

# Icknield Green

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Ashley, Cambridgeshire



**PR BUILD LIMITED**  
BUILDING SINCE 1999

Welcome to

# Ickniel Green

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An exclusive development of just ten 2, 3, 4 & 5 bedroom homes which are sustainably built using modern methods of construction and energy efficient materials, creating a greener way of living.

Thoughtfully landscaped and surrounded by stunning countryside in the heart of this idyllic village, this development brings attractive detached homes all of which are finished to an excellent standard with high specification throughout.



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# Ashley, Cambridgeshire

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Ashley is a quintessential and picturesque village, just 4 miles East of the infamous horse racing town Newmarket. The village benefits from many local amenities including restaurant, pub, village shop and a church. Nearby primary schools include Cheveley (1.9 miles) Moulton (3.5 miles) and the village is also in the catchment area for one of East Cambridgeshire's most sought after secondary schools, Bottisham Village College.

## Local area

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For the larger scale amenities, Newmarket offers both state and independent schools, supermarkets, hotels, shopping precinct, restaurants and many leisure facilities, as well as a train station running services to Cambridge where there are direct lines to London. Stansted International Airport is approximately 40 minutes' drive.

There is also excellent road links to the A14 and A11 for the University City of Cambridge and market town of Bury St Edmunds, both of which are rich in history and offer extensive amenities.



# Icknield Green

## Site Plan

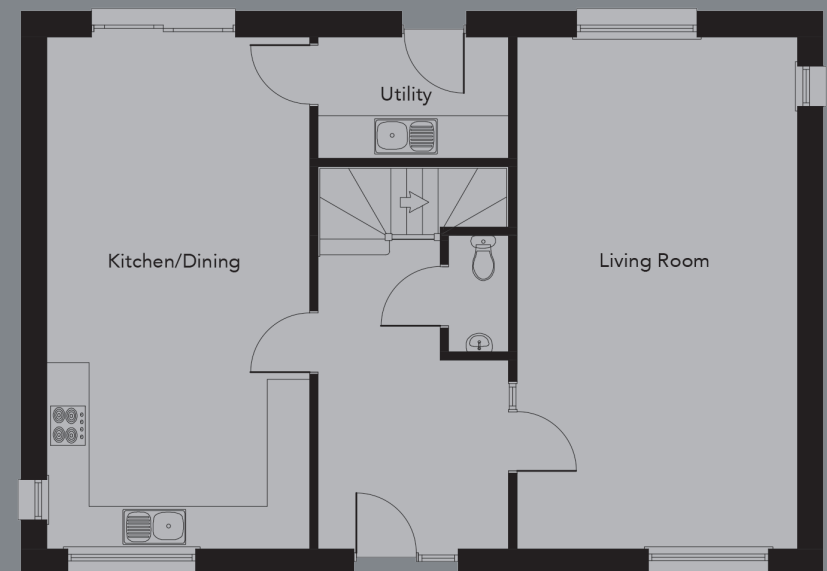
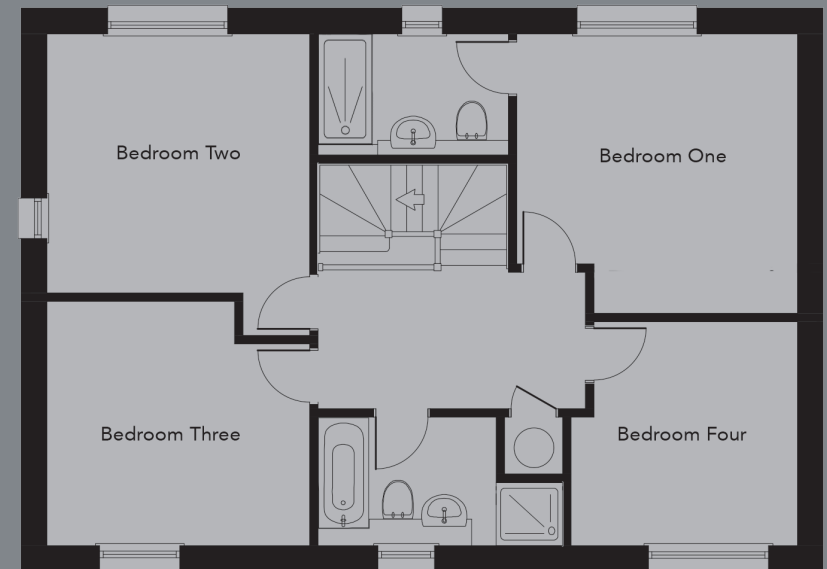




