

THE PASTURES

BY CROUDACE HOMES,
LINTON

croudacehomes



5 STAR AWARD WINNING HOME BUILDER

Croudace Homes is delighted to have been awarded an HBF 5 Star Home Builder Customer Satisfaction Award for the eleventh year running. More than 9 out of 10 of our customers would recommend our homes to their friends.



Linton Local Area



The Pastures is a beautiful new development of 2, 3, 4 and 5 bedroom homes on the eastern edge of Linton, a scenic village in Cambridgeshire.

GENERAL DEVELOPMENT LAYOUT

Each home within The Pastures is considered in design, generous in proportion and gives peace of mind with the distinctive high quality specification and service offered by a Croudace built home.





SOLD

THE BURFORD
5 BEDROOM HOME
PLOTS 17 & 19



SOLD

THE NORTHALL
4 BEDROOM HOME
PLOTS 16, 30 & 31



SOLD

THE BROUGHTON
4 BEDROOM HOME
PLOT 8 & 18



THE LEICESTER
4 BEDROOM HOME
PLOTS 2 & 42



SOLD

THE RICHMOND
3 BEDROOM HOME
PLOTS 1, 6, 7, 14, 15, 20, 32 & 41



SOLD

THE FOXTON
2 BEDROOM HOME
PLOTS 25, 26, 27, 28 & 29



SOLD

THE WICKFORD
2 BEDROOM HOME
PLOT 9



SOLD

THE CARLTON
2 BEDROOM HOME
PLOTS 33 & 40

THE LEICESTER

4 BEDROOM HOME



MODERN KITCHEN SPACE

- Paula Rosa-Manhattan Designed Kitchen
- High quality furniture with soft close doors/drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen
- Chimney extractor hood
- Stainless steel double electric oven
- Induction hob with glass splashback
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated washing machine

DECORATION AND JOINERY

- Vertical 5 panel moulded internal doors
- Built-in wardrobe to Master Bedroom

QUALITY BATHROOM, EN SUITES AND CLOAKROOM

- Handmade British Quality Bathrooms by Utopia
- Fitted furniture to Bathroom, En Suites and Cloakroom
- White sanitaryware and chrome fittings
- Thermostatic bath/shower mixer with bath screen
- Shower enclosure with thermostatic shower in En Suites
- Ceramic wall tiles
- Heated towel radiators

SECURITY AND PEACE OF MIND

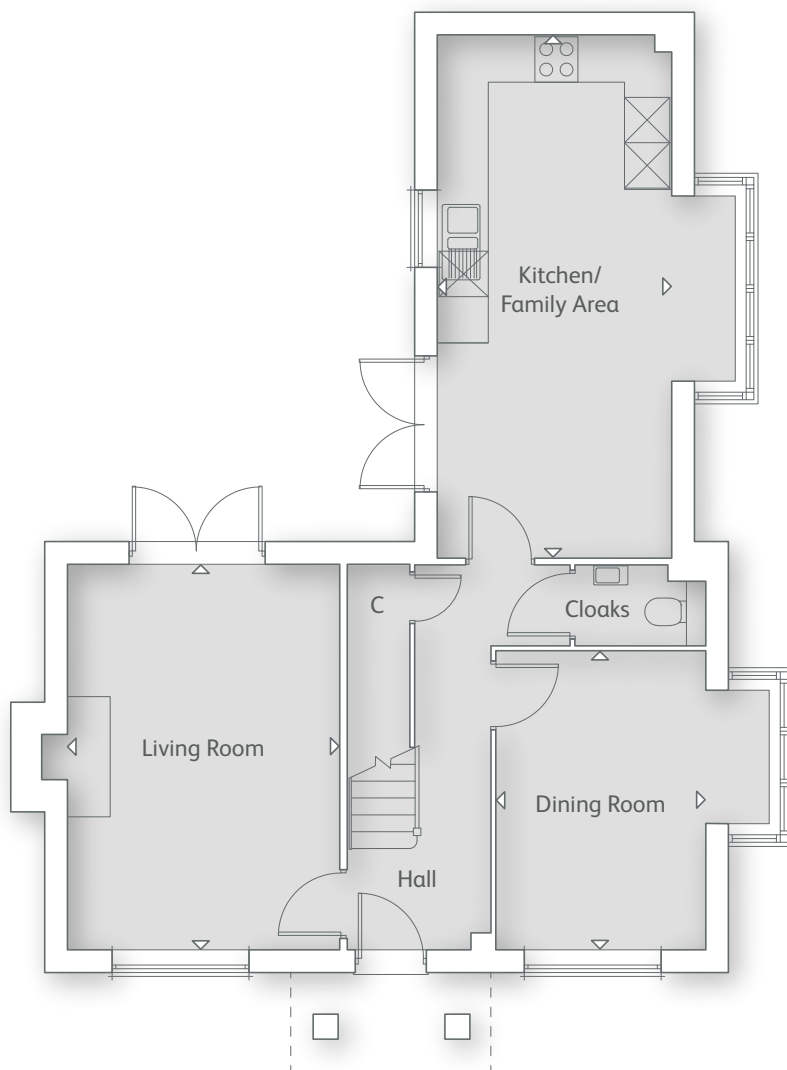
- Brick and block construction
- Timber frame construction (plot 42)
- LABC Buildmark 10 year cover
- Gas central heating system controlled with Hive Active Heating
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†

