



Building quality homes since 1928

Meridian Wood



Rose Homes

Rose Homes was established in Whittlesey in 1928 and has a respected reputation for building quality new homes throughout the Cambridgeshire region.

You will find Rose Homes on smaller select developments in carefully chosen locations and we pride ourselves on providing a more personal service to our customers many of whom have purchased more than one home and recommended us to family and friends.

All our homes are covered by a 10 year Buildmark Warranty which gives our customers peace of mind that you would expect when buying a new home.

Meridian Wood

Rose Homes are pleased to present their exclusive new development of 3 and 4 bedroom detached and semi-detached houses in the Historic Village of Bluntisham.

Sit next to the Bluntisham Parish Council attractive 2.47 acre Meridian planted wood, this ideal location offers you the opportunity of enjoying the walks around the protected area whilst relishing over the distant views across the valley of the Great Ouse.

Bluntisham

Bluntisham is a small village located on the edge of the Cambridgeshire Fens approximately 8 miles east of Huntingdon Town Centre.

Bluntisham is also one of the parishes of the Huntingdonshire District with regular meetings held in the Village Hall (picture above left). The Village hall is also home to the local football and cricket teams as well as hosting weddings, birthdays and other special occasions.

Bluntisham has a wide variety of local amenities including a Village Hall, Surgery, Petrol Station, Public House, Local Shop, Local Gym, Fish & Chip shop, Primary School, Hairdressers and Playing fields.



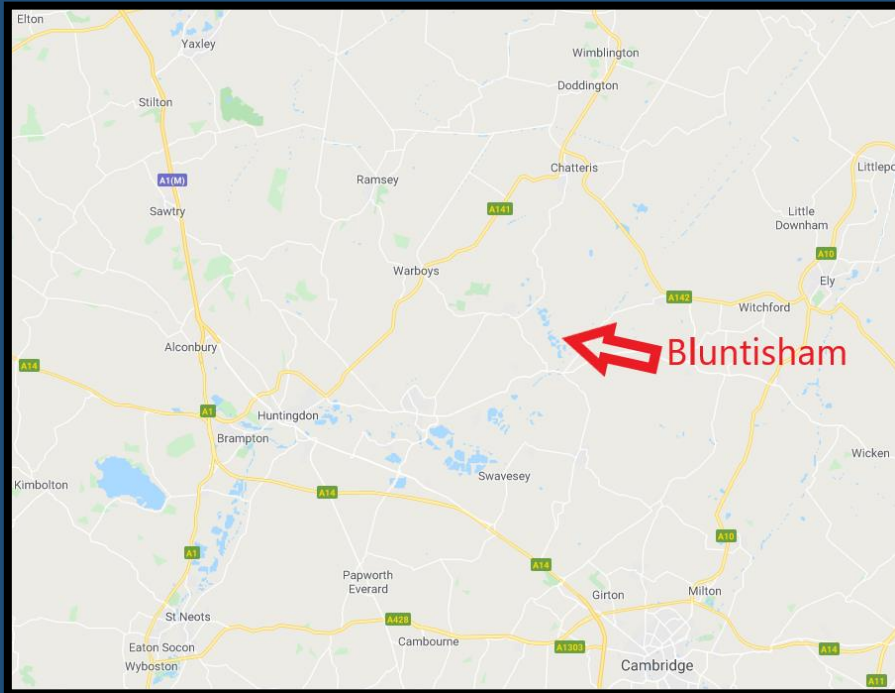
Contact us for further information;
sales@rosehomes.co.uk

