



ENTERPRISE  
PROPERTY  
GROUP

## BARLEY MEWS

GREAT SHELFORD  
CAMBRIDGE  
CB22 5LR

URBAN

## BARLEY MEWS

### GREAT SHELFORD

Just moments from Shelford Station lies a new development of eight contemporary houses offering two, three or four bedrooms. Providing all the comforts demanded by the modern family, each home comes with secure garage or undercroft parking and private garden.

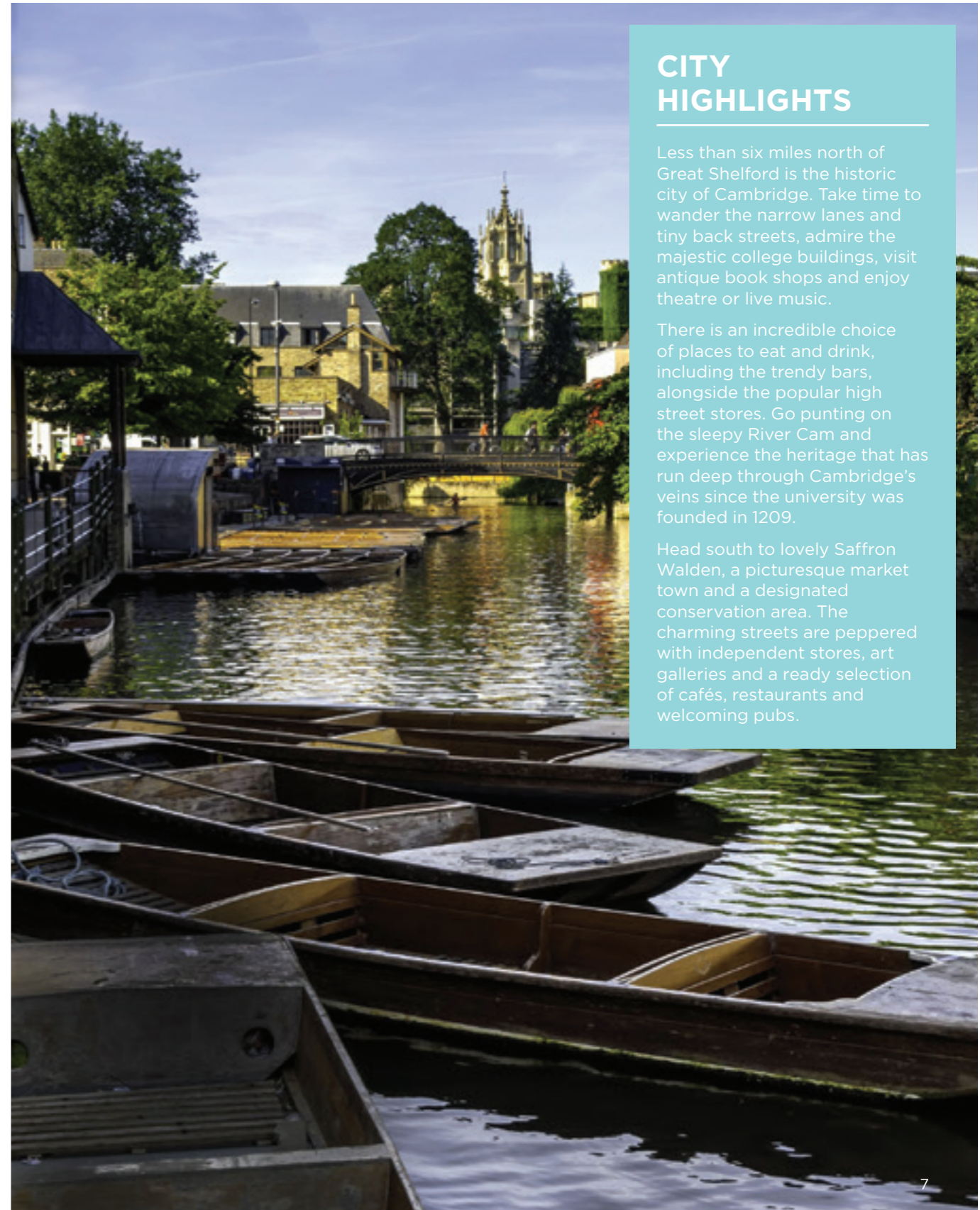
If convenience is key, Barley Mews wins hands down. Close to the M11 and with easy access to Cambridge and Saffron Walden, Great Shelford exudes prosperity and charm. This is where academics and city commuters choose to make their homes, thanks to the fabulous green spaces and excellent local school and facilities.