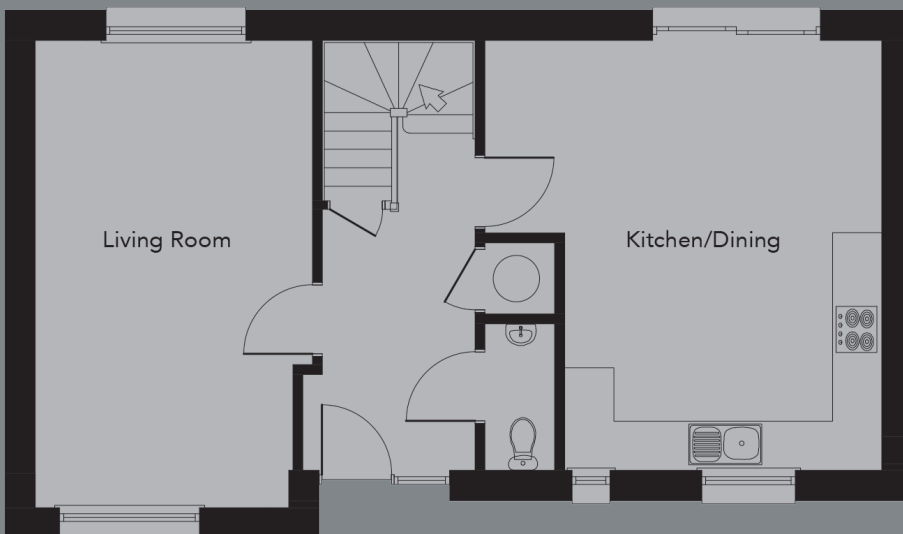
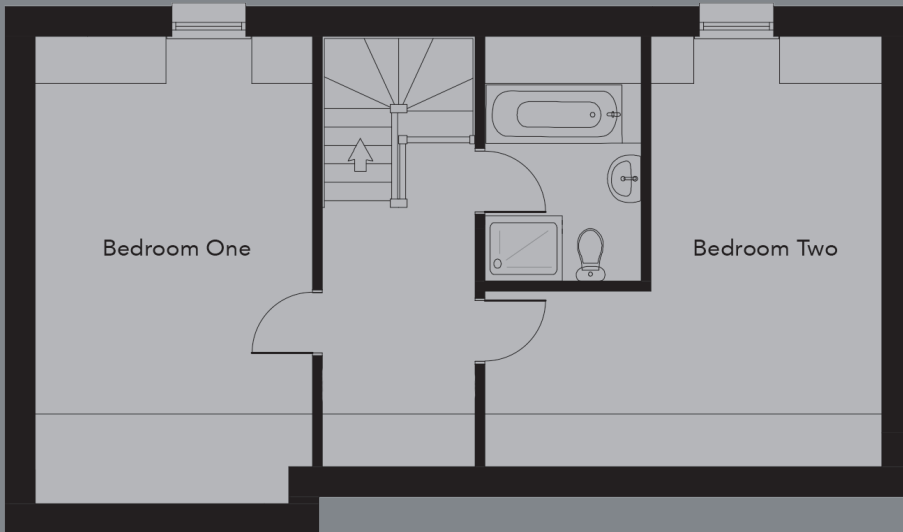
## Plot One - Cedar House

Kitchen/Dining 3743 x 7302 12'3" x 23'11"  
Living Room 4013 x 7302 13'2" x 23'11"

Bedroom One 4013 x 3300 13'2" x 10'10"  
Bedroom Two 3763 x 3710 12'4" x 12'2"  
Bedroom Three 3763 x 3503 12'4" x 11'6"  
Bedroom Four 3248 x 3214 10'8" x 10'6"



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## Plot Two - Hop House

Kitchen/Dining 4867 x 5277 15'11" x 17'3"  
Living Room 3412 x 5727 11'2" x 18'9"

