



# *The Drift*

Fairfield  
HOMES



*The Drift*, Primrose Hill, Little Gransden, is a select development of only three individually designed family homes, enjoying a beautiful village setting with views across open countryside.

## Fairfield HOMES

Fairfield Homes is a developer of prestigious homes in prime locations in both town and country settings.

Their homes are:

- Thoughtfully designed with a strong focus on function and innovation in design and technology;
- Carefully constructed with an emphasis on high quality fittings and an exceptional finish; and
- Professionally delivered aiming for completely satisfied customers.

For more information, visit [www.fairfieldhomes.co.uk](http://www.fairfieldhomes.co.uk)



For more information, or to arrange a viewing, contact the selling agents:

T: 01223 708255 or E: [shelford@tuckergardner.com](mailto:shelford@tuckergardner.com)

**TuckerGardner**



Little Gransden is a much favoured village, well known for its attractive period houses, winding streets and picturesque views. Set in wooded, undulating countryside yet conveniently situated 7 miles from St Neots, approximately 11 miles from Cambridge and 14 miles from Bedford. Nearby Great Gransden offers a village primary school, playgroup, sports centre and Cambridge University Gliding Club plus a village shop and public house. The nearby towns of Cambridge, St Neots and Huntingdon provide rail links to London. The close by A428 provides access to the M11 motorway, the A1 and the A1/M1 link road.

Built to a traditional style, using carefully chosen materials to blend with the surroundings, these high quality 4 and 5 bedroom homes offer well proportioned accommodation set over two floors.

Each property includes a luxury kitchen with integrated appliances, spacious sitting room, formal dining room and a study. Upstairs the properties further benefit from two en suite shower rooms and a family bathroom.

Outside, the properties each enjoy a private gated driveway providing off-road parking and leading to double garages. To the rear the plots each offer generous sized gardens, a paddock and open views.





**PLOT 1**

**Ground Floor**

- Kitchen - 6.09m (max) x 5.31m (max)
- Living Room - 7.24m (max) x 4.05m
- Dining Room - 4.30m x 3.11m
- Study - 5.47m x 3.59m
- Utility Room - 2.25m x 2.12m

**First Floor**

- Bedroom 1 - 7.98m (max) x 3.85m
- Bedroom 2 - 4.17m x 3.34m
- Bedroom 3 - 4.45m x 3.34m
- Bedroom 4 - 4.06m (max) x 3.81m (max)
- Bedroom 5 - 3.34m x 3.28m



The full version is available on our website or on request.



# PLOT 2

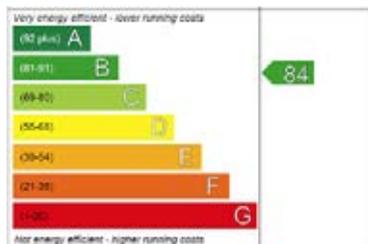


## First Floor

- Bedroom 1 - 8.17m (max) x 3.85m
- Bedroom 2 - 4.17m x 3.34m
- Bedroom 3 - 5.89m x 4.05m
- Bedroom 4 - 3.65m (max) x 3.34m

## Ground Floor

- Kitchen - 6.09m (max) x 5.31m (max)
- Living Room - 5.89m x 4.05m
- Dining Room - 4.30m x 3.11m
- Study - 3.18m x 2.18m
- Utility Room - 2.34m x 2.12m



The full version is available on our website or on request.



**PLOT 3**

**Ground Floor**

- Kitchen - 5.88m (max) x 4.96m (max)
- Living Room - 4.65m x 4.19m
- Dining Room - 4.19m x 3.45m
- Study - 2.94m x 2.43m
- Utility Room - 2.88m x 1.76m

**First Floor**

- Bedroom 1 - 4.19m x 3.38m
- Bedroom 2 - 3.49m x 3.45m
- Bedroom 3 - 4.19m (max) x 2.75m
- Bedroom 4 - 3.20m (max) x 2.95m (max)



The full version is available on our website or on request.