01733 351727



Location

Bluntisham, Cambridgeshire

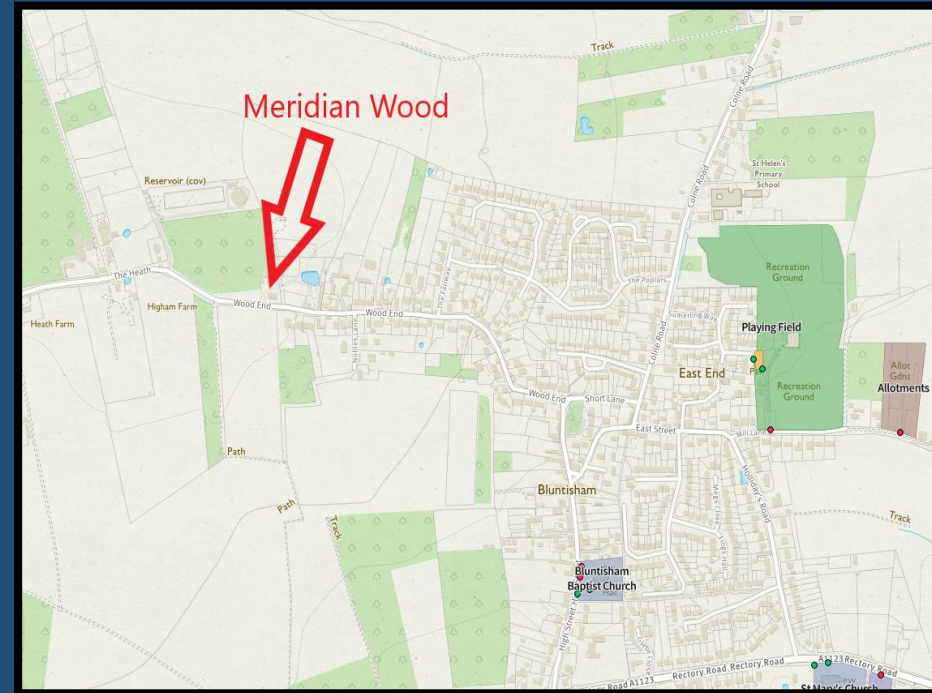


Bluntisham is located just 8 miles East of Huntingdon and has unrivalled access to major road and rail routes. The town offers easy access to the A1(M) providing excellent road links to the North and South of the county.

For Rail users there are daily trains from Huntingdon Train Station which offer a fast service to London King's Cross as well as the East, West and Northern parts of England. Huntingdon Bus Station also offers major services to the surrounding Districts.

Meridian Wood

Wood End, Bluntisham, Huntingdon, PE28 3LE



Situated on the outskirts of Bluntisham High Street, Meridian Wood offers you easy access to all local amenities whilst still being located in rural and spacious woodland surroundings.

As well as local amenities the site also offers you fantastic access to health facilities with the doctors located in the village and a dentist a short distance away. Bluntisham also has an excellent Primary School in the town and it is linked to the Secondary School just a short distance away in Ramsey.

Site Plan & Housetypes



Plots 1, 2 & 3
4 Bedroom detached houses



Plots 17 & 18
3 Bedroom detached houses



Plots 15, 16, 19 & 20
3 Bedroom semi-detached houses

The development layouts and landscaping details are not intended to form part of any obligation or warranty unless specifically incorporated in writing into the contract of sale. Plot images and plot boundaries including parking spaces are for illustrative purposes only and are subject to changes in planning and are correct at the time of print. Please speak to our sales team and/or your solicitor for further information. Meridian Wood is a marketing name and is not the designated name and plot number assigned to each plot.