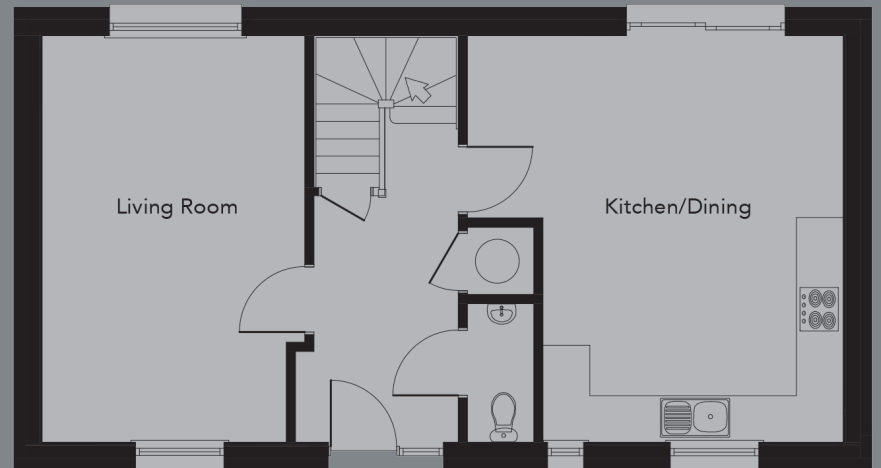
Bedroom One 3412 x 5727 11'2" x 18'9"  
Bedroom Two 4867 x 5277 15'11" x 17'3"





## Plot Three - Holly House

Kitchen/Dining	4867 x 5277	15'11" x 17'3"
Living Room	3412 x 5277	11'2" x 17'3"
Bedroom One	3412 x 5277	11'2" x 17'3"
Bedroom Two	4867 x 5277	15'11" x 17'3"





## Plot Four - Field House

Kitchen/Dining/Living 10902 x 6402 35'9" x 21'0"  
Study 3774 x 1765 12'4" x 5'9"

Bedroom One 3748 x 4205 12'3" x 13'9"  
Bedroom Two 3402 x 2921 11'2" x 9'7"  
Bedroom Three 2912 x 6402 9'6" x 21'0"  
Study Two 2314 x 4205 7'7" x 13'9"





## Plot Five - Barley House

Kitchen/Dining/Living	5052 x 10372	16'7" x 34'0"
Study	3108 x 1673	10'2" x 5'6"
Bedroom One	4189 x 4066	13'9" x 13'4"
Bedroom Two	3475 x 5615	11'5" x 18'5"
Bedroom Three	3108 x 5615	10'2" x 18'5"



## Plot Six - Marram House

Kitchen/Dining/Living	5052 x 10372	16'7" x 34'0"
Study	3108 x 1673	10'2" x 5'6"
Bedroom One	4189 x 4066	13'9" x 13'4"

Bedroom Two	3475 x 5615	11'5" x 18'5"
Bedroom Three	3108 x 5615	10'2" x 18'5"





## Plot Seven - The Reeds

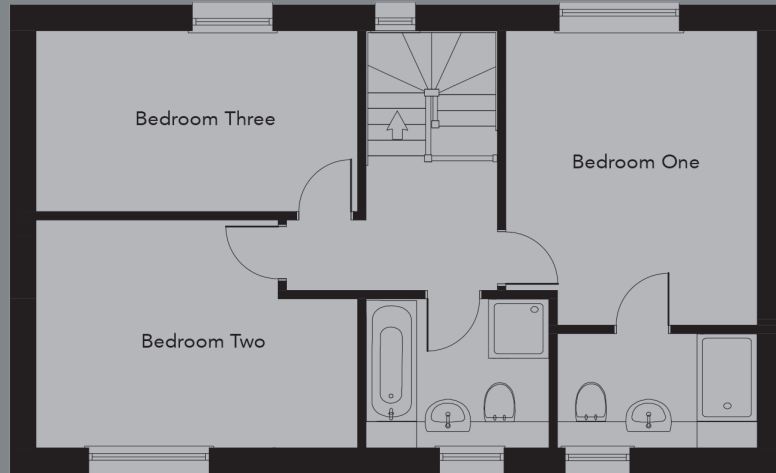
Kitchen/Dining	3650 x 4550	11'11" x 14'11"
Living Room	4312 x 6402	14'1" x 21'0"
Study	3774 x 2050	12'4" x 6'8"

Bedroom One	3891 x 4205	12'9" x 13'9"
Bedroom Two	3212 x 6402	10'6" x 21'0"
Bedroom Three	6402 x 3259	21'0" x 10'8"
Bedroom Four	3421 x 4099	11'2" x 13'5"



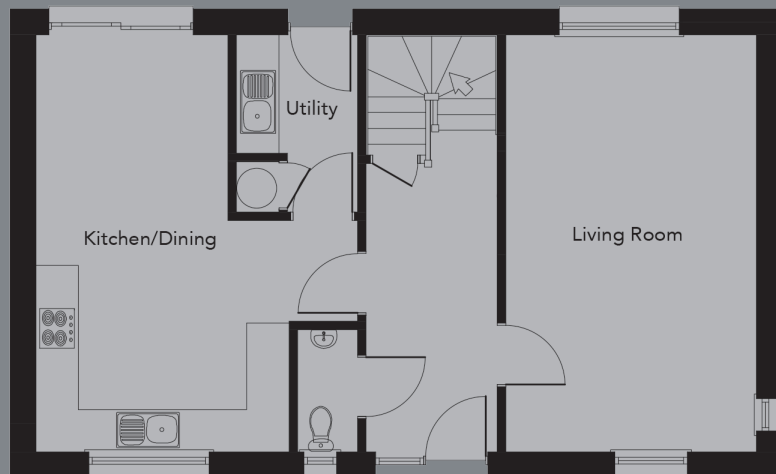
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## Plot Eight - Meadow House