ELECTRICAL AND COMFORT

- LED downlights to Hall, Landing, Kitchen/Family Area, Bathroom and En Suites†
- Satellite dish provided & wired for Sky Q to Living Room (subscription required)
- TV point to Living Room, Kitchen/Family Area, Dining Room, and all bedrooms
- Cat 6 Home Network points to Living Room and Master Bedroom

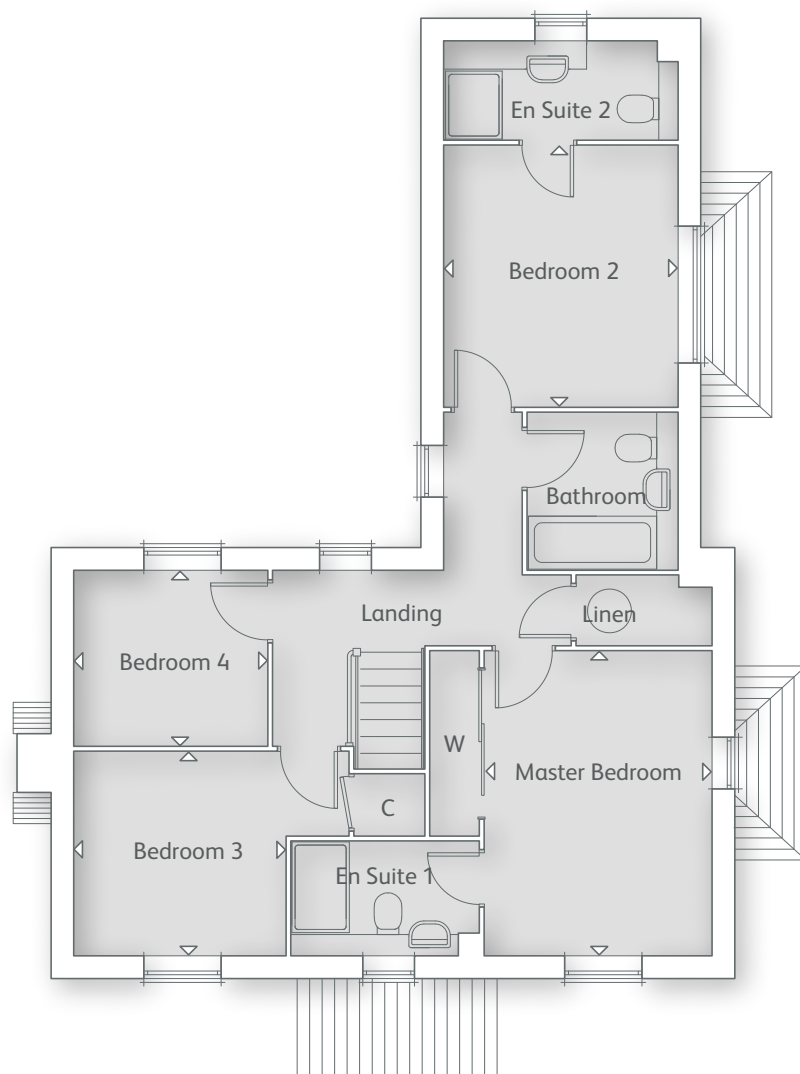
EXTERNAL FEATURES

- Single Garage
- Driveway parking
- External power point, EV ready (subject to layout)
- Outdoor patio space with gated access
- Wireless doorbell
- Motion activated front entrance light
- Easy clean hinges to all windows above ground floor level
- Slate tile door number
- Slim space saver water butt



