



SMITHS  
ORCHARD  
BURWELL



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## Welcome to Smiths Orchard

Developed on the footprint of former farm buildings overlooking paddocks, Smiths Orchard is a cluster of 8 stunning two, three and four bedroom homes for sale.

Located close to the village centre, on the edge of a conservation area. High quality traditional construction, attention to detail together with award winning design create charm and character, ensuring the properties exceed expectations. Each of the 8 houses are individually architect designed, with great care given to the details, the construction process and finishes, the properties are constructed with higher ceilings together with stunning vaulted areas, providing generous accommodation and a great feeling of space, creating a truly bespoke home.

The properties benefit from a high specification throughout including fully fitted kitchens with integrated appliances and luxury bathrooms and en-suites, with built-in vanity units and quartz worktops. The properties all benefit from garaging or car ports together with enclosed rear gardens.

Burwell is conveniently situated, with good transport links to Cambridge, Newmarket and Ely with a thriving village community located on the edge of the fens and numerous conservation areas.



# PLOT 2

A 4 BEDROOM DETACHED HOME WITH SINGLE GARAGE AND PARKING

An impressive, 4 bed detached home, with stunning vaulted sitting room, designed to make optimum use of the south facing aspect and available natural light. The ground floor accommodation designed to open out onto the courtyard style patio and enclosed rear garden overlooking pasture fields. with attached single garage and parking.

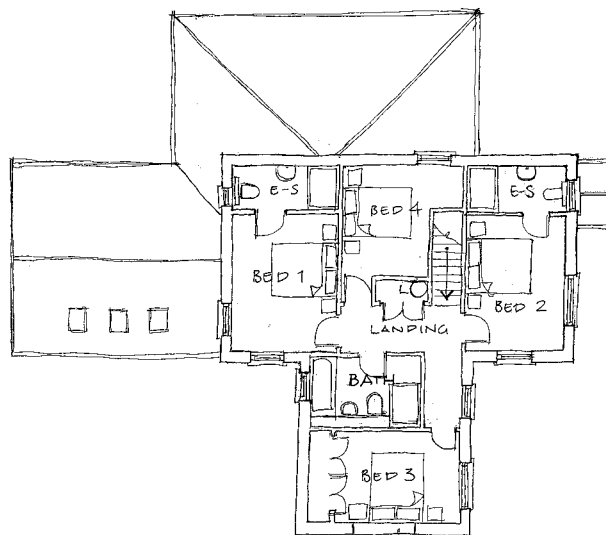
## Ground Floor

Kitchen	4.53 x 3.64
Family Room	4.54 x 5.06
Utility	2.40 x 3.56
Sitting Room	5.68 x 4.99
Study	2.91 x 2.94

## First Floor

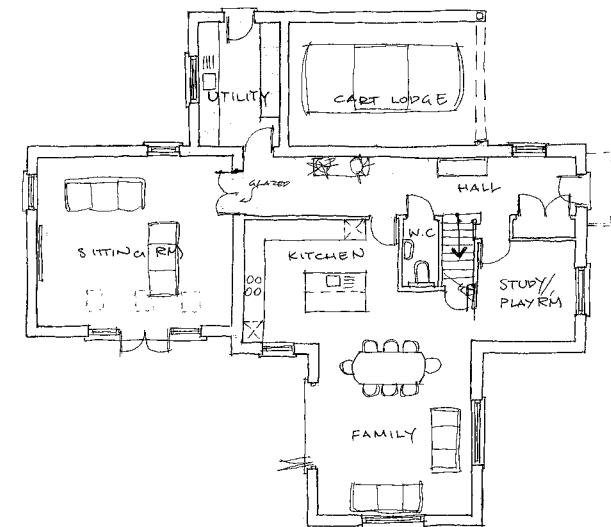
Bed 1	3.91 x 3.04
En suite	3.04 x 1.40
Bed 2	3.91 x 2.91
En suite	2.91 x 1.40
Bed 3	3.84 x 2.65
Bed 4	3.51 x 3.25
Family Bathroom	3.25 x 2.15