Kitchen/Dining 3620 x 6137 11'10" x 20'1"  
Living Room 3580 x 6137 11'9" x 20'1"

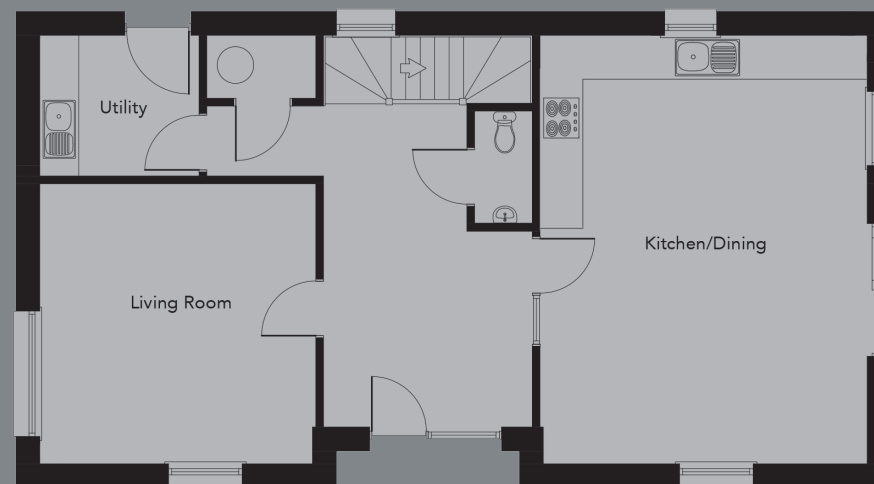
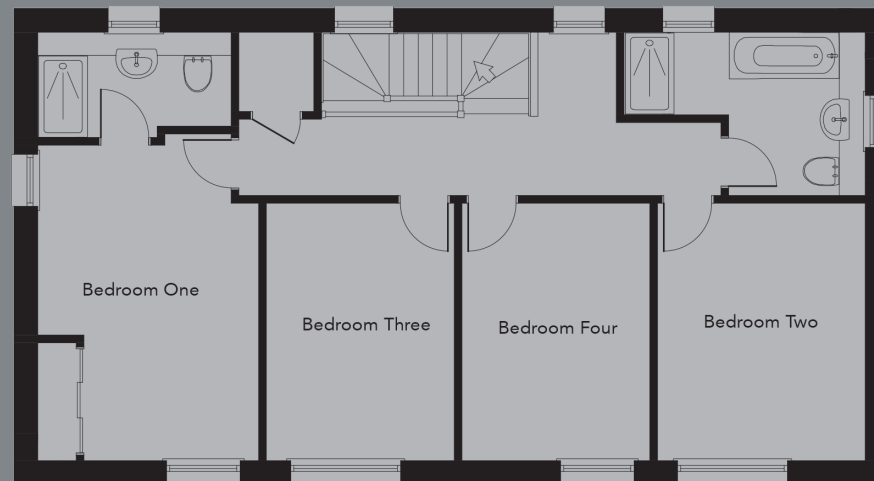
Bedroom One 3580 x 4388 11'9" x 14'4"  
Bedroom Two 4587 x 3263 15'0" x 10'8"  
Bedroom Three 4587 x 2600 15'0" x 8'6"