# THE SPECIFICATION



## External Features

- Double glazed access doors with multipoint security locks and chrome effect furniture
- White double glazed timber windows with chrome effect furniture
- White double glazed bi-fold doors to Kitchen overlooking gardens with multipoint security locks and chrome effect furniture
- External lighting to each entrance door
- Door bell
- Front garden landscaping and bound golden gravel driveway with tegula paving to front doors
- Rear garden turfed with access pathways and terraces
- Outside tap(s)

## Internal Features

- Ceramic floor tiles / wood effect flooring to Hallway
- Ceilings skimmed and finished in white emulsion
- Walls skimmed and finished in soft tone emulsion
- Oak stair handrails with white timber balustrading and newel posts
- Oak veneer internal doors with chrome fittings
- TV / Satellite points to Lounge, Study, Dining, Family and Bedrooms
- Surround sound wiring points to Lounge
- Telephone points to Lounge, Study, Master Bedroom  
Additional telephone point with electrical socket to Cupboard for wireless router (wireless router not included)
- Smoke and carbon monoxide detectors (mains powered)
- Security system

- Solid fuel wood burning stove to Lounge
- Loft with light and power
- Fitted wardrobes to Master Bedroom

## Kitchen/Utility Features

- Ceramic floor tiles / wood effect flooring
- Fully fitted kitchen units with Silestone worktop and matching up stand to Kitchen
- Fully fitted kitchen units with laminate worktop and matching up stand to Utility Room
- Stainless steel under mount Kitchen sink - one and half bowl with mixer tap (Plot 1 & 2 only)
- Ceramic Belfast sink with mixer tap (Plot 3 only)
- Stainless steel Utility sink - single bowl with draining board and mixer tap
- Chrome down lighters, task lighting and ambient lighting
- Neff stainless steel integrated electric oven (Plot 1 & 2 only)
- Neff black glass induction hob to island (Plot 1 & 2 only)
- Rangemaster cooker with induction hob (Plot 3 only)
- Neff stainless steel integrated microwave oven
- Neff stainless steel integrated plate warming drawer
- Neff extractor fan
- Neff integrated fridge / freezer
- Neff integrated dishwasher
- Rangemaster glass fronted wine cooler
- Electrical grid switches for Kitchen / Utility appliances
- Plumbing (hot/cold/waste) for washing machine
- Ventilation ducting for tumble drier
- Extractor fan to Utility

## Central Heating & Hot Water

- Oil fired central heating and hot water system
- Underfloor heating system with individual digital room thermostats to ground floor controllable from anywhere in the world from a smartphone or tablet
- Thermostatically controlled radiator heating to upper floor with zone control from anywhere in the world from a smartphone or tablet
- Twin coil cylinder with solar water heating

## Bathroom & En Suite Features

- Ceramic floor tiles / wood effect flooring
- Ceramic wall tiles – fully tiled to bath and shower with half tiling to other walls
- White Roca sanitaryware
- Chrome down lighters and ambient lighting
- Extractor fan
- Shaver point
- Heated towel rail
- Digital shower, thermostatically controlled with clear glass enclosure
- Bath to Family Bathroom
- Freestanding bath to En suite 1 (Plot 1 Only)

## Garage

- Double garage with timber up and over doors, power and lighting
- Personal door

Please note: Specification is correct at time of printing. We reserve the right to change or substitute items for an alternative of the same or better quality.

## Confidence Guaranteed

One of the many benefits of purchasing a brand new home from Fairfield Homes is the peace of mind that comes with the protection of a full LABC 10yr New Home Warranty and the confidence that The Consumer Code for Home Builders offers.

## Consumer Protection

We are pleased to adopt the standards of good practice, procedures and information, as detailed in the Consumer Code for Home Builders.

The purpose of the Code is to ensure that Home Buyers:

- are treated fairly;
- know what service levels to expect;
- are given reliable information upon which to make their decisions; and
- know how to access speedy, low-cost dispute resolution arrangements if they are dissatisfied.

For more information about the Consumer Code, please visit: [www.consumercodeforhomebuilders.com](http://www.consumercodeforhomebuilders.com).

## LABC New Home Warranty

Your home has the benefit of cover under the LABC warranty scheme. The LABC policy is valid for 10 years, usually from the date of legal completion of the first sale of the home.

This warranty policy:

- secures deposits paid against the unlikely event of the developer failing to start or complete your home because of insolvency or fraud
- ensures that your home is built to LABC's quality standards
- provides your new home with protection against the unlikely event of major structural defects

All Housing Units insured by the LABC New Home Warranty are the subject of a system of checks and inspections prior to a Certificate of Insurance being issued.

Full details of the warranty can be found in the LABC policy details which you should receive from your solicitor after legal completion.

## After Sales Care

If you have a problem with the home during the first 2 years of the policy, Fairfield Homes provide a Customer Service number to offer you guidance and advice.

Fairfield Homes is responsible for putting right any defects (as defined in the LABC policy) during this 2 year period.



Important notice: TuckerGardner, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and TuckerGardner have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.
3. Prospective purchasers should discuss any personal issues/expectations that they may have in relation to a new property with the agent in order to avoid arranging unsuitable viewings.