Gross Internal Area: 2,002 sq.ft



FIRST FLOOR ~

PLOT 2

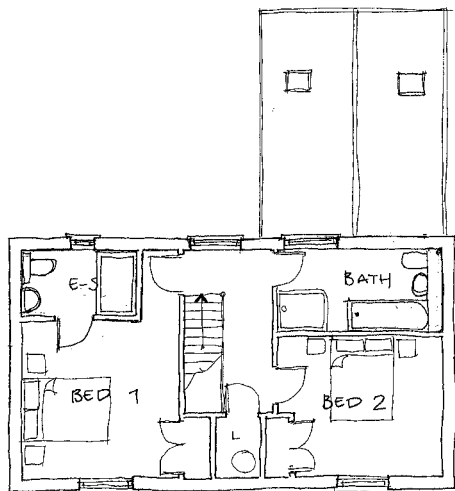


GROUND FLOOR ~ 1:100



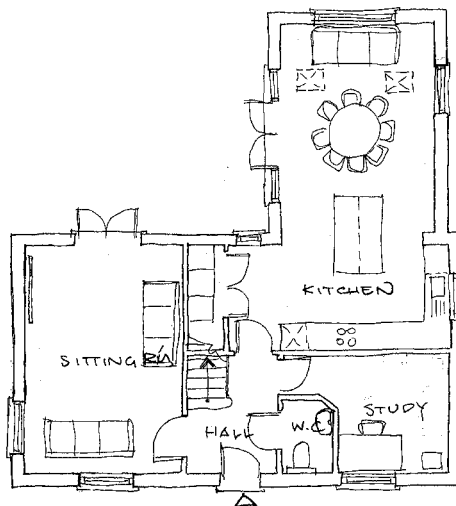
A 2 BEDROOM DETACHED HOME WITH SINGLE GARAGE AND PARKING

# PLOT 3



FIRST FLOOR — 1:100

PLOT 3



GROUND FLOOR ~

A traditionally designed and constructed detached 2 bed home. The stunning vaulted family room and sitting room open onto the patio area within an enclosed rear garden which overlooks paddocks to the rear, with separate single garage and parking.

### Ground Floor

Kitchen	5.26 x 2.44
Family Room	5.17 x 3.64
Sitting Room	5.44 x 3.63
Study	2.87 x 2.65

### First Floor

Bed 1	3.81 x 3.63
En suite	2.59 x 1.50
Bed 2	4.02 x 3.16
Family Bathroom	4.02 x 2.15

Gross Internal Area: 1,338 sq.ft



# PLOT 4

A 2 BEDROOM DETACHED HOME WITH SINGLE GARAGE AND PARKING

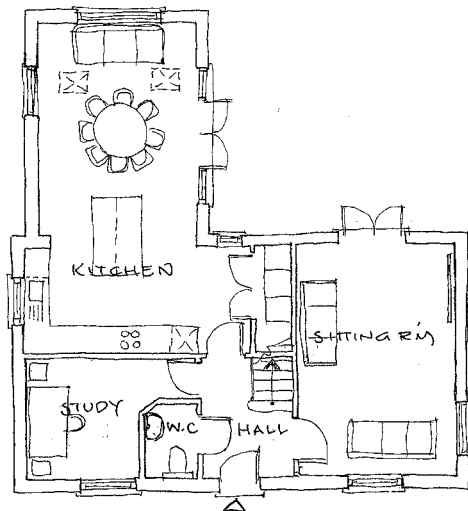
A traditionally designed and constructed detached 2 bed home. The stunning vaulted family room and sitting room open onto the patio area within an enclosed rear garden which overlooks paddocks to the rear. with separate single garage and parking.

### Ground Floor

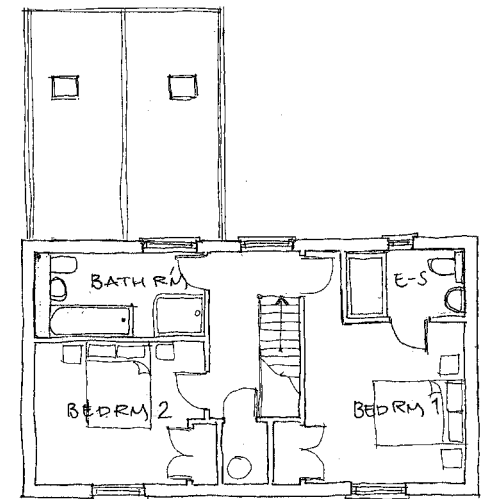
Kitchen	5.26 x 2.44
Family Room	5.17 x 3.64
Sitting Room	5.44 x 3.63
Study	2.87 x 2.65

### First Floor

Bed 1	3.81 x 3.63
En suite	2.59 x 1.50
Bed 2	4.02 x 3.16
Family Bathroom	4.02 x 2.15