## THE PACE OF LIFE

Great Shelford nestles at the base of the scenic Gog Magog hills. The aptly named Gog Magog Golf Club has a welcoming clubhouse and two undulating courses for members and their visitors. There is also a charming well-stocked farm shop nearby. The River Cam winds its way past the south-east of the village providing lovely walks as far as Cambridge and Milton.

The village primary school, rated 'Good' by Ofsted, makes Great Shelford the ideal place for a young family. There are about 4,000 residents who justify a fine selection of shops and eateries, including a garden centre, Boots Chemist, family butcher, bakery, hairdressing and beauty shops, Co-Op and newsagent. There is also a delightful deli and café, two village pubs – The Plough and The Square and Compasses – and Zara, a sophisticated Indian restaurant in what used to be the Station House.





## CITY HIGHLIGHTS

Less than six miles north of Great Shelford is the historic city of Cambridge. Take time to wander the narrow lanes and tiny back streets, admire the majestic college buildings, visit antique book shops and enjoy theatre or live music.

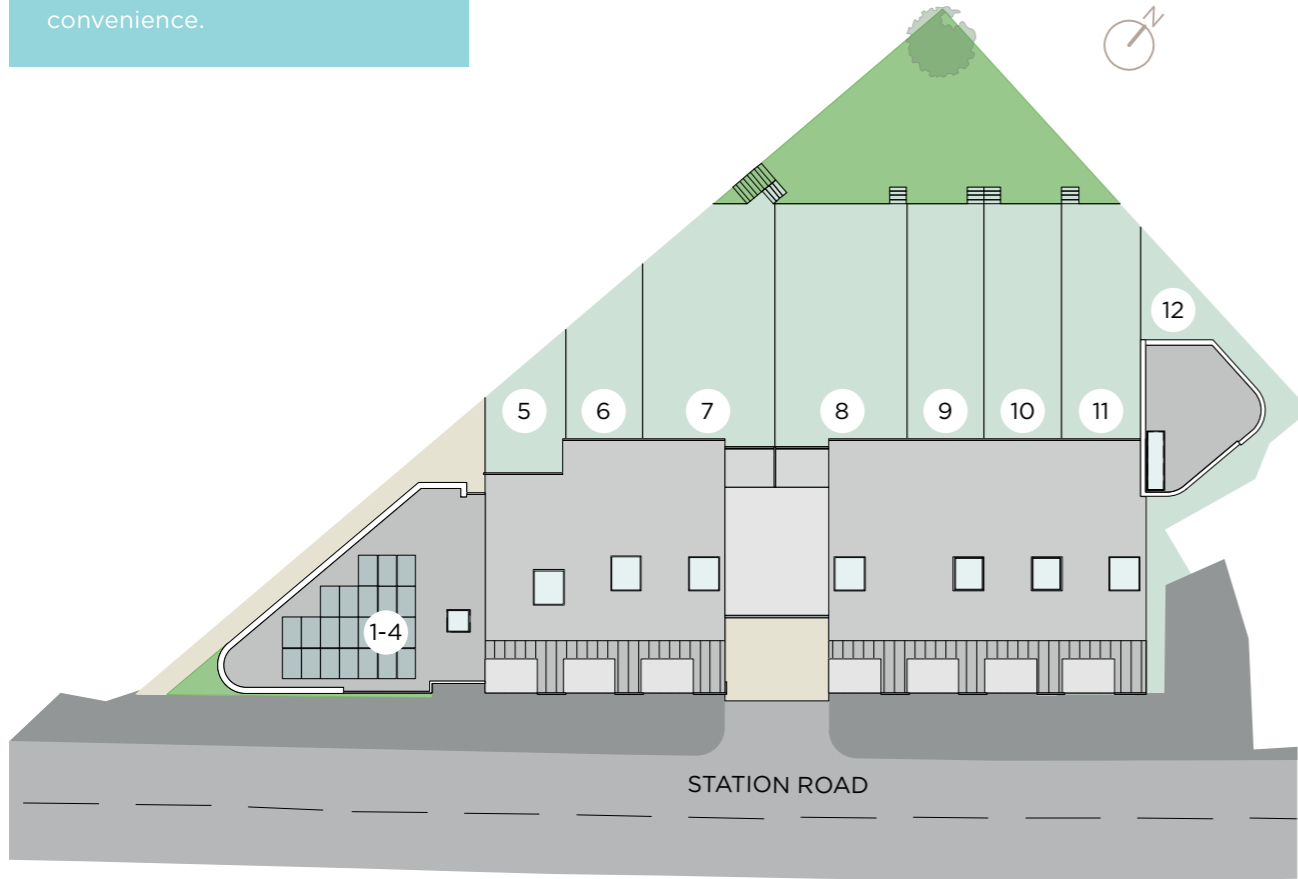
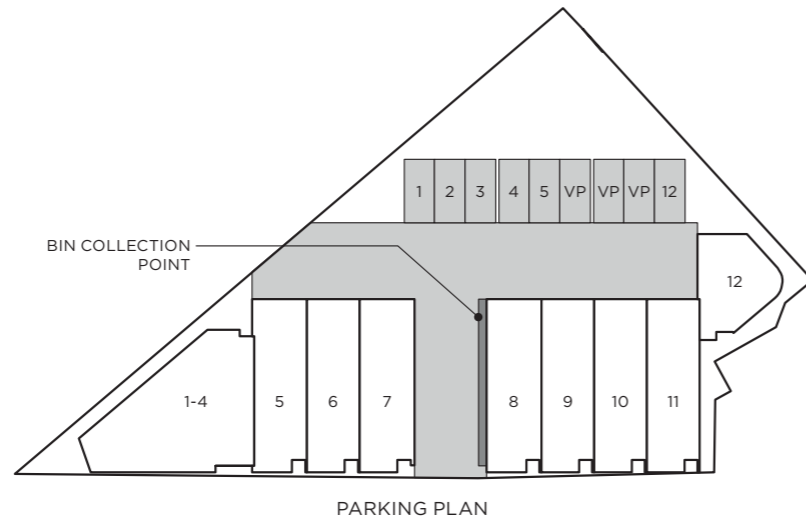
There is an incredible choice of places to eat and drink, including the trendy bars, alongside the popular high street stores. Go punting on the sleepy River Cam and experience the heritage that has run deep through Cambridge's veins since the university was founded in 1209.

