



H I S T O R Y

IN THE MAKING

From your drive through the imposing entrance and the wooded area that takes you to Anstey Hall Barns, it is apparent that you are entering a setting like no other. The original barns, dating back to Saxon times, have been painstakingly restored by an award-winning team, reusing historic materials whilst re-imagining them into unique homes. The contemporary, newly built courtyard of four barns, sits comfortably amongst the conversions to create a collection of homes like no other.

Uniquely positioned, close to flowering meadows and riverside walks, yet with one of the world's most culturally rich cities on your doorstep, Anstey Hall Barns beautifully blends city-life with the rural idyll to bring you a truly exceptional home.



THE UNIQUE SETTING

OF ANSTEY HALL

These locally iconic buildings, once a cluster of agricultural barns, are surrounded by significant, protected history. Anstey Hall, the neighbouring church and its church wall, Anstey Hall Farmhouse and the Vicarage, are all Grade II listed.

All the original barns are curtilage listed or listed by means of attachment, with two of the barns being Grade II listed also. These distinctive barn conversions were undertaken in consultation with English Heritage to ensure that the important historic fabric was retained, and matching and reclaimed materials were used wherever possible. The internal character of the buildings has been preserved where possible, resulting in a group of buildings that remain iconic in a uniquely historical, peaceful setting.

Historical images of Anstey Hall Barns and surrounding properties:
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Just 2.5 miles from Cambridge's vibrant city centre, Anstey Hall Barns is nestled in a beautiful semi-rural setting, bordering meadows and parkland abundant with protected wildlife. From your approach via the woodland-lined sweeping drive of Anstey Hall and through a series of grand openings in original, listed walls, it is clear you are entering a setting like no other.



FROM SAXON

ORIGINS

Anstey Hall Barns are nestled in a landscape of significant historical importance. In November 2013, a fascinating evaluation of Anstey Hall Farm was undertaken by Oxford Archaeology East which revealed Saxon settlement. The barns themselves are all dated pre-1948, while Anstey Hall Barn and the adjacent Dovecote conversion are Grade II listed. Each of the buildings have been restored by specialist teams to retain their rich history. Precise attention to detail has meant that materials such as weatherboarding, red and gault brickwork, clay plain tiles and welsh slate have been reused. Window openings have been replicated, while additional windows and doors, entire walls of glazing and clusters of roof lights create interiors that are light-filled, welcoming spaces where one can fully appreciate the beautiful, rural surroundings.