GROUND FLOOR ~ 1:100



FIRST FLOOR ~

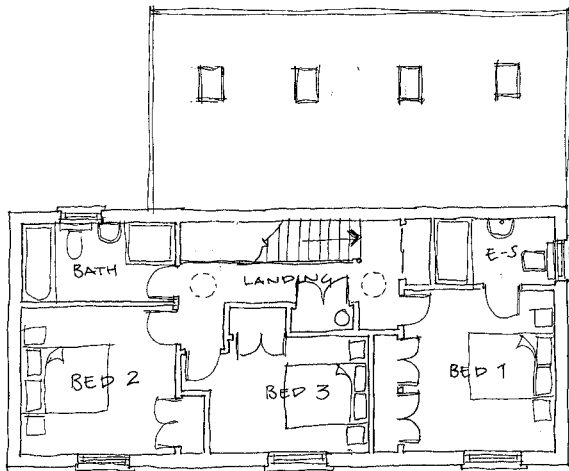
Gross Internal Area: 1,338 sq.ft

PLOT 4



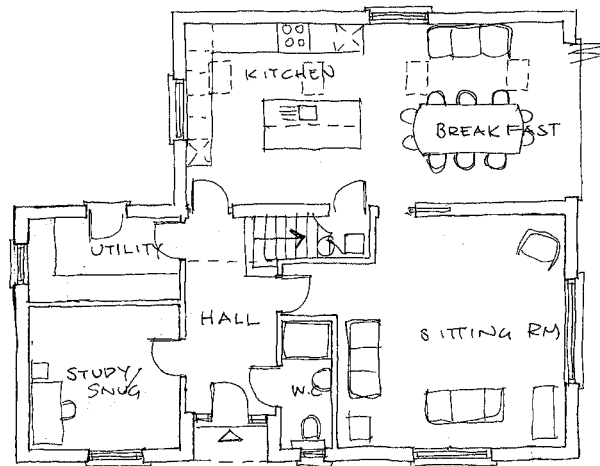
A 3/4 BEDROOM BARN STYLE PROPERTY WITH DOUBLE GARAGE AND PARKING

# PLOT 5



FIRST FLOOR ~

PLOT 5



GROUND FLOOR ~ 1:100

An impressive and uniquely designed barn style property, 3 / 4 bed accommodation with superb vaulted kitchen / breakfast area open onto the patio area within an enclosed rear garden which overlooks paddocks to the rear. With detached double garage.

### Ground Floor

Kitchen	4.26 x 4.20
Family area	4.73 x 4.26
Utility	3.53 x 1.97
Sitting Room	5.44 x 5.35
Study	3.53 x 3.34

### First Floor

Bed 1	3.80 x 3.52
En suite	2.70 x 1.51
Bed 2	3.86 x 3.16
Bed 3	3.59 x 2.76
Family Bathroom	3.53 x 2.15

Gross Internal Area: 1,825 sq.ft



# PLOT 6

A 3/4 BEDROOM BARN STYLE PROPERTY WITH DOUBLE CAR PORT AND PARKING

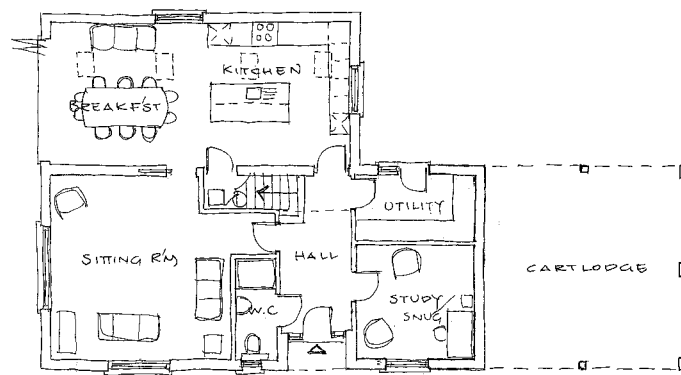
An impressive and uniquely designed barn style property, 3 / 4 bed accommodation with superb vaulted kitchen / breakfast area open onto the patio area, large mainly west facing enclosed rear garden which overlooks paddocks and pastures. Double car port through to parking area.