Head south to lovely Saffron Walden, a picturesque market town and a designated conservation area. The charming streets are peppered with independent stores, art galleries and a ready selection of cafés, restaurants and welcoming pubs.

# BARLEY MEWS

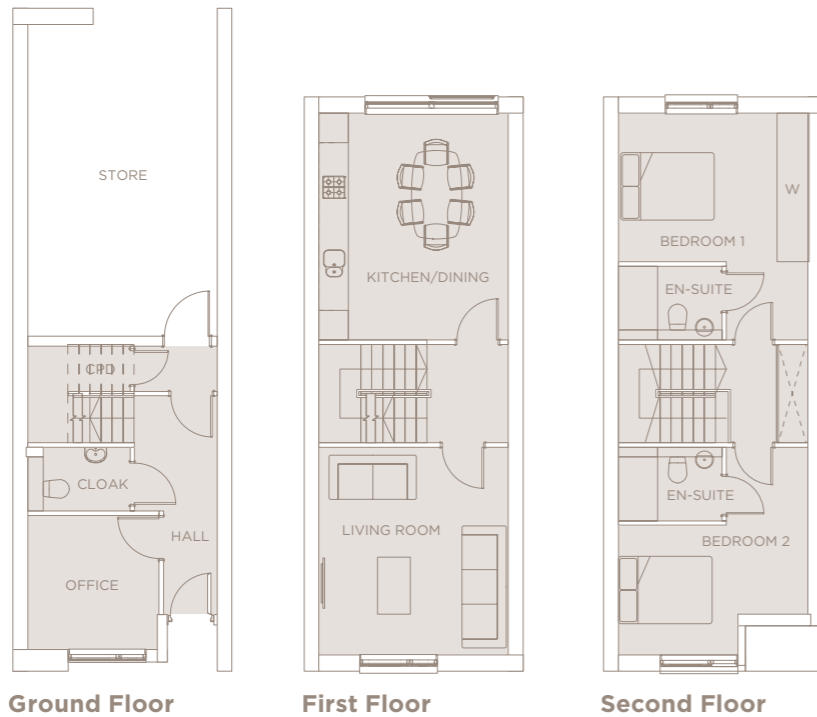
With a name inspired by author Phillipa Pearce's children's books, Barley Mews makes an equally inspirational place to make a home. This small and select development has the best location for both country and city.