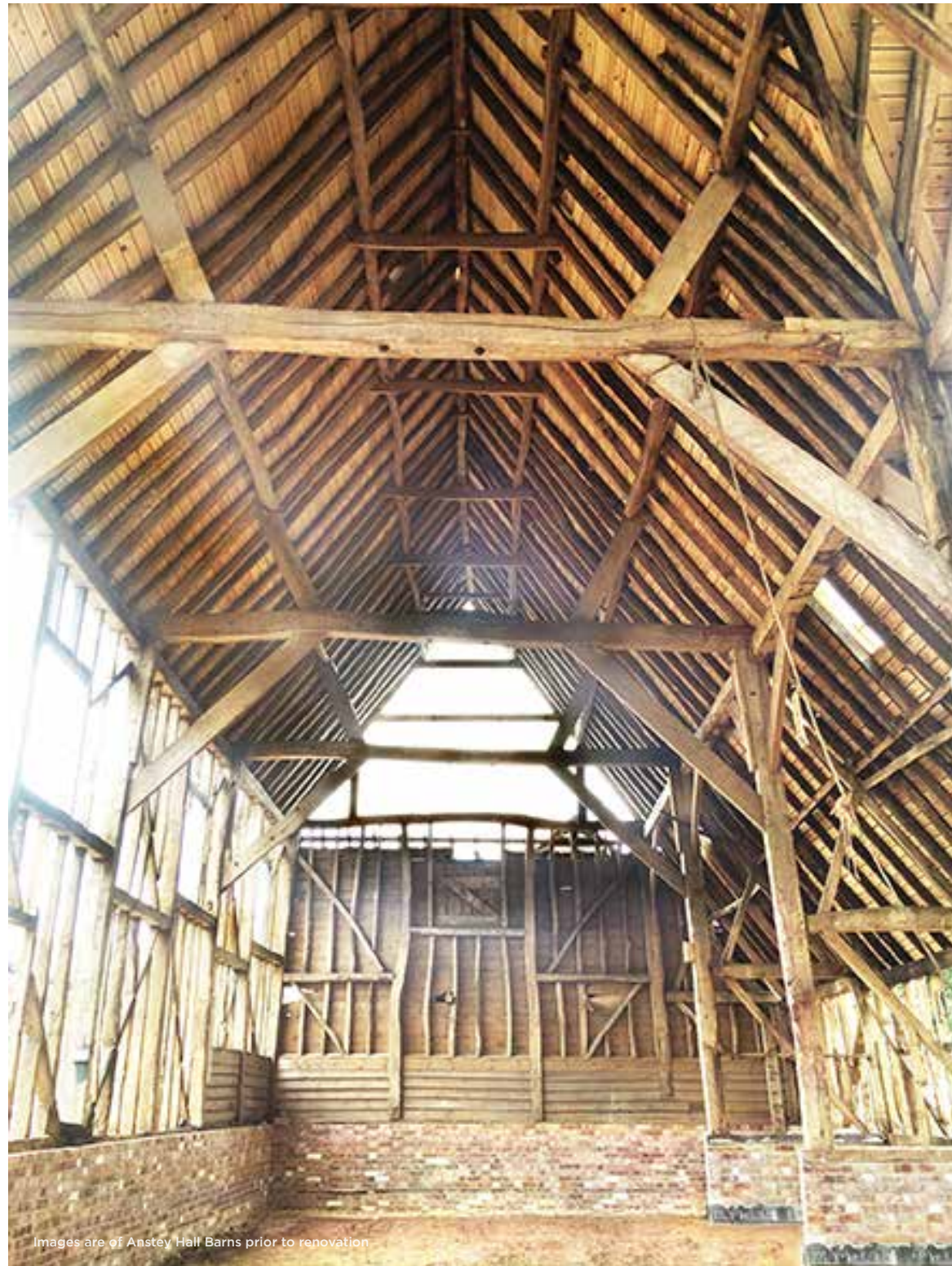


Images are of Anstey Hall Barns prior to renovation



M A G N I F I C E N T

AND MAJESTIC



Images are of Anstey Hall Barns prior to renovation



The interest sparked by the conversion of Anstey Hall Barns has been unprecedented. This unique location, close to the city and a stone's throw from the picturesque village of Grantchester, and steeped in historical significance, is one reason for the curiosity. Another reason, is the buildings and restorations themselves; characteristics such as vaulted ceilings and large main-aisled interiors give these extraordinary landmarks a hint of the majestic and opulent. To live here is to make a statement about your appreciation of magnificent design, of nature and of history.



A SERENE C O N T R A S T TO THE ENERGY OF THE CITY

After a few moments, being soothed by birdsong and the comforting peal of church bells, it is easy to see why these surroundings inspired some of the greatest English poets. Wander in wildlife and wild-flower meadows in spring and summer. Walk among turning leaves in autumn and across parkland on frosty winter mornings. There's year round afternoon tea at The Orchard Tea Rooms in Grantchester, well-known for its picturesque location on the banks of the River Cam and serving afternoon tea delicacies, and punting in Cambridge where you can be within minutes.

Sample the city's ever-flourishing arts and food scenes, open-air markets and world-famous architecture. Leave the bustle behind and be back to the calm of Anstey Hall Barns, perhaps enjoying a nightcap whilst watching the sun set over this completely unique, historical setting.