## Plot Nine - Laurel House

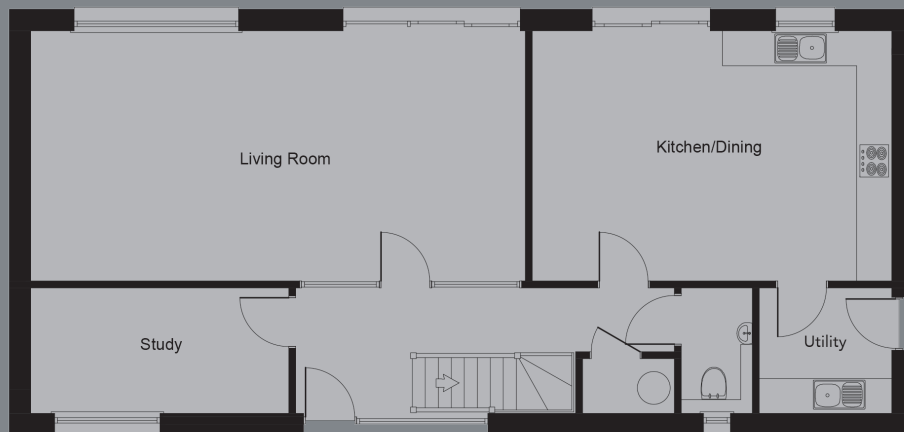
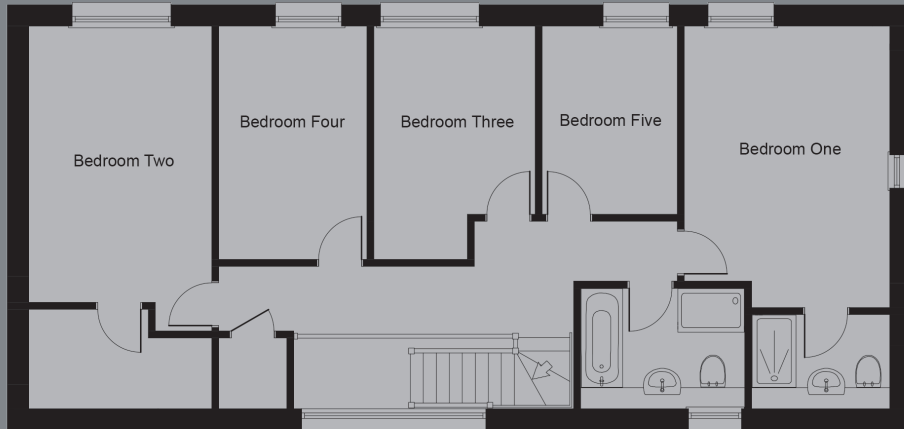
Kitchen/Dining 5088 x 6627 16'8" x 21'9"  
Living Room 4300 x 4338 14'1" x 14'3"

Bedroom One 3450 x 4878 11'4" x 16'0"  
Bedroom Two 3248 x 3988 10'8" x 13'1"  
Bedroom Three 2925 x 3988 9'7" x 13'1"  
Bedroom Four 2925 x 3988 9'7" x 13'1"





## Plot Ten - The Rushes



Kitchen/Dining	6215 x 4338	20'4" x 14'3"
Living Room	8536 x 4338	28'0" x 14'3"
Study	4476 x 2200	14'8" x 7'2"

Bedroom One	3572 x 4878	11'8" x 16'0"
Bedroom Two	3187 x 4840	10'5" x 15'10"
Bedroom Three	2800 x 4040	9'2" x 13'3"
Bedroom Four	2575 x 4040	8'5" x 13'3"
Bedroom Five	2350 x 3275	7'8" x 10'9"



# Specification

- Fully fitted kitchens with choice of handled or handleless soft close doors and drawers, post formed worktop.
- Stainless steel 1 ½ bowl sink with contemporary chrome mixer tap.
- Neff single fan oven with Neff 4 ring induction hob and extractor hood.
- Integrated 50/50 Fridge Freezer, 60cm dishwasher & Pull-out bins fitted to one cupboard.
- Fully fitted Porcelanosa sanitaryware in white to the bathroom and cloakroom.
- Full height tiling to bathroom shower enclosure with half-height tiling to walls incorporating bath with low-level handheld shower.
- Chrome Porcelanosa mixer taps and shower fittings.
- Chrome heated towel rails to bathroom, Illuminated mirror with shaver socket to bathroom.
- Fitted Karndean flooring to Kitchen/Diner, Entrance Hall, Cloakroom and Bathrooms.
- Valfac front door with multi-point locking.
- Painted internal doors with stainless steel ironmongery.
- Double-glazed Valfac windows with chrome satin ironmongery.
- USB charging point to kitchen/dining.
- CAT 6 point to lounge and master bedroom.
- Low energy LED downlights in white to hallways, lounge/kitchen/dining & bathrooms.
- Zoned underfloor heating to ground floor with radiators to first floor.
- Air Source Heat Pump for heating and hot water & roof mounted solar panels.
- Pre-wired for EV charging.
- Up and down wall light to front and rear elevations.
- Ring video doorbell.
- Fitted Intruder Alarm.
- Advantage 10-year structural warranty.

Full specification available on request

Choices and options are available to personalise your new home but are subject to timeframes, availability and change



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