The homes feature unique and contemporary architecture, and are built with a timber-framed construction for low-maintenance living. The interiors boast a superb quality specification and a bright, elegant design for the very best in comfort and modern convenience.



# BARLEY MEWS

Plot 5 - 1,147ft<sup>2</sup> (106.6m<sup>2</sup>)



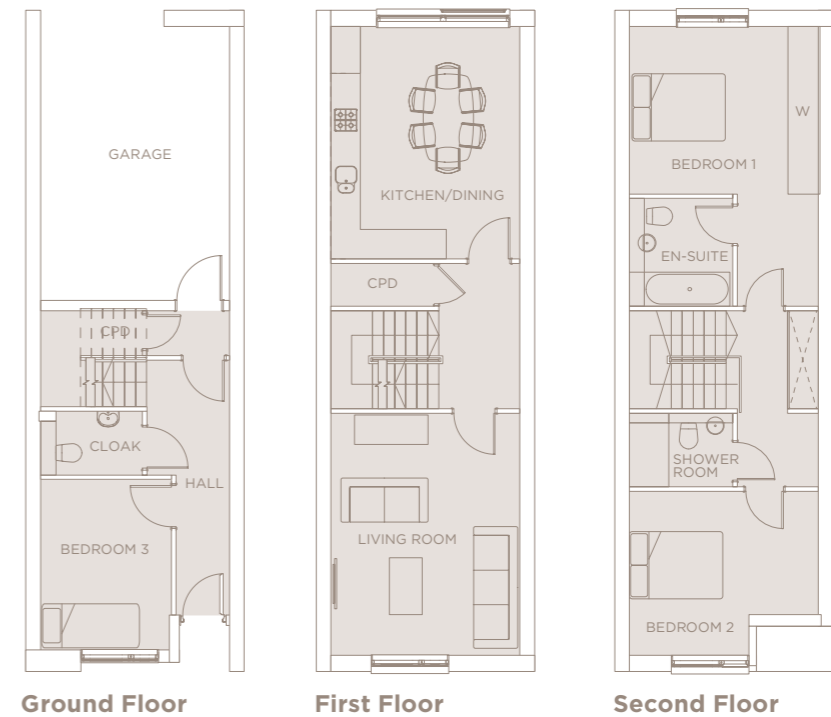
## Plot 5

Ground Floor	Office	2.7m x 2.7m	8'10" x 8'10"
	Cloak	2.1m x 1.3m	6'10" x 4'3"
First Floor	Kitchen/Dining	4.6m x 3.9m	15'1" x 12'9"
	Living Room	4.2m x 3.9m	13'9" x 12'9"
Second Floor	Bedroom 1	4.6m x 3.9m	15'1" x 12'9"
	Bedroom 1 En-suite	2.1m x 1.5m	6'10" x 4'11"
	Bedroom 2	4.2m x 3.9m	13'9" x 12'9"
	Bedroom 2 En-suite	2.1m x 1.5m	6'10" x 4'11"

Plot 5 has an allocated undercroft parking space

# BARLEY MEWS

Plots 6, 9, 10 & 11 - 1,341ft<sup>2</sup> (124.6m<sup>2</sup>)