ANSTEY HALL
BARN S

- 1 - ANSTEY HALL BARN
- 2 - THE DOVECOTE
- 3 - THE CART LODGE
- 4 - THE STABLES
- 5 - THE GRANARY
- 6 - RECTORY BARN
- 7 - THE OLD BARN
- 8 - PADDOCK HOUSE
- 9-12 - THE COURTYARD



COMPUTER GENERATED IMAGE FOR ILLUSTRATIVE PURPOSES ONLY - LOOKING EAST TOWARDS THE REAR OF ANSTEY HALL BARN, THE DOVECOTE AND THE CART LODGE.

Anstey Hall Barns provides you with rural tranquillity yet convenient access to the key roads of Cambridge and its fantastic cycle routes. Located within the Trumpington Conservation Area and Green Belt land, this protected setting provides a peaceful contrast to the city; cycle through Grantchester Meadows, explore riverside walks, historic villages and wildlife from your unique doorstep.



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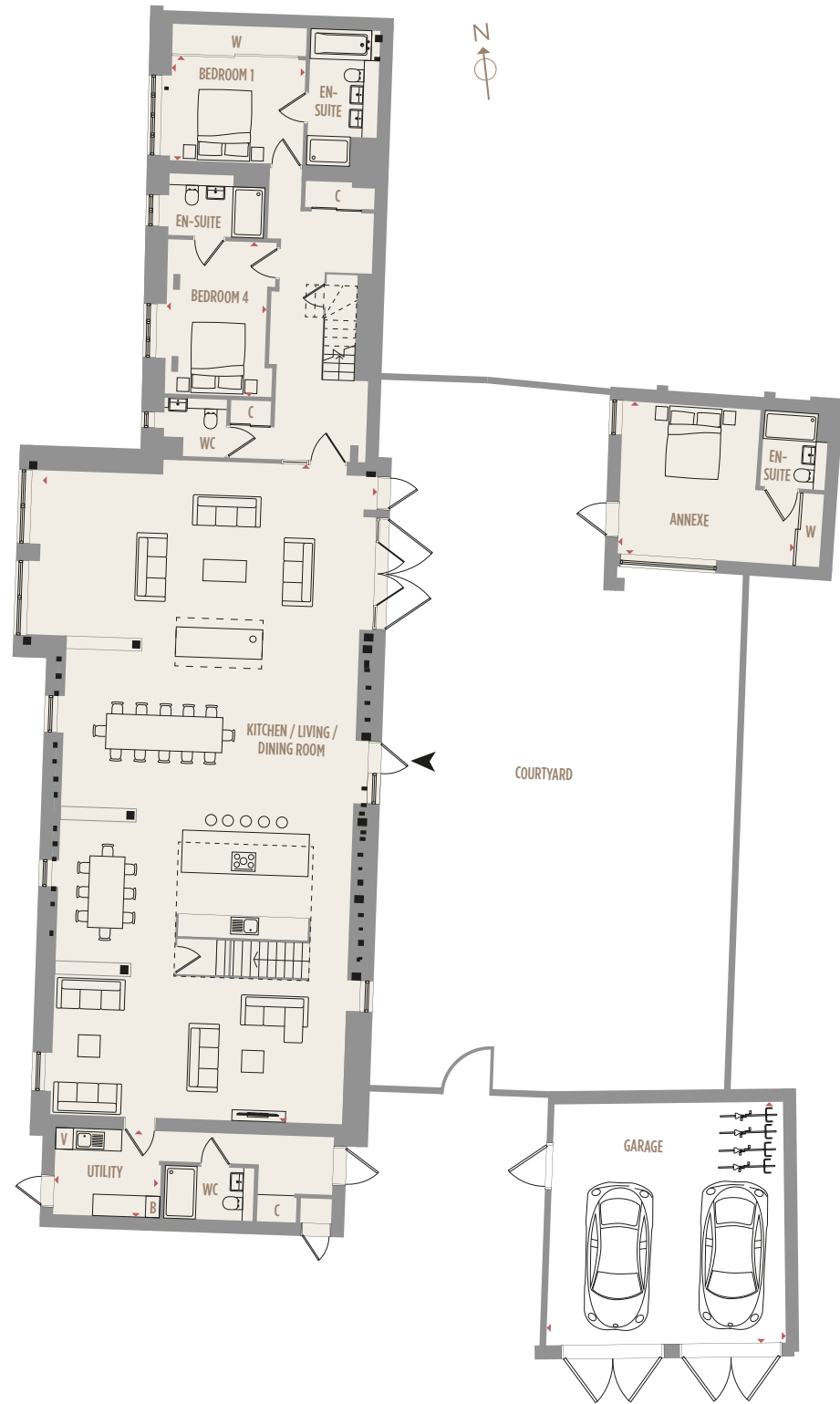
ANSTEY HALL BARN