THE SHERWOOD

4 BEDROOM DETACHED HOME - Plots 1, 2 & 3

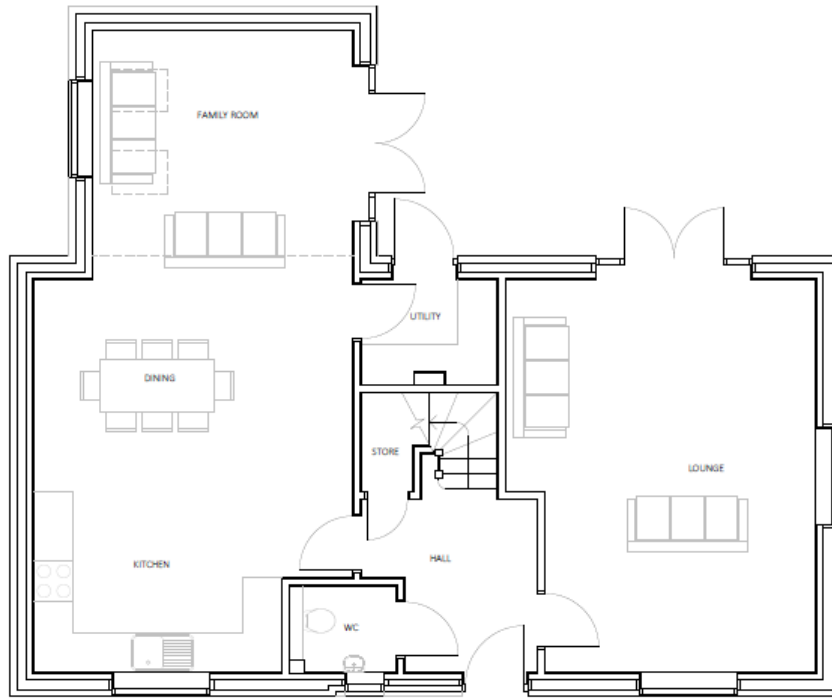
Plot 2



Large 4 double bedroom detached family home. Externally this property is complimented with black Hardieplank and cream grained windows along with a double car-port. Internally the property boasts a stunningly spacious open plan kitchen dining living area with double doors leading out into south-facing rear garden offering panoramic views across open fields. The downstairs also features a separate Living room and utility room both with access to the rear garden. Upstairs you will find 4 generously sized double bedrooms, two with ensuite bathrooms and a separate family bathroom. Perfect for anyone who is looking for a large modern home to make your own.

THE SHERWOOD

4 BEDROOM DETACHED HOME - Plots 1, 2 & 3



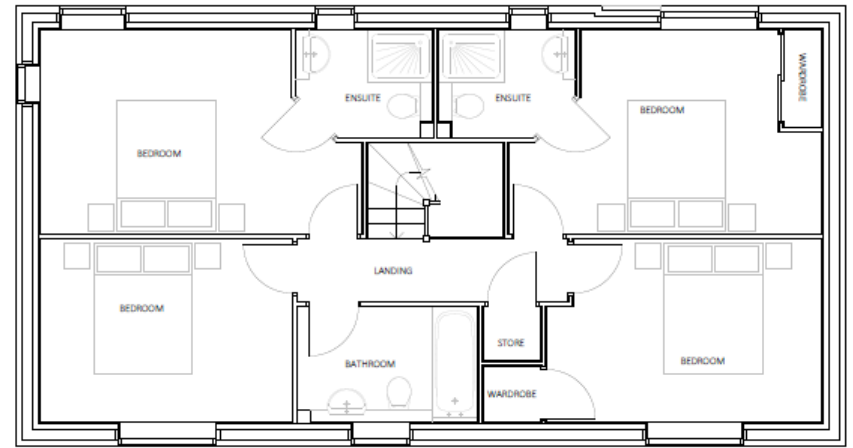
GROUND FLOOR

Ground Floor

Kitchen/Dining/Living
9.85m x 4.91m
32'3" x 16'1"

Utility
2.11m x 1.58m
6'11" x 5'2"

Living Room
6.04m x 4.77m
19'9" x 15'7"



FIRST FLOOR

First Floor

Bedroom 1
4.82m x 3.15m
15'9" x 10'4"

Bedroom 2
4.96m x 3.15m
16'3" x 10'4"

Bedroom 3
4.25m x 2.83m
13'11" x 9'3"

Bedroom 4
3.89m x 2.83m
12'9" x 9'3"