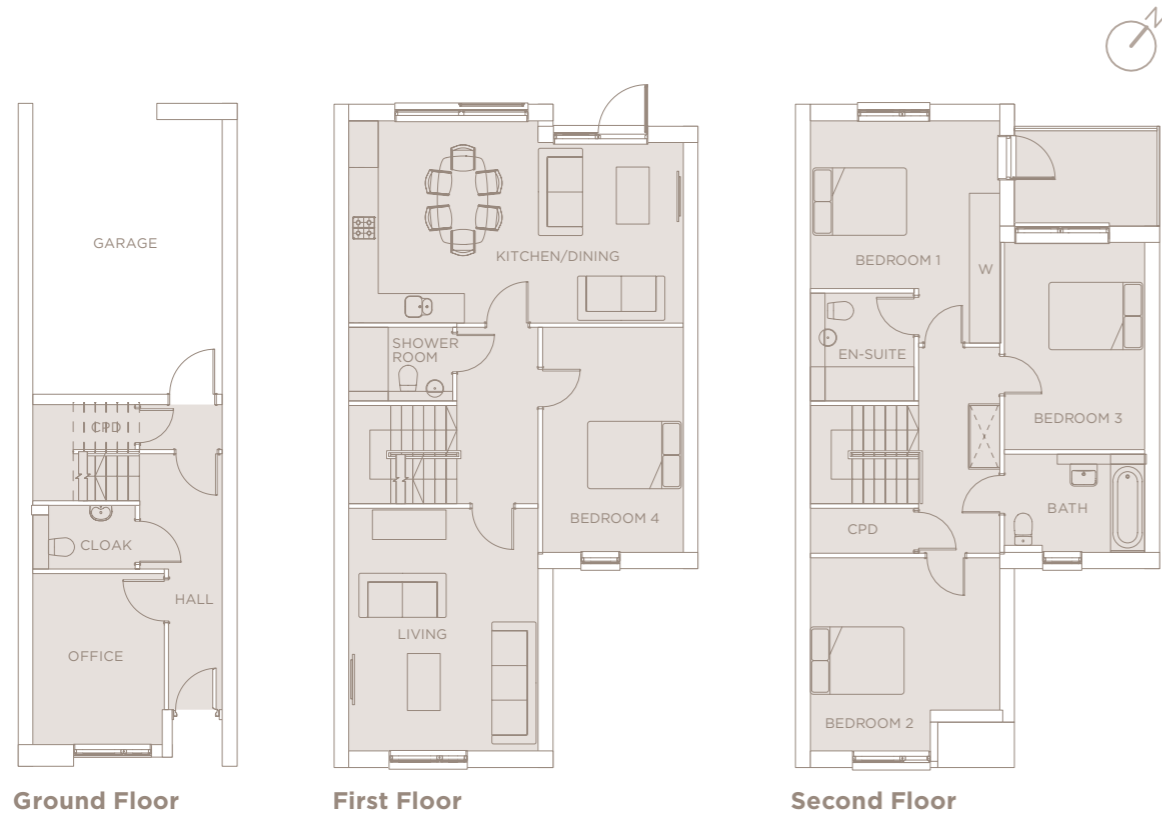


## Plots 6, 9, 10 & 11

Ground Floor	Bedroom 3	3.5m x 2.7m	11'6" x 8'10"
	Cloak	2.1m x 1.3m	6'10" x 4'3"
First Floor	Kitchen/Dining	4.7m x 3.9m	15'5" x 12'9"
	Living Room	4.9m x 3.9m	16'1" x 12'9"
Second Floor	Bedroom 1	5.7m x 3.9m	18'8" x 12'9"
	Bedroom 1 En-suite	2.2m x 2.1m	7'3" x 6'10"
	Bedroom 2	3.9m x 3.4m	12'9" x 11'2"
	Shower Room	2.1m x 1.5m	6'10" x 4'11"

# BARLEY MEWS

Plots 7 & 8 - 1,814ft<sup>2</sup> (168.6m<sup>2</sup>)