PLOT 1

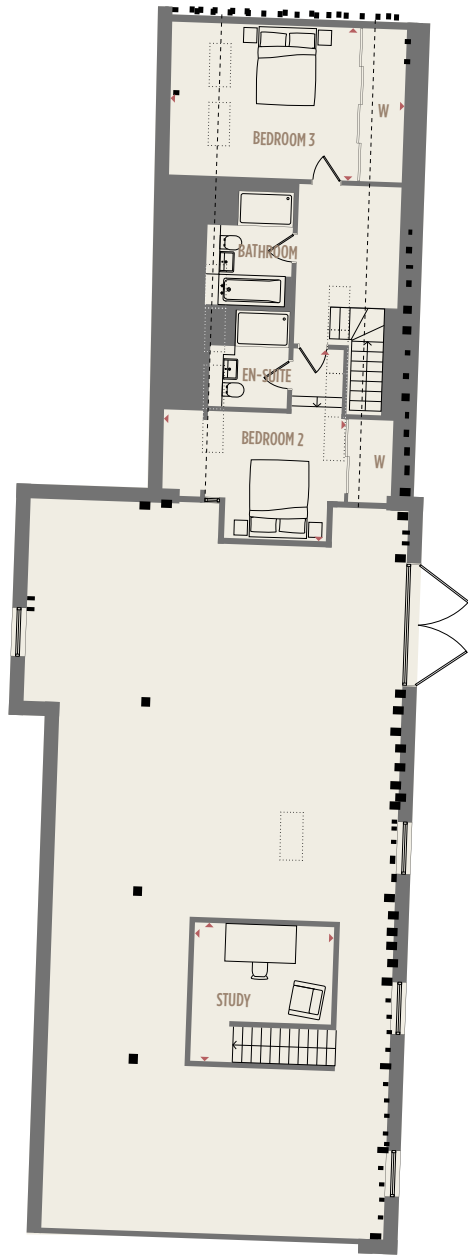
VAULTED CEILINGS | MEZZANINE STUDY PLATFORM | EXPOSED BEAMS
DOUBLE-SIDED FEATURE LOG BURNER | EXQUISITE KITCHEN | SEPARATE UTILITY | FIVE BEDROOMS
FAMILY BATHROOM AND THREE EN-SUITES | SEPARATE ANNEXE | DOUBLE GARAGE

Grade II listed and the largest of the barn conversions, Anstey Hall Barn has many grand original features - most notably the double-height, wide aisled interior which has become a single, impressive living space. Where wagon openings once were, an impressive glazed screen now exists. A bespoke, joinery-made timber pod houses the kitchen and a mezzanine platform above; a feature wall with a double-sided woodburner is another contemporary element that makes this stunning property so original. A mix of timber and lighter details such as pale ply and sarking boards between exposed ceiling rafters create a beautiful blend of traditional and contemporary. The five bedrooms comprise a range of en-suite rooms on the ground and first floor, whilst a separate annexe, complete with en-suite, and a double garage complete this most stunning home.