THE EPPING

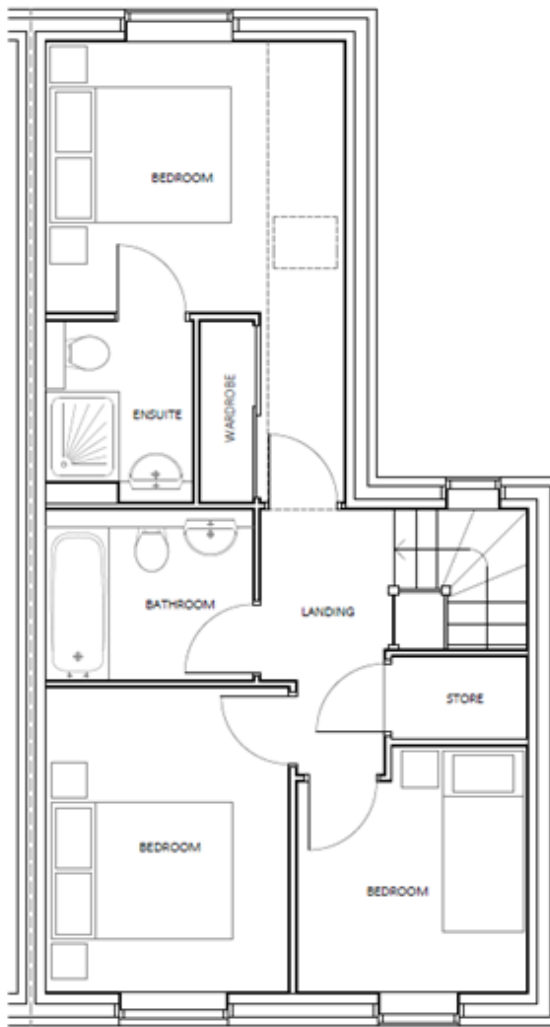
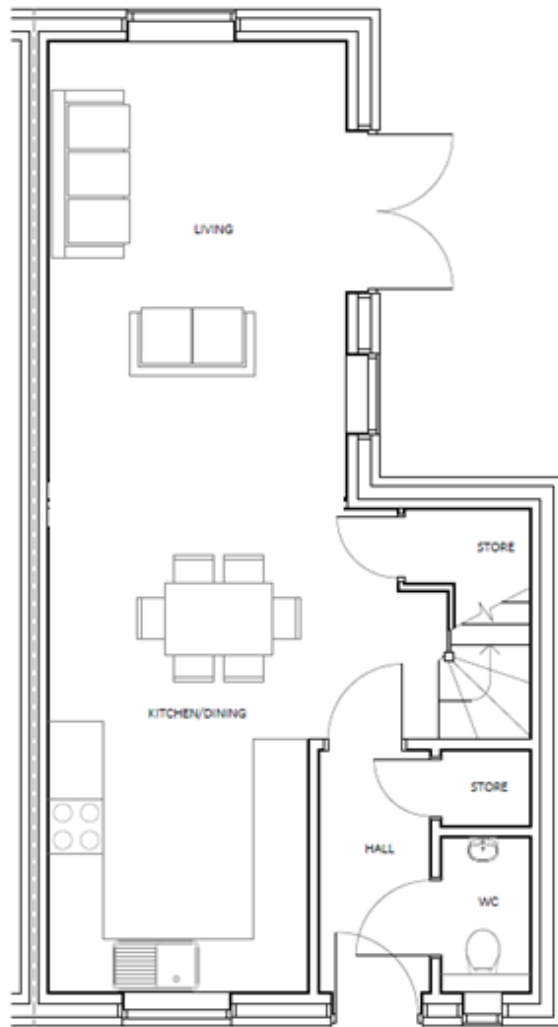
3 BEDROOM SEMI-DETACHED HOME - Plots 15, 16, 19 & 20



A contemporary 3 bedroom family home boasts an impressively spacious open plan kitchen dining area. The property also has a living room with doors that open out into the spacious enclosed rear garden. A WC and storage cupboard complete the downstairs accommodation. Upstairs you are greeted with 3 good sized bedrooms including ensuite & built-in wardrobes to the master bedroom, a family sized bathroom and a store cupboard.

THE EPPING

3 BEDROOM SEMI-DETACHED HOME - Plots 15, 16, 19 & 20



Ground Floor

Kitchen/Dining
5.36m x 4.34m
17'7" x 14'2"

Living Room
5.07m x 3.32m
16'7" x 10'10"

First Floor

Bedroom 1
4.82m x 3.32m
15'9" x 10'10"

Bedroom 2
3.39m x 2.71m
11'1" x 8'10"

Bedroom 3
2.75m x 2.57m
9'0" x 8'5"