### Ground Floor

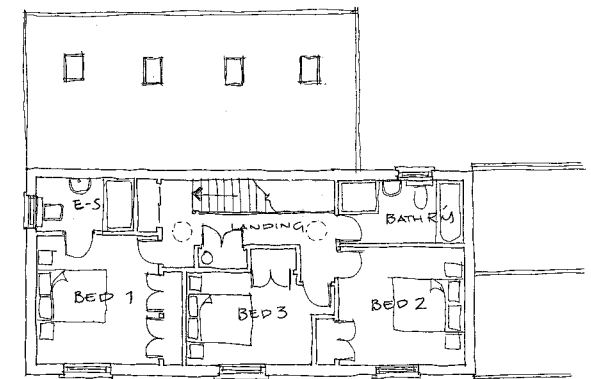
Kitchen	4.26 x 4.20
Family area	4.73 x 4.26
Utility	3.53 x 1.97
Sitting Room	5.44 x 5.35
Study	3.53 x 3.34

### First Floor

Bed 1	3.80 x 3.52
En suite	2.70 x 1.51
Bed 2	3.86 x 3.16
Bed 3	3.59 x 2.76
Family Bathroom	3.53 x 2.15



GROUND FLOOR ~



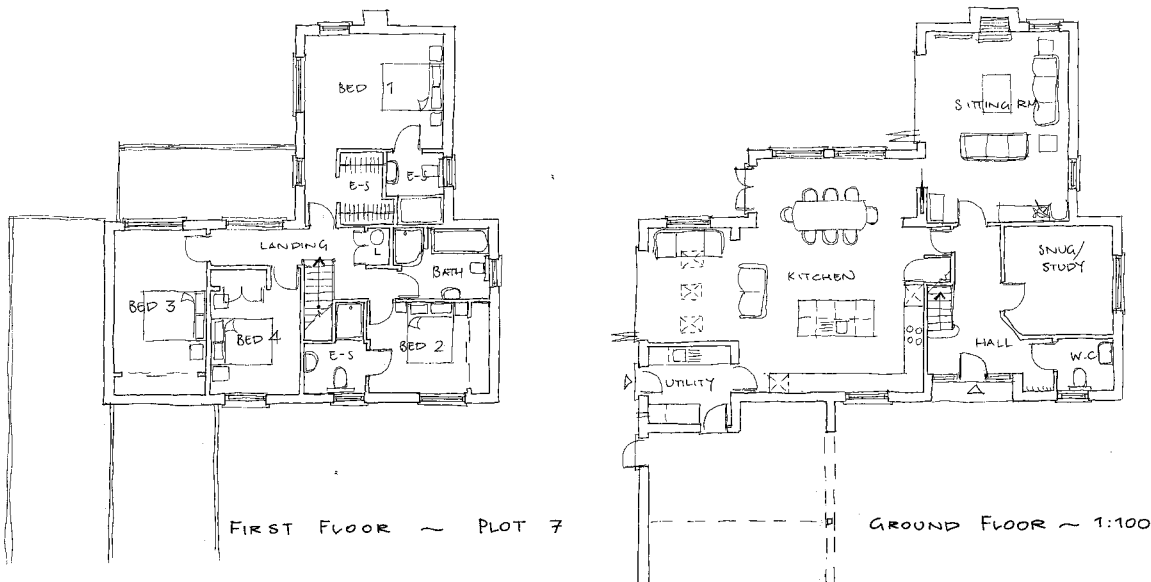
PLOT 6 FIRST FLOOR ~ 1:100

Gross Internal Area: 1,825 sq.ft



A 4 BEDROOM DETACHED HOME WITH ATTACHED TRIPLE GARAGE AND PARKING

# PLOT 7



A Stunning 4 bed detached home, uniquely designed to maximise the large south & west facing wrap around gardens. Commandingly positioned in the corner plot of the courtyard, The ground floor accommodation designed to open out onto the large rear patio with the garden areas overlooking pasture fields. Attached triple garage.

### Ground Floor

Kitchen	6.01 x 5.44
Dining Area	5.25 x 2.25
Snug	3.57 x 3.51
Utility	2.74 x 2.63
Sitting Room	6.39 x 4.77
Study	3.61 x 3.53

### First Floor

Bed 1	4.77 x 3.42
En suite	3.25 x 2.15
Dressing Area	2.98 x 1.39
Bed 2	4.11 x 3.10
En suite	3.10 x 1.20
Bed 3	4.74 x 2.97
Bed 4	3.51 x 2.90
Family Bathroom	3.01 x 2.94