GROUND FLOOR



FIRST FLOOR



----- Ceiling vault line
□ Roof lights

ANSTEY HALL BARN

PLOT 1



GROUND FLOOR

Kitchen / Living / Dining Room	9.15m x 18.64m	30'0" x 61'1"
Utility	2.91m x 2.42m	9'5" x 7'9"
Bedroom 1	3.81m x 2.97m	12'5" x 9'7"
Bedroom 4	2.84m x 4.33m	9'3" x 14'2"
Annexe	5.10m x 4.39m	16'7" x 14'4"

FIRST FLOOR

Bedroom 2	3.92m x 4.96m	12'8" x 16'2"
Bedroom 3	3.63m x 3.93m	11'9" x 12'8"
Study	3.70m x 3.67m	12'1" x 12'0"

B - Boiler V - Ventilation unit C - Cupboard W - Wardrobe Measurements are maximum dimensions



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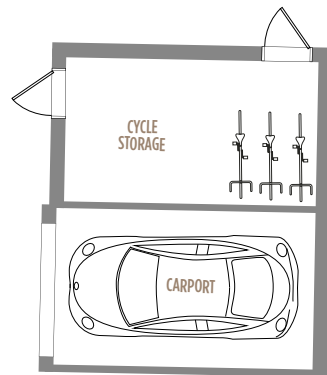
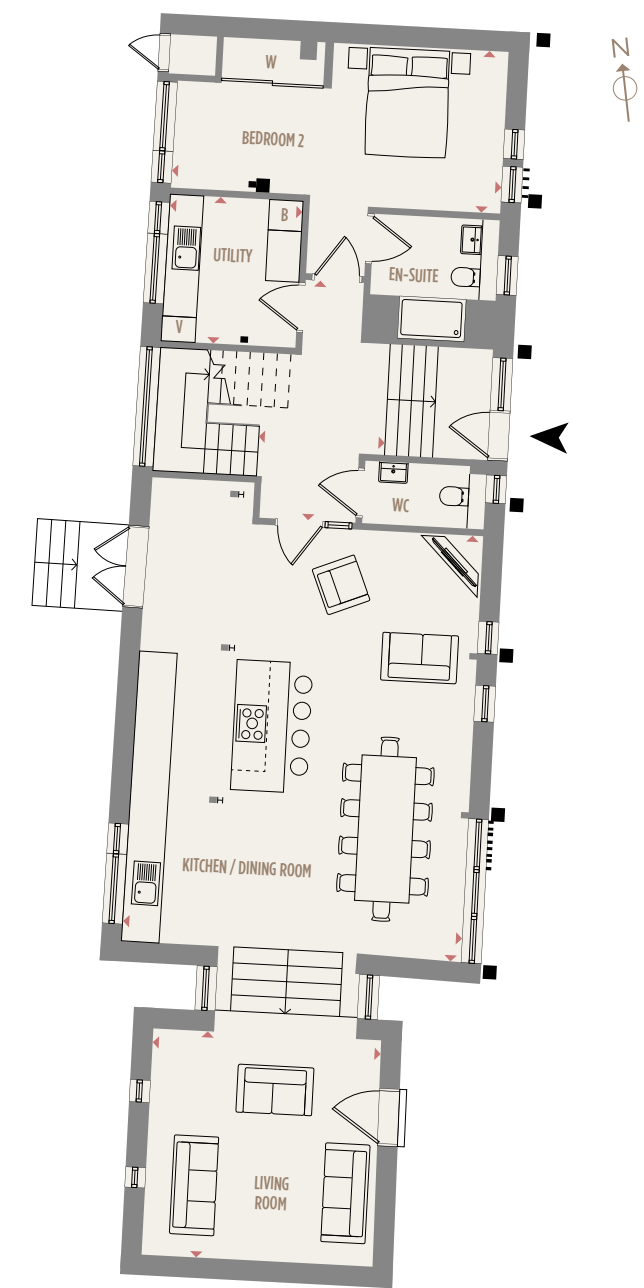
THE DOVECOTE