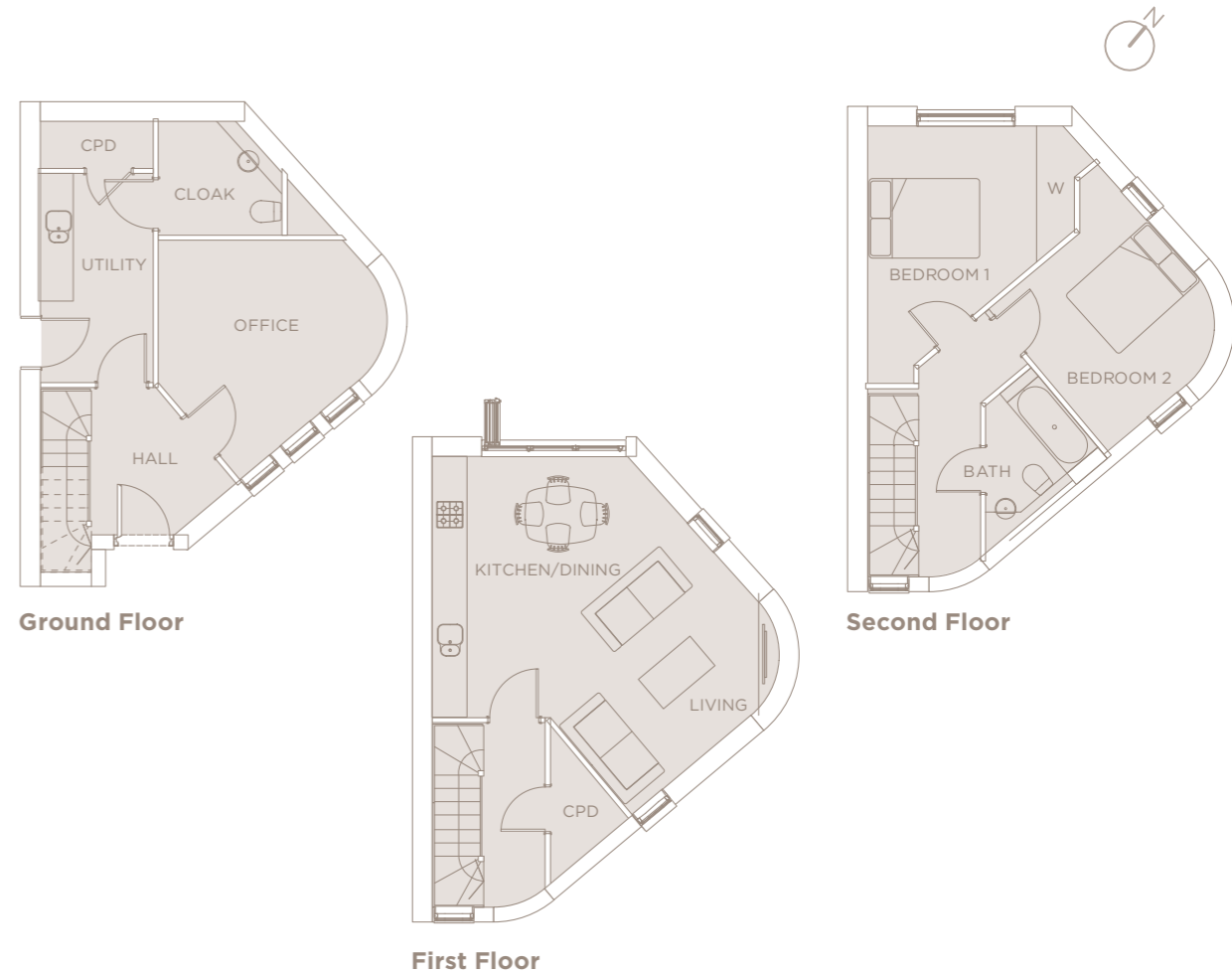


## Plots 7 & 8

Ground Floor	Office	3.5m x 2.6m	11'6" x 8'6"
	Cloak	2.1m x 1.3m	6'10" x 4'3"
First Floor	Kitchen/Dining	6.8m x 4.1m	22'4" x 13'5"
	Living Room	4.9m x 3.9m	16'1" x 12'9"
	Bedroom 4	4.6m x 2.9m	15'1" x 9'6"
Second Floor	Shower Room	2.1m x 1.3m	6'10" x 4'3"
	Bedroom 1	4.5m x 3.9m	14'9" x 12'9"
	Bedroom 1 En-suite	2.2m x 2.1m	7'3" x 6'10"
	Bedroom 2	3.9m x 3.9m	12'9" x 12'9"
	Bedroom 3	4.2m x 2.9m	13'9" x 9'6"
	Family Bathroom	2.9m x 2.0m	9'6" x 6'7"

# BARLEY MEWS

Plot 12 - 1,133ft<sup>2</sup> (105.3m<sup>2</sup>)



