching a variety of international destinations



## BY TRAIN



Times are from Meldreth train station. All times are approximate and taken from Google Maps and National Rail



## Site plan

A selection of beautifully crafted 2, 3 and 4 bedroom homes are available to purchase.

**PLOT 1 – THE SYCAMORE**  
4 bedroom detached house

**PLOT 2 – THE MAPLE**  
3 bedroom detached house

**PLOT 3 – THE WILLOW**  
4 bedroom detached house

**PLOT 4 – THE WILLOW**  
4 bedroom detached house

**PLOT 5 – THE WILLOW**  
4 bedroom detached house

**PLOT 6 – THE MAPLE**  
3 bedroom detached house

**PLOT 7 – THE BEECH**  
2 bedroom semi-detached house

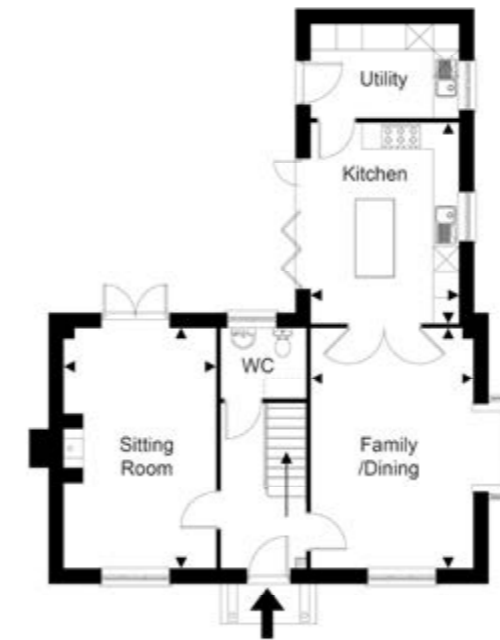
**PLOT 8 – THE BEECH**  
2 bedroom semi-detached house

**PLOT 9 – THE OAK**  
2 bedroom detached house

**PLOT 1 – THE SYCAMORE** 4 Bedroom Detached



CGI for illustrative purposes only



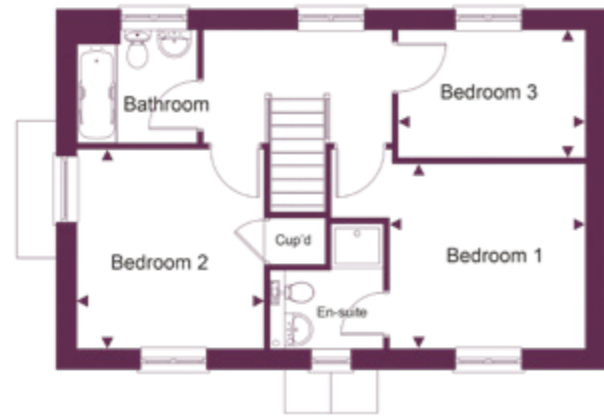
**GROUND FLOOR**

Kitchen	3.45m (11'4") x 4.68m (15'4")
Family/Dining	3.79m (12'5") x 5.59m (18'4")
Sitting Room	3.55m (11'8") x 5.59m (18'4")



**FIRST FLOOR**

Bedroom 1	3.79m (12'5") x 5.59m (11'7")
Bedroom 2	3.49m (11'5") x 3.39m (11'1")
Bedroom 3	3.45m (11'4") x 3.00m (9'10")
Bedroom 4	2.25m (7'5") x 3.00m (9'10")



**GROUND FLOOR**

Kitchen	3.18m (10'5") x 2.45m (8'0")
Dining Room	3.18m (10'5") x 3.03m (9'11")
Sitting Room	3.23m (10'7") x 5.48m (18'0")

**FIRST FLOOR**

Bedroom 1	3.37m (11'1") x 3.18m (10'5")
Bedroom 2	3.23m (10'7") x 3.43m (11'3")
Bedroom 3	3.23m (10'7") x 2.20m (7'3")

**PLOT 2 & 6 – THE MAPLE 3 Bedroom Detached**



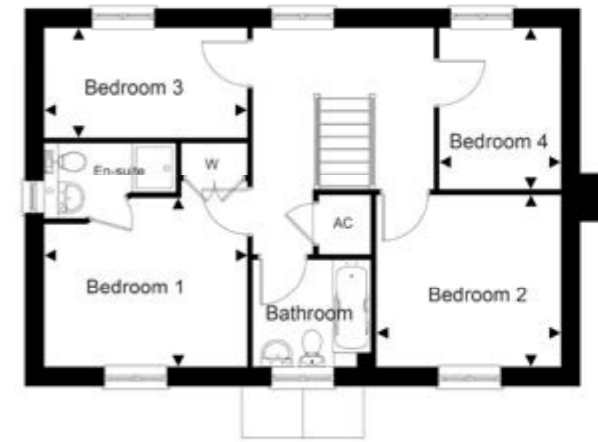
CGI for illustrative purposes only



PLOT 3, 4 & 5 – THE WILLOW 4 Bedroom Detached



CGI for illustrative purposes only



**GROUND FLOOR**

<b>Kitchen</b>	3.70m (12'2") x 2.85m (9'4")
<b>Dining Room</b>	3.32m (10'11") x 2.85m (9'4")
<b>Sitting Room</b>	3.36m (11'0") x 6.17m (20'3")

**FIRST FLOOR**

<b>Bedroom 1</b>	3.70m (12'2") x 3.07m (10'1")
<b>Bedroom 2</b>	3.36m (11'0") x 3.12m (10'3")
<b>Bedroom 3</b>	3.70m (12'2") x 2.00m (6'7")
<b>Bedroom 4</b>	2.22m (7'3") x 2.95m (9'8")



#### GROUND FLOOR (PLOT 7)

Kitchen	4.47m (14'8") x 3.04m (10'0")
Sitting Room	3.42m (11'3") x 4.03m (13'3")

\*Please note that the floor plans for Plot 8 are handed (the mirror opposite of Plot 7 shown above).