PLOT 2

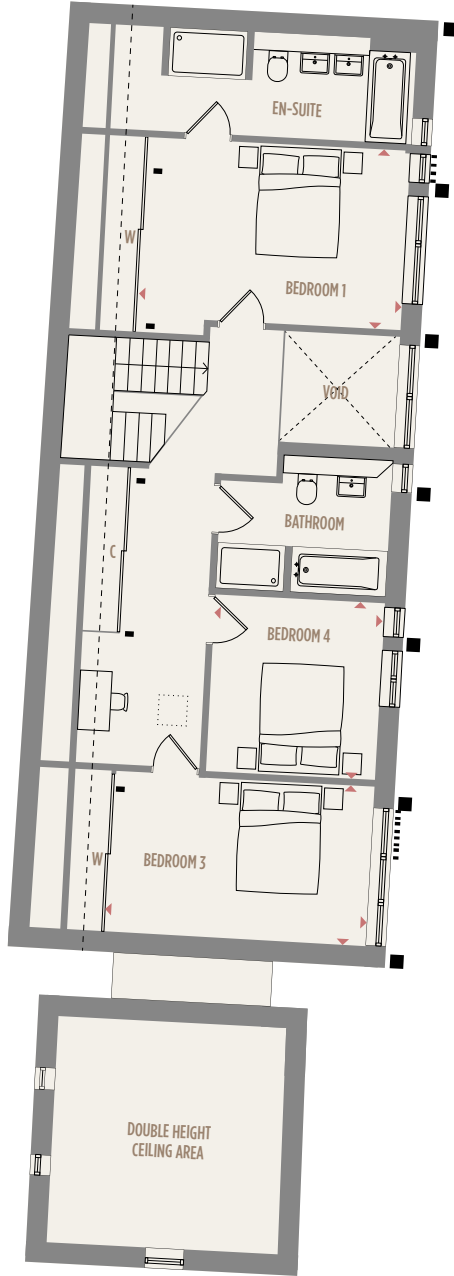
ORIGINAL DOVECOTE | EXPOSED BEAMS | DOUBLE HEIGHT ENTRANCE HALL
FEATURED GLAZED LINK TO LIVING AREA | FOUR DOUBLE BEDROOMS
FAMILY BATHROOM AND TWO EN-SUITES | CARPORT | WEST-FACING PATIO AREA

Distinctive and Grade II listed, The Dovecote is one of the most striking of the original buildings at Anstey Hall Barns. The Dovecote itself has been converted to an impressive living room featuring exposed original timbers to both the walls and ceiling, and is connected to the main part of the house by a glazed link. This creatively restored four bedroom barn has been designed to maximise both light and space. The ground floor benefits from large areas of glazing to allow natural light in, exposed timbers, a stunning bespoke kitchen and a bedroom with en-suite. On the first floor you will find three spacious bedrooms and bathrooms. This highly unusual home, along with its neighbouring barns, has direct access to the pretty western meadow, plus a west-facing patio area. Outside there is a carport and two parking spaces.

GROUND FLOOR



FIRST FLOOR



----- Ceiling vault line □ Roof lights

THE DOVECOTE

PLOT 2



GROUND FLOOR

Kitchen/Dining room	6.04m x 7.73m	19.'8" x 25.'3"
Living Room	4.06m x 4.04m	13.'3" x 13.'2"
Utility	2.35m x 2.68m	7.'7" x 8.'7"
Bedroom 2	5.96m x 2.89m	19.'5" x 9.'7"

FIRST FLOOR

Bedroom 1	4.66m x 3.22m	15.'2" x 10.'5"
Bedroom 3	4.69m x 2.93m	15.'3" x 9.'6"
Bedroom 4	3.06m x 3.20m	10.'0" x 10.'4"

B - Boiler **V** - Ventilation unit **C** - Cupboard **W** - Wardrobe Measurements are maximum dimensions



THE CART LODGE

PLOT 3

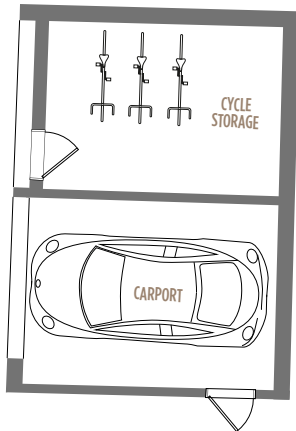