THE DELAMERE

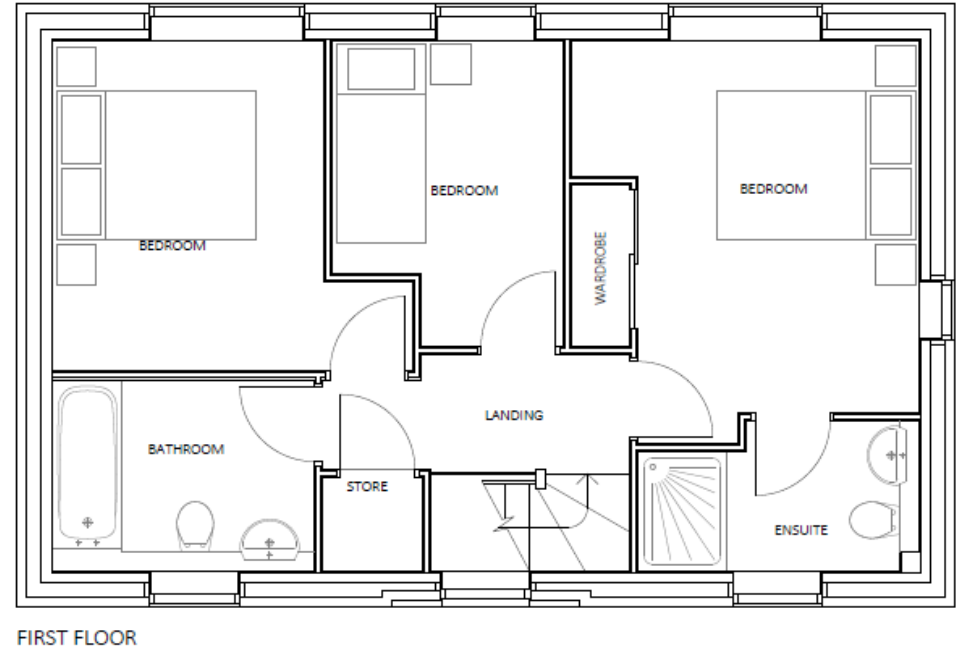
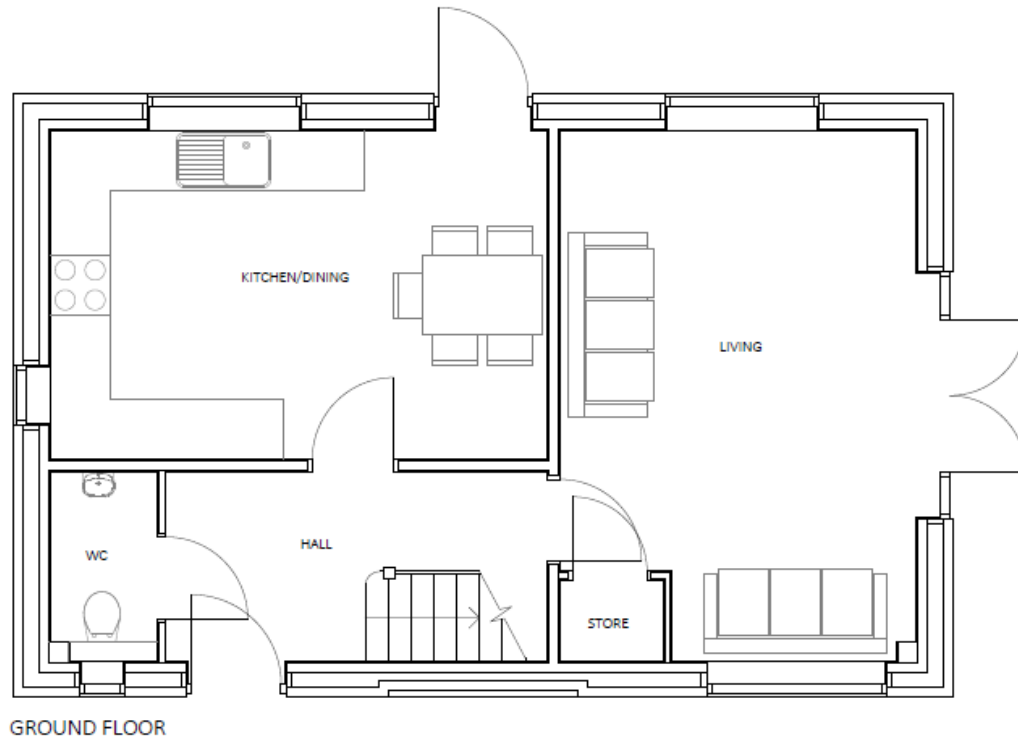
3 BEDROOM DETACHED HOME - Plots 17 & 18



