



ROSE HOMES



THE MALTINGS - ELLINGTON



THE MALTINGS

THE MALTINGS IN AN EXCLUSIVE NEW DEVELOPMENT OF 6 INDIVIDUALLY DESIGNED EXECUTIVE PROPERTIES FEATURING A COLLECTION OF THREE BEDROOM SEMI-DETACHED AS WELL AS FOUR AND FIVE BEDROOM DETACHED HOUSES IN THE VILLAGE OF ELLINGTON, CAMBRIDGESHIRE. BUILT BY THE LOCAL AND RENOWNED DEVELOPER ROSE HOMES IN ASSOCIATION WITH CASTLE PARK HOMES

LOCATED ON THE EDGE OF THE VILLAGE THE SITE IS THE IDEAL LOCATION FOR LARGE OR SMALL FAMILIES WHO EITHER WISH TO HAVE IDYLIC WALKS WITHIN THE SURROUNDING COUNTRYSIDE OR EXPLORE THE COUNTRY USING THE NEARBY MAIN CONNECTING ROAD AND RAILWAY NETWORKS.

THE VILLAGE SITS WITHIN THE CATCHMENT AREA FOR BUCKDEN COFE PRIMARY SCHOOL WHICH IS JUST 3 MILES AWAY AND HINCHINGBROOKE SECONDARY SCHOOL BEING JUST OVER 4 MILES AWAY WITH ITS OWN DEDICATED COACH SERVICE THAT TRANSPORTS CHILDREN FROM THE VILLAGE EACH DAY.

[CLICK HERE TO WATCH OUR SITE VIDEO](#)

LENNON JAMES
P R O P E R T Y



ABOUT ELLINGTON

ELLINGTON IS A VILLAGE AND CIVIL PARISH IN CAMBRIDGESHIRE, ENGLAND,[1] 4 MILES (6 KM) WEST OF HUNTINGDON IN HUNTINGDONSHIRE, A NON-METROPOLITAN DISTRICT OF CAMBRIDGESHIRE AND HISTORIC COUNTY OF ENGLAND. THE CIVIL PARISH COVERS AN AREA OF 2,700 ACRES (1,100 HECTARES); MUCH OF IT IS GRASSLAND WITH SOME SMALL WOODS IN THE SOUTH OF THE PARISH.

HUNTINGDON TRAIN STATION JUST 4.5 MILES AWAY FOR ANY COMMUTER WANTING TO BE IN LONDON IN LESS THAN AN HOUR. SITS WITHIN THE CATCHMENT AREA FOR THE OUTSTANDING BUCKDEN PRIMARY SCHOOL WHICH IS JUST 3 MILES AND HINCHINGBROOKE SECONDARY SCHOOL BEING JUST OVER 4 MILES AWAY.

ABOUT 2 MILES (3.2 KM) SOUTH OF THE VILLAGE LIES GRAFHAM WATER. SET IN 2,400 ACRES OF BEAUTIFUL COUNTRYSIDE IN THE HEART OF CAMBRIDGESHIRE, IT'S AN IDYLIC PLACE IN WHICH TO STRETCH YOUR LEGS AND GET AWAY FROM IT ALL. WITH NINE MILES OF WELL-MAINTAINED TRACKS AROUND THE RESERVOIR, PLUS A NUMBER OF UNIQUE NATURE TRAILS TO FOLLOW, PICNIC AREA AND PLAYGROUNDS GRAFHAM WATER HAS SOMETHING TO INTEREST THE WHOLE FAMILY.

HOSTING NATIONAL AND INTERNATIONAL FLY-FISHING COMPETITIONS, GRAFHAM WATER IS ONE OF THE UK'S PREMIER FISHERIES ATTRACTING BOTH BEGINNERS AND THOSE WITH A LIFELONG PASSION FOR FISHING, IN ADDITION TO OFFERING A RANGE OF WATERSPORT ACTIVITIES.

WITH 10 MILES OF GLORIOUS TRAFFIC-FREE WATERSIDE TRAILS IDEAL FOR CYCLING, GRAFHAM WATER IS CAMBRIDGESHIRE'S PRETTIEST AND BEST KEPT SECRET. TO FIND OUT MORE CLICK HERE.

[HTTPS://ANGLIANWATERPARKS.CO.UK/](https://anglianwaterparks.co.uk/)



ROSE HOMES

ROSE HOMES IS A CAMBRIDGESHIRE-BASED FAMILY RUN COMPANY THAT WAS ESTABLISHED IN 1928 AND HAS A RESPECTED REPUTATION FOR BUILDING QUALITY NEW HOMES THROUGHOUT THE REGION.

YOU WILL FIND ROSE HOMES ON SMALLER SELECT BE-SPOKE DEVELOPMENTS IN CAREFULLY CHOSEN LOCATIONS.

THEY PRIDE THEMSELVES ON PROVIDING A MORE PERSONAL SERVICE TO THEIR CUSTOMERS MANY OF WHOM HAVE PURCHASED MORE THAN ONE HOME AND RECOMMENDED THEM TO FAMILY AND FRIENDS.