GROUND FLOOR

Kitchen/Family Area	6.86m x 3.04m	22' 6" x 9' 11"
Living Room	5.04m x 3.54m	16' 6" x 11' 7"
Dining Room	3.90m x 2.72m	12' 9" x 8' 11"



FIRST FLOOR

Master Bedroom	3.98m x 2.95m	13' 0" x 9' 8"
Bedroom 2	3.41m x 3.04m	11' 2" x 9' 11"
Bedroom 3	2.75m x 2.65m	9' 0" x 8' 8"
Bedroom 4	2.51m x 2.27m	8' 2" x 7' 5"

OUT AND ABOUT

The Pastures is a beautiful new development of 2, 3, 4 and 5 bedroom homes on the eastern edge of Linton, a scenic village in Cambridgeshire. A desirable location only eight miles southeast of Cambridge and under 20 minutes' drive from Saffron Walden.

Offering a traditional British village lifestyle with the additional comfort of a modern Croudace home.

The homes at The Pastures have been expertly designed to minimise their impact on the environment and the landscaping around the development has also been carefully chosen to encourage local wildlife, with mature planting including native shrubs, bushes and fruiting trees such as apple and cherry functioning as borders and providing privacy for residents.





Linton is a village in the Granta Valley in the south of Cambridgeshire, close to the border with Essex. The village has a long history dating back around 5000 years; there is evidence of Neolithic residence and both the Saxons and Romans known to have had settlements in the area.

Documented in the Domesday Book of 1086 as 'Lintone', with 27 households and two mills recorded. The village has a rich history and was even an assembly point for 500 Royalist fighters during the English Civil War, who then marched on and took Colchester in the name of Charles I. The siege lasted 11 weeks, with the Royalists retreating through the village and allegedly fighting battles in the area. Modern Linton residents have even been known to discover Civil War-era cannonballs during garden excavations.

Linton is a designated conservation area and is home to a number of listed buildings including Linton House, a stunning L-shaped building that used to be two separate houses, which dates from around 1690. Many of the buildings that line the high street date back to the 14th and 15th centuries, and all flint walls, trees and hedges in the area are also protected.

The Pastures is less than a mile from the centre of Linton. The village has a post office, library, small Co-Operative supermarket, Indian restaurant, café and gastropub, as well as a village hall and medical centre.



Parish Church of St Mary the Virgin, Linton



Linton



Saffron Walden

Linton is also the only village in England that is home to both a zoo and a vineyard. Chilford Hall in the north of the village has one of the oldest established vineyards in the country and is known for producing award winning wine. The vineyard offers tours and tastings between March and October and the visitor centre is a popular destination for a relaxed afternoon tea. Linton Zoo Conservation Park specialises in breeding endangered and vulnerable species, and has a varied collection of animals, including Amur tigers, snow leopards, numerous lemur species and Brazilian tapir. The zoo is also involved in a number of conservation efforts and also visits local schools to educate young learners about climate change and habitat destruction.

The history of the Parish Church of St Mary the Virgin can be traced back to the 11th Century. The current building was built in the 15th Century by the Parys family, lords of the manor at that time. Two low exterior windows in the outer vestry walls still exist today, which experts believe are 'leper windows'. These allowed lepers to view weekly mass without entering the building. There is also a United Reform Church (URC) in the village, whose current meeting house was built in 1818.

Linton is overlooked by Rivey Hill, the highest point in the local area, capped by a distinctive Grade II listed Art Deco watertower. A bridleway from the village provides a scenic walk past the hill and forms part of the historic Icknield Way, one of the great highways of England first mentioned in documents dating from 906.

Under 15 minutes' drive from Linton is Whittlesford Parkway, which offers regular services to Cambridge, Stansted Airport, Norwich and London Liverpool Street. The journey to London takes under an hour and a half.

Just seven miles south of The Pastures is Saffron Walden, a scenic market town that is popular for shopping and cultural visits. The town is named for the famous spice derived from crocus stamens, which were grown in the area in the 16th and 17th centuries, bringing wealth and prosperity to the town. In the centre of Saffron Walden is the market square, surrounded with historic buildings, including the impressive half-timbered guildhall.