## Plot 12

Ground Floor	Office	4.1m x 3.9m	13'5" x 12'9"
	Utility	3.6m x 1.9m	11'10" x 6'2"
	Cloak	2.1m x 2.0m	6'10" x 6'7"
First Floor	Kitchen/Dining/Living	6.0m x 4.5m	19'8" x 14'9"
Second Floor	Bedroom 1	4.4m x 3.6m	14'5" x 11'10"
	Bedroom 2	3.2m x 3.1m	10'2" x 10'2"
	Family Bathroom	2.7m x 2.0m	8'10" x 6'7"

Plot 12 has an allocated undercroft parking space

# SPECIFICATION

## KITCHEN

- Matt white lacquer cabinets with soft closing and handle-free doors<sup>1</sup>
- Composite stone worktops<sup>1</sup>
- Composite stone splashback and upstands<sup>1</sup>
- Bosch single oven and microwave combination in integrated stack<sup>2</sup>
- Bosch induction hob
- Bosch telescopic hood
- Bosch integrated fridge/freezer
- Bosch integrated dishwasher
- Bosch integrated washer/dryer
- Blanco stainless-steel under-mounted 1 1/2 bowl
- Jurena chrome taps
- Porcelanosa tiled floor to utility<sup>3</sup>

## BATHROOM & EN-SUITE

- Contemporary white sanitaryware
- Over-bath thermostatic shower with clear screen
- Thermostatic shower in en-suite
- Abacus Elegance heated towel rails
- Porcelanosa floor and full-height wall tiling
- Satin chrome shaver sockets
- Mirrored cabinets<sup>4</sup>
- Fixed mirrors<sup>5</sup>

## INTERNAL FINISHES

- Mexicano vertical oak veneer panelled doors
- Fitted wardrobe to main bedroom<sup>6</sup>
- Brushed stainless-steel window and door ironmongery

## ELECTRICAL FITTINGS

- Contemporary switches and sockets throughout
- LED recessed downlighters and pendant fittings
- Pelmet lighting in kitchen
- Up and down satin stainless-steel external lighting

## HOME ENTERTAINMENT

- Wiring for Virgin Media with media plate (including telephone main socket) in lounge and outlets in all bedrooms
- Data points provided to lounge and master bedroom

## HEATING

- Gas-fired central heating and hot water
- Planar flat panel radiators
- Underfloor heating to bathrooms and en-suites

## SECURITY & PEACE OF MIND

- Intruder alarm
- Mains-powered smoke and heat alarms
- Multipoint locking front door
- NHBC 10-year warranty cover

## FINISHING TOUCHES

- Velfac front door with vision panel
- Decked terraces at first floor
- External power sockets to terraces
- Acoustic vents
- Waste and recycling points
- Permeable Tegula block entrance

## OTHER

- All properties are leasehold (999 years)
- The development has undercroft parking and communal areas which are subject to an estate charge
- Predicted energy ratings 84% to 87% (B)<sup>7</sup>

<sup>1</sup>: In a choice of colours, subject to build status. <sup>2</sup>: Plot 12 has a separate oven and microwave that is not in an integrated stack. <sup>3</sup>: Plot 12 only. <sup>4</sup>: Family bathroom and bedroom 1 en-suite. <sup>5</sup>: All other bathrooms and en-suites. <sup>6</sup>: Made-to-measure to suit ceiling height. <sup>7</sup>: Actual predicted energy assessments for individual properties are available on request.

Please Note: The plans on the previous pages are not shown to scale; all dimensions are approximate and given at their maximum. In addition, some bedroom ceilings may not be completely full-height. Specification details may be subject to variation. All specification photographs are from previous developments and are indicative only.