#### FIRST FLOOR (PLOT 8)

Bedroom 1	4.47m (14'8") x 3.23m (10'7")
Bedroom 2	4.47m (14'8") x 2.87m (9'5")



## PLOT 7 & 8\* – THE BEECH 2 Bedroom Semi-Detached

PLOT 9 – THE OAK 2 Bedroom Detached



CGI for illustrative purposes only



**GROUND FLOOR**

Kitchen	4.47m (14'8") x 3.04m (10'0")
Sitting Room	3.42m (11'3") x 4.03m (13'3")



**FIRST FLOOR**

Bedroom 1	4.47m (14'8") x 3.23m (10'7")
Bedroom 2	4.47m (14'8") x 2.87m (9'5")



## Modern and spacious interiors

**Bushmead Homes provides the highest quality building materials and interior specification. We include high end products and appliances, ensuring a contemporary yet stylish feel to all our homes.**

# The finishing touches

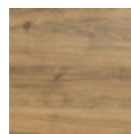
To request more information or to receive the full specification brochure, please speak to our team on **01234 674 038**.

## PLOT 1 (SHOW HOME) ONLY

### KITCHEN



**Kitchen Units**  
Symphony  
Cranbrook in Sage



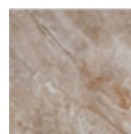
**Worktops**  
Symphony  
Chalet Oak



**Handles**  
Brushed  
Copper Bridge



**Wall tiles**  
Metro brick  
flat white



**Floor tiles**  
Porcelenoca  
Arizona Caliza



**Sink**  
Metra 1.5 bowl  
Rock Grey

### BATHROOM

Spec is the same as plots 2-9  
default options (opposite page)

### APPLIANCES/HEATING



**Oven**  
Zanussi integrated  
double oven



**Dishwasher**  
Zanussi integrated  
dishwasher



**Washer/dryer**  
Zanussi integrated  
washer/dryer



**Hob**  
AEG ceramic  
electric hob



**Fridge Freezer**  
AEG american  
fridge freezer



**Wine Cabinet**  
Caple  
under counter



**Cooker hood**  
Electrolux  
chimney hood



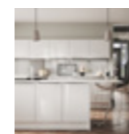
**Wood burner**  
Stovax Riva Plus Midi  
Wood Burning Stove

OTHER ITEMS (NO IMAGE AVAILABLE)

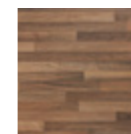
**Underfloor heating**  
To ground floor

## PLOTS 2-9

### KITCHENS



**Kitchen Units**  
Symphony  
Alta range



**Worktops/Upstands**  
Symphony  
Oak block



**Handles**  
Brushed  
Nickel Barrel D



**Floor tiles**  
Porcelenoca  
Nast Blanco



**Sink**  
1.5 half bowl  
stainless steel

### BATHROOMS



**Toilet**  
Roca The Gap  
close coupled WC



**Basin**  
Roca The Gap 1  
tap hole handbasin



**Bath**  
Roca The Gap  
no tap hole bath



**Bath Taps**  
Hansgrohe ecostat mixer



**Radiator**  
Stelrad chrome towel rail



**Wall Tiles**  
Porcelenoca  
Park Gris



**Floor Tiles**  
Porcelenoca  
Turin Blanco

OTHER ITEMS (NO IMAGE AVAILABLE)

Sockets, Switches Face Plates - white

All Zanussi integrated appliance options are the same as plot 1 (opposite page). Plots 2-6 include double oven. Plots 7-9 include single oven. Additional appliances are included – please see the full specification brochure.

## Quality and comfort

---

Bushmead Homes is a housebuilder with a refreshing and simple vision: to transform innovative and creative designs into practical and stylish homes.

Our commitment is to our customers, because we believe that by setting the highest standards, we build the finest homes.

Put simply, our homes reflect the local character and are built on select sites in the best locations. Each site has its own individual and unique style, having been carefully crafted to respect its surroundings.

**Bushmead**  
HOMES

[bushmeadhomes.co.uk](http://bushmeadhomes.co.uk)



## Your new home is within reach

---

Due for completion in late 2020, this eagerly awaited development will offer a selection of beautifully crafted 2, 3 and 4 bedroom new homes.

### Keen to find out more?

Please contact a member of our friendly team on 01234 674038 or visit [domovohomes.co.uk](http://domovohomes.co.uk).

We look forward to hearing from you.

Visit the development:

Sycamore View, Whitcroft Road,  
Meldreth, ROYSTON SG8 6LS

Sole selling agents  
[domovohomes.co.uk](http://domovohomes.co.uk)



# Bushmead

H O M E S

[bushmeadhomes.co.uk](http://bushmeadhomes.co.uk)

**CONSUMER  
CODE FOR  
HOME BUILDERS**

[www.consumercode.co.uk](http://www.consumercode.co.uk)



**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP PAYMENTS ON A MORTGAGE OR ANY OTHER DEBT SECURED ON IT**

All property images are used for illustrative purposes and are representative only. They may not be the same as the actual home you purchase and the specification may differ. Individual features such as windows, brick, carpets, paint and other material colours may vary and also the specification of fittings may vary. Any furnishings and furniture are not included in any sale. Please check with a member of the Domovo sales team for details of the exact specifications available at the development for each type of home and the associated prices.