The historic turf maze on Saffron Walden Common is the largest of its type in the world and is one of only eight surviving turf labyrinths in England. The town centre also has a cinema, a number of welcoming independent boutiques, as well as restaurants, delicatessens and butchers offering high quality local produce. Saffron Walden Golf Club is located in the grounds around Audley End House and offers spectacular views over the town and surrounding area.

Audley End House is one of the most spectacular stately homes in the country and is located just outside Saffron Walden. The house has numerous lavishly decorated rooms, many in the Jacobian style popular in the 1820s. The house is surrounded by parkland and award winning gardens designed by Capability Brown, including an impressive kitchen garden, the peaceful Elysian Garden, Temple of Concord and a memorial to Polish resistance soldiers from World War II.

The city of Cambridge is only eight miles away, and has a range of historic, awe-inspiring buildings, great city centre shopping and a number of picturesque riverside walks. There is a wealth of history and culture to enjoy in the city; the University of Cambridge's Fitzwilliam Museum is free to enter and houses world-class collections of art and antiquities. Kettle's Yard is one of the country's finest galleries and is known as a major centre for both 20th century and contemporary art. The city is home to a number of Michelin starred restaurants and a number of prestigious independent boutiques can be found on Kings Parade and Bridge Street.



Audley End House

BY FOOT

The Pastures is a short walk from the centre of Linton, with footpaths and bridleways providing scenic routes to local amenities and destinations



Linton Library
0.3 miles



**Co-Operative
supermarket**
0.5 miles



**Pocket Park Nature
Reserve**
0.6 miles



Linton Village Hall
0.6 miles



**Linton Health
Centre**
0.6 miles



**Parish Church of St
Mary the Virgin**
0.7 miles



**Dog & Duck public
house**
0.8 miles



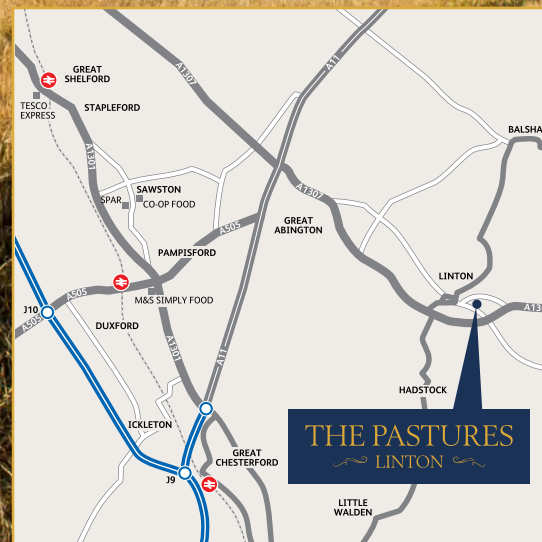
Chilford Hall Vineyard
1.8 miles



Linton Zoo
1.9 miles



**Rivey Hill Water
Tower**
2.2 miles



BY CAR

The Pastures has a number of local amenities close by with local towns, cities and airports within easy reach by car.