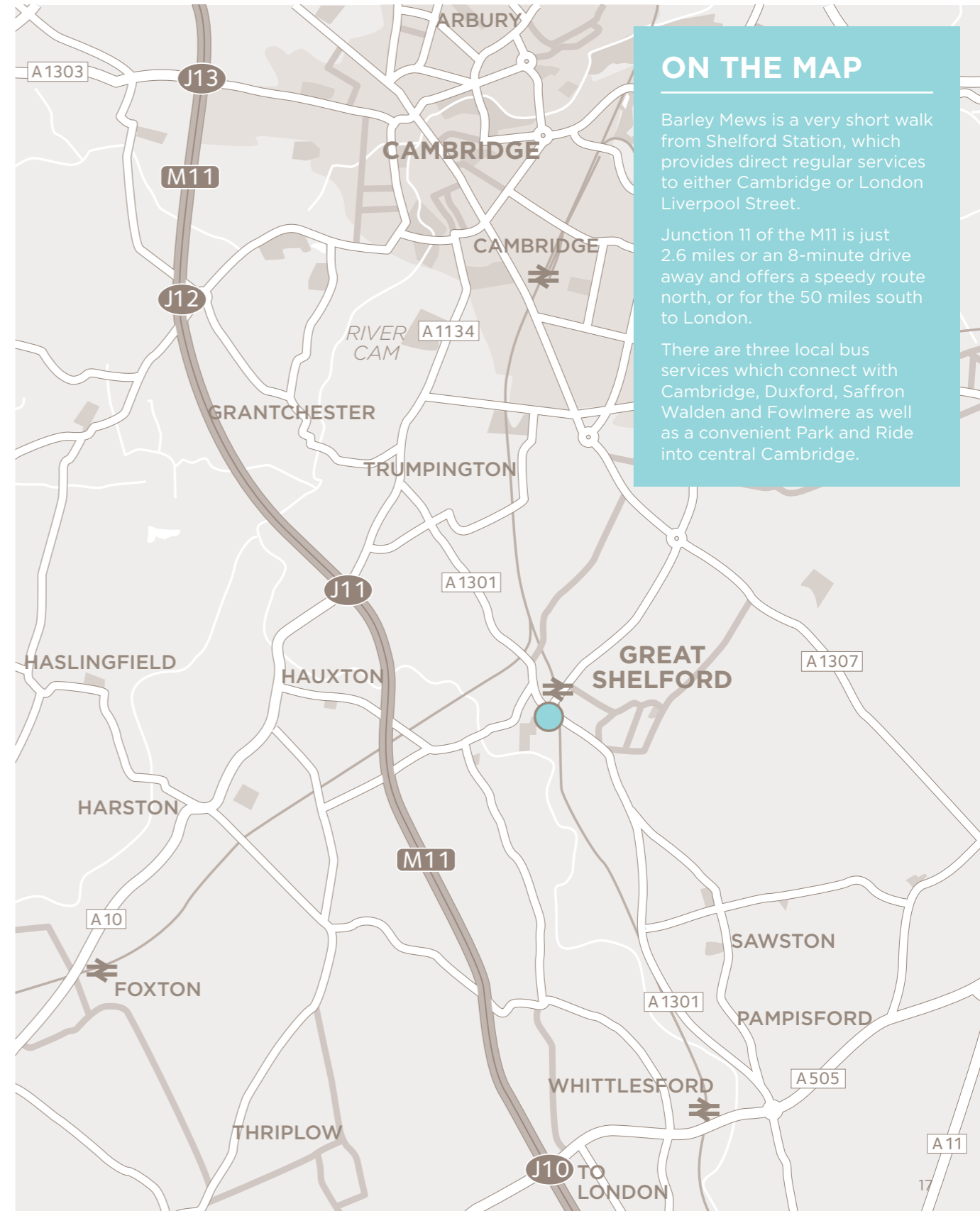


## ENTERPRISE URBAN

Enterprise Urban is part of Enterprise Property Group Limited, a rapidly expanding national developer which applies established principles of intelligent design and quality construction to all its projects.

Focusing on the renewal of urban areas through the renovation of disused buildings and new-build on neglected sites, Enterprise Urban's developments include mixed-use schemes, providing contemporary homes alongside office, retail and leisure areas, and luxury apartments just minutes from the heart of city life.

In an Enterprise Urban property, living in town doesn't mean compromising on quality or the aesthetic aspects of a home, as the company employs the high standards fundamental to Enterprise Property Group, which is committed to delivering quality properties, built to a high specification.



## ON THE MAP

Barley Mews is a very short walk from Shelford Station, which provides direct regular services to either Cambridge or London Liverpool Street.

Junction 11 of the M11 is just 2.6 miles or an 8-minute drive away and offers a speedy route north, or for the 50 miles south to London.

There are three local bus services which connect with Cambridge, Duxford, Saffron Walden and Fowlmere as well as a convenient Park and Ride into central Cambridge.

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