A contemporary 3 bedroom family home boasts an impressively spacious open plan kitchen dining area. The property also has a living room with doors that open out into the spacious south facing enclosed rear garden with panoramic views across open fields to the rear. A WC and storage cupboard complete the downstairs accommodation. Upstairs you are greeted with 3 good sized bedrooms including ensuite & built-in wardrobes to the master bedroom, a family sized bathroom and a store cupboard.

THE DELAMERE

3 BEDROOM DETACHED HOME - Plots 17 & 18



Ground Floor

Kitchen/Dining
5.02m x 3.33m
16'5" x 10'11"

Living
5.36m x 3.61m
17'7" x 11'10"

First Floor

Bedroom 1
4.08m x 3.52m
13'4" x 11'6"

Bedroom 2
3.64m x 3.35m
11'11" x 10'11"

Bedroom 3
3.10m x 2.35m
10'2" x 7'8"



SPECIFICATION



General

Brick & Block Construction
 LABC 10 Year Warranty
 White matt emulsion to walls & ceilings with satin to woodwork
 Dordogne interior doors with chrome furniture
 Sliding mirrored wardrobes to Master Bedroom

Kitchen

Exclusive designer kitchen with Blum-motion soft close doors and drawers
 Range of worktops and co-ordinating upstands
 Double Oven, Gas on Glass Hob, Chimney Hood and Glass Splashback
 Modern Reginox composite sink with drainer and designer tap
 Plumbing for washing machine and dishwasher
 LED Chrome under-cupboard lighting, Chrome sockets and switches

Bathroom & Ensuite

Contemporary white sanitary ware with Chrome designer taps
 Thermostatic shower over bath with folding shower screen *
 Concealed cistern toilets with designer flush plates *
 Full height glazed tiling to shower cubicle and bath area
 Vanity unit with storage under wash-hand basin
 Chrome heated towel rails

Optional Extras

We have a range of optional extras as well as our Comfort, Bliss and Elegance upgrade packages available for you to personalise your new home. Our sales team will be happy to discuss these with you at the time of reservation.

* Selected Plots Only

Heating

Mains pressure hot and cold water system
 Gas central heating via an energy efficient combination boiler *
 Gas central heating with pressurised water storage system *
 Thermostatically controlled radiator valves
 Prefinished white radiators with grilles throughout

Electrics and Lighting

TV points to Kitchen, Living room & all Bedrooms
 Telephone point to Living room, Master Bedroom & Hallway
 External Up/Down lighting to front and rear doors
 USB charging sockets to Kitchen, Living room and Master Bedroom
 LED Chrome downlights to Kitchen, WC, Bathroom & Ensuite
 Bell push & Wiring to front door

Safety & General

GRP front door with chrome fittings and multi-point locking
 UPVC double glazed windows with security locks
 UPVC double glazed French doors with multi-point locking
 Mains powered smoke detectors with battery back-up

Externals

Paving to patio and pathways
 Outside garden tap
 Weatherproof external double electrical socket
 Landscaping to front as per approved scheme
 Boundary fencing as per approved scheme
 Block paving to driveway / parking spaces
 Enclosed car ports *





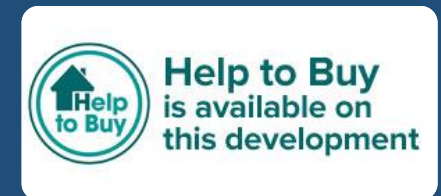
Help To Buy is available on this development



For further details please speak to our sales team



Rose Homes (EA) Ltd
237a Station Road,
Whittlesey, Peterborough,
Cambridgeshire, PE7 2HA





Building quality homes since 1928

Rose Homes (EA) Ltd
237a Station Road,
Whittlesey,
Peterborough,
Cambridgeshire,
PE7 2HA

www.rosehomes.co.uk or call 01733 351727

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk



Delivering High Quality Building Control Through Local Authorities