Sainsburys, Haverhill
5.6 miles



Saffron Walden
6.2 miles



Waitrose & Partners
7.8 miles



Whittlesford Parkway
8.6 miles



Audley End House and Gardens
8.8 miles



M11
8.9 miles



Cambridge
12.2 miles



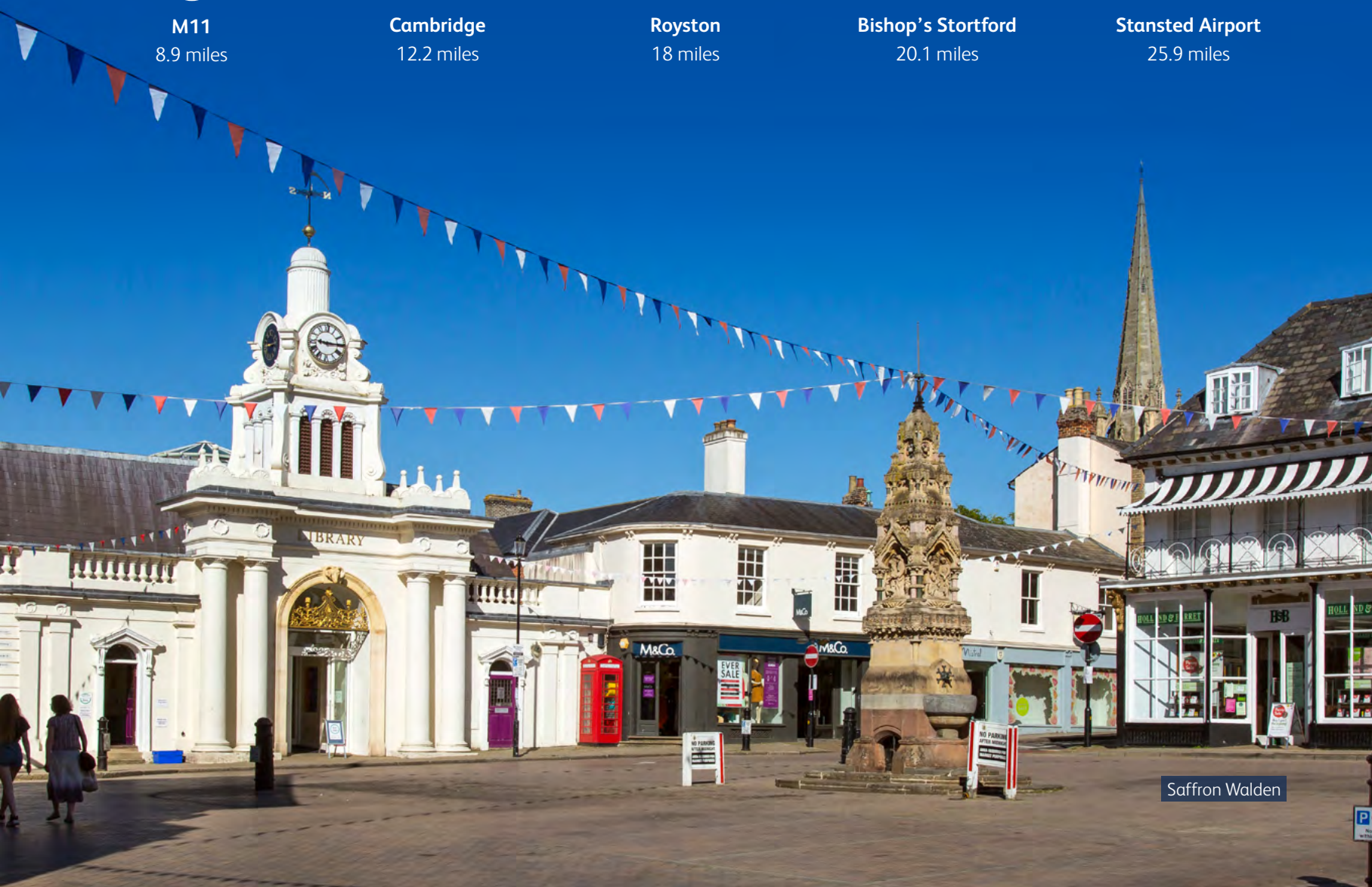
Royston
18 miles



Bishop's Stortford
20.1 miles



Stansted Airport
25.9 miles



BY TRAIN

The Pastures is well located for commuters, with Cambridge just a short distance by rail and regular services to London taking under an hour and a half

FROM WHITTLESFORD PARKWAY RAILWAY STATION

Shelford (Cambs)
4 minutes

Audley End
10 minutes

Cambridge
12 minutes

Stansted Mountfitchet
22 minutes

Bishops Stortford
28 minutes

Stansted Airport
44 minutes

London Liverpool Street
1 hour 15 minutes

Norwich
1 hour 33 minutes



Cambridge

EDUCATION

The Pastures is well served with many 'good' or 'outstanding' schools in the surrounding area.



**Linton Heights
Junior School**

0.2 miles



**Linton CE Infants
School**

0.9 miles



**Linton Village
College**

1.6 miles



**Great Abingdon
Primary School**

3.2 miles



**The Meadow
Primary School**

3.9 miles



**Cambridge
International School**

4.4 miles



**Saffron Walden
County High School**

8.1 miles



**Katherine Semar
Junior School**

8.8 miles



INSIDE YOUR NEW CROUDACE HOME

We understand how important it is to put your stamp on a new home. A Croudace home is a blank canvas just waiting for you to make your own.