Gross Internal Area: 2,368 sq.ft



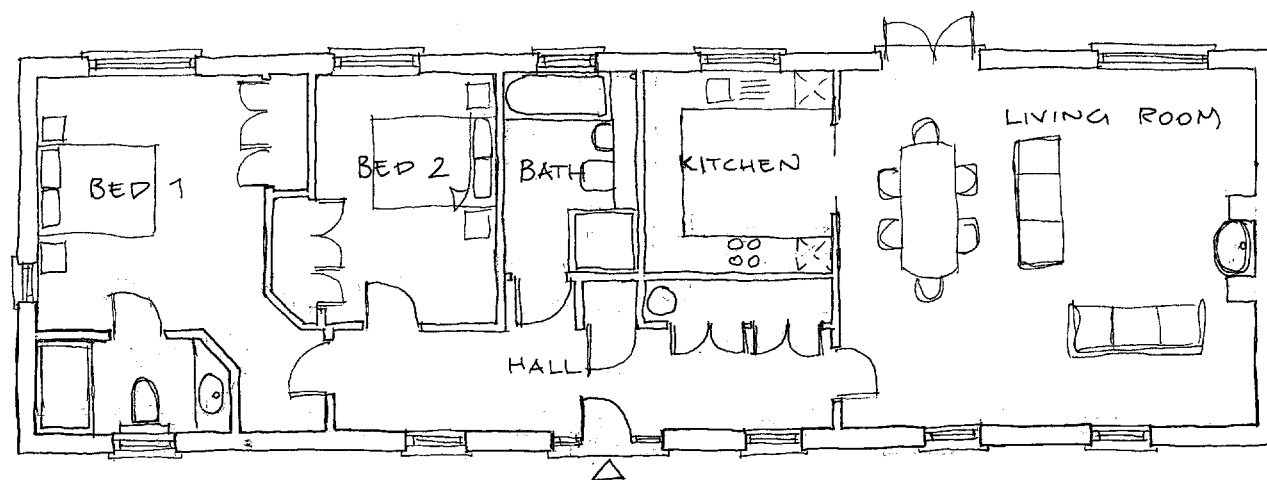
# PLOT 8

A SINGLE STOREY BARN STYLE PROPERTY WITH DOUBLE GARAGE AND PARKING

A unique single storey, barn style residence. Thoughtfully designed to utilise light and space. Stunning vaulted sitting room, opening out onto the patio area within the south facing enclosed rear garden. With detached double garage.

## Single Storey

Kitchen	3.50 x 3.10
Sitting Room	6.82 x 5.89
Bed 1	4.26 x 3.76
En suite	3.15 x 1.50
Bed 2	4.26 x 3.02
Family Bathroom	3.50 x 2.15



FLOOR PLAN ~ 1:100

PLOT 8

Gross Internal Area: 1,235 sq.ft

# SMITHS ORCHARD

BURWELL



## SITE PLAN

Developed on the footprint of former farm buildings overlooking paddocks, Smiths Orchard is a cluster of 8 stunning two, three and four bedroom homes for sale.

# SPECIFICATION

At Smiths Orchard we are creating bespoke homes of the highest quality, style and flexibility. Each property is thoughtfully provided with the best fixtures and fittings which ensure low-maintenance, leaving you to relax in your new home. Every house benefits from highly efficient UPVC windows, traditional French doors, and aluminium bi-fold doors which lead to large stone patio areas and enclosed private gardens. Interiors are finished in neutral tones that complement the overall design.







## LOCAL AREA

### SUPERMARKETS

Tesco Extra

Fordham Rd, Newmarket CB8 7AH

4.3 Miles – 12 Min Drive

Co-op

5 North Street, Burwell CB25 0BA

0.3 Miles – 5 Min Walk

### POST OFFICE

Burwell Post Office

11 the causeway, Burwell, CB25 0DU

0.3 Miles – 5 Min Walk

### RECREATION

Burwell Sports Centre

Buntings Path, Burwell CB25 0DD

Bottisham Sports Centre

1 Lode Road, Bottisham, Cambridge CB25 9DJ

Newmarket Leisure Centre

Exning Rd, Newmarket CB8 0EA

### EDUCATION

Burwell Village College Primary

The Causeway, Burwell, CB25 0DU

Bottisham Village College

Lode Road, Bottisham, Cambridge CB25 9DL

Burwell Early Learners Nursery

The Causeway, Burwell CB25 0DU

Soham Village College

Sand Street, Soham, Cambridgeshire, CB7 5AA

### LOCAL AUTHORITY

East Cambs District Council

The Grange, Nutholt Lane, Ely CB7 4EE

### DOCTORS

The Burwell Surgery

Newmarket Rd, Burwell, CB25 0AE







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**CHEFFINS**

For enquires please contact Cheffins on  
01638 63228



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