ALL HOMES ARE COVERED BY A 10-YEAR BUILDMARK WARRANTY WHICH GIVES YOU COMPLETE PEACE OF MIND WHEN BUYING YOUR NEW HOME.



PLOT ONE - MALT HOUSE GUIDE PRICE £900,000

MALT HOUSE ON THIS EXCLUSIVE DEVELOPMENT OF JUST SIX HOMES IS A UNIQUE AND LUXURIOUS 2,669 SQ FT FIVE BEDROOM EXECUTIVE DETACHED HOME BUILT TO AN EXCEPTIONAL STANDARD WITH A HIGH SPECIFICATION THROUGHOUT. SET IN THE HUGELY DESIRABLE CAMBRIDGESHIRE VILLAGE OF ELLINGTON, THIS HOME WILL BE READY FOR COMPLETION IN SUMMER OF 2023. VIEWINGS TO SITE ARE BY APPOINTMENT ONLY SO PLEASE CONTACT US DIRECTLY TO BOOK YOUR PRIVATE VISIT TO THE DEVELOPMENT.

[CLICK HERE TO SEE MORE IMAGES](#)

PLOT ONE - MALT HOUSE GROUND FLOOR

3D RENDERING



PLOT ONE - MALT HOUSE FIRST FLOOR

FIRST FLOOR





PLOT TWO - MOAT COTTAGE

GUIDE PRICE £450,000

MOAT COTTAGE IS A 1,173 SQ FT, SUPERBLY DESIGNED 3-DOUBLE-BEDROOM SEMI-DETACHED HOUSE, PROVIDING SPACIOUS OPEN PLAN LIVING WITH THE ADDED BENEFIT OF AN EXCLUSIVE DRIVEWAY ACCESS, DOUBLE GARAGE AND ADDITIONAL PARKING. THE BLACK STAINED NATURAL CLADDING BEAUTIFULLY ENVELOPES THE EXTERIOR OF THIS PROPERTY AND IS WONDERFULLY COMPLIMENTED WITH A MIXTURE OF A GOLDEN OAK COLOURED WINDOWS AND DOORS, GLASS PANNELLING, AND A STUNNING FEATURE BALCONY.

A COST-EFFECTIVE AIR SOURCE HEAT PUMP SYSTEM PROVIDES UNDERFLOOR HEATING TO THE GROUND FLOOR AND A GENEROUS MIXTURE OF RADIATORS AND TOWEL RAILS TO THE FIRST FLOOR.

ENTERING THE PROPERTY, YOU ARE WELCOMED BY A HALLWAY CONTAINING A FEATURE STAIRCASE, A DOOR LEADING TO THE OPEN PLAN LIVING AREAS AND THE DOWNSTAIRS CLOAKROOM AND STORAGE CUPBOARD.

FROM THE HALLWAY YOU ARE THEN TAKEN INTO A SPECTACULAR OPEN PLAN KITCHEN / BREAKFAST / LIVING ROOM WHERE YOU ARE FIRST GREETED WITH THE 19-FOOT-LONG KITCHEN AREA FEATURING THE TOUCH SENSITIVE INDUCTION HOB, INTEGRATED DISHWASHER, DOUBLE OVEN AND FRIDGE FREEZER. TO THE REAR OF THE KITCHEN ARE DOUBLE DOORS THAT LEAD OUT INTO THE PATIO AREA AND ENCLOSED PRIVATE REAR GARDEN SPACE.

[CLICK HERE TO SEE MORE IMAGES](#)

PLOT TWO - MOAT COTTAGE GROUND FLOOR

3D RENDERING



PLOT TWO - MOAT COTTAGE FIRST FLOOR

FIRST FLOOR





PLOT THREE - TOLLBAR COTTAGE

GUIDE PRICE £450,000

TOOLBAR COTTAGE IS A 1,173 SQ FT, SUPERBLY DESIGNED 3-DOUBLE-BEDROOM SEMI-DETACHED HOUSE, PROVIDING SPACIOUS OPEN PLAN LIVING WITH THE ADDED BENEFIT OF AN EXCLUSIVE DRIVEWAY ACCESS, DOUBLE GARAGE AND ADDITIONAL PARKING. THE BLACK STAINED NATURAL CLADDING BEAUTIFULLY ENVELOPES THE EXTERIOR OF THIS PROPERTY AND IS WONDERFULLY COMPLIMENTED WITH A MIXTURE OF A GOLDEN OAK COLOURED WINDOWS AND DOORS, GLASS PANNELLING, AND A STUNNING FEATURE BALCONY.

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[CLICK HERE TO SEE MORE IMAGES](#)

PLOT THREE - TOLLBAR COTTAGE GROUND FLOOR

3D RENDERING



PLOT THREE - TOLLBAR COTTAGE FIRST FLOOR



LOCAL INFORMATION



CHECK OUT THE
LOCAL AREA



CHECK OUT THE
LOCAL SCHOOLS



HUNTINGDON TRAIN STATION
5.7 MILES AWAY WITH LONDON
KINGS CROSS REACHABLE IN 48
MINUTES



A14 - 0.5 MILES
A1 - 2.8 MILES

LINKS & SOCIAL MEDIA



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CASTLE PARK HOMES



LENNON JAMES
P R O P E R T Y