QUALITY, STYLE & CHOICE

Your new Croudace home can be personalised, with a range of considered options available to choose from, including wall colours, fitted furniture, tile style and colour, and wardrobe glazing finish. Our expert Sales Consultants are happy to offer advice and guidance regarding your choices.

Of course, the availability of these options is dependent on, and subject to, the stage of construction at the time the plot is reserved. Once the site has launched you can view our entire range of choices at our Marketing Suite.

We also offer a variety of customer extras. Ask our Sales Consultants how we can help you turn your new Croudace house into a home.





Photovoltaic Solar Panels

Some of the homes at The Pastures are fitted with Photovoltaic (PV) Technology. These panels convert daylight into electricity via PV panels/modules on the roof. The electricity produced is connected to a consumer unit and will power a proportion of your electrical requirements.

PART EXCHANGE

Our Part Exchange service has helped many families move into their brand new Croudace property without the stress of selling their previous home.

The service we offer is totally free and, what is more, leaves you with time and energy to concentrate on the more enjoyable side of moving – making plans for your new home. At Croudace Homes, we pride ourselves on our flexible approach, so if you do not meet all the criteria, do not give up hope! Our Sales Consultants are always on hand to help whenever possible.

HASSLE FREE SERVICE

- Your existing property should be within one of our operating areas
- Your existing property should be less than 15 years old
- Your existing property should have an estimated value that is no more than 70% of the value of the new home you are buying from us
- Your existing property must not be a flat or conversion
- Part Exchange with Croudace Homes cannot be used in conjunction with other offers

THE BENEFITS

- NO Agent's Fees
- NO Stress
- NO Chain
- AND a guaranteed purchaser for your home





The Pastures street scene

A COMMITMENT TO QUALITY

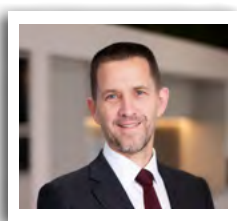
Croudace Homes takes great pride in providing our customers with expert advice and guidance, to ensure that every stage of the home buying process is as clear and straight forward as possible.

We regularly seek feedback from customers who have bought and moved into their Croudace home and use what we learn alongside research we conduct into changes in lifestyles to ensure our designs are continually enhanced and improved.

Ecological and environmental aspects of construction are of the utmost importance and are at the forefront of all our designs, as well as the entire build process. Croudace homes are designed to maximise energy efficiency and minimise their impact on the local environment.

Croudace Homes is uncompromising in its commitment to providing customers with the highest quality homes and peerless after-sales care. We are proud to receive excellent ratings from independent customer satisfaction surveys, which place us amongst the finest home builders in the country.

We understand that buying a home is one of the biggest decisions one can make, which is why we aim to simplify the process as much as possible. We hope you decide to buy a Croudace home and wish you many happy years living in it.



Adrian Watts,
Group Chief Executive

This brochure is printed on Revive Recycled Carbon Balanced Paper, a simple, valid and measureable way to reduce the carbon impacts of printed media and communications. Printing on Revive means that Croudace Homes are actively reducing carbon emissions by reusing a natural resource that can be recycled many times over.

Inside pages: Recyclable. Cover: Non-recyclable.



**WORLD
LAND
TRUST™**

www.carbonbalancedpaper.com
REVIVE RANGE





HIVE



paula rosa | manhattan



AQUALISA

*Ideal
Standard*

**CONSUMER
CODE** FOR
HOME BUILDERS

www.consumercode.co.uk



The contents of this brochure have been produced in good faith. Architectural details and elevational treatments, including window or porch styles and positions, may vary from those shown; bay windows are plot specific.

All dimensions are approximate. All imagery is illustrative. Please check with one of our Sales Consultants for detailed information regarding your chosen home style and/or plot. We continually review the specification of our product and reserve the right to amend it. Although it is our intention that information given regarding garages, car ports and parking is truthful, these aspects are subject to change as The Pastures progresses.

This brochure does not form part of any contract or constitute an offer.

Date of Preparation July 2023.

Horseheath Road
Linton
Cambridgeshire
CB21 4XJ

Open daily by appointment only 10am to 5pm

0333 777 7075
thepastures@croudacehomes.co.uk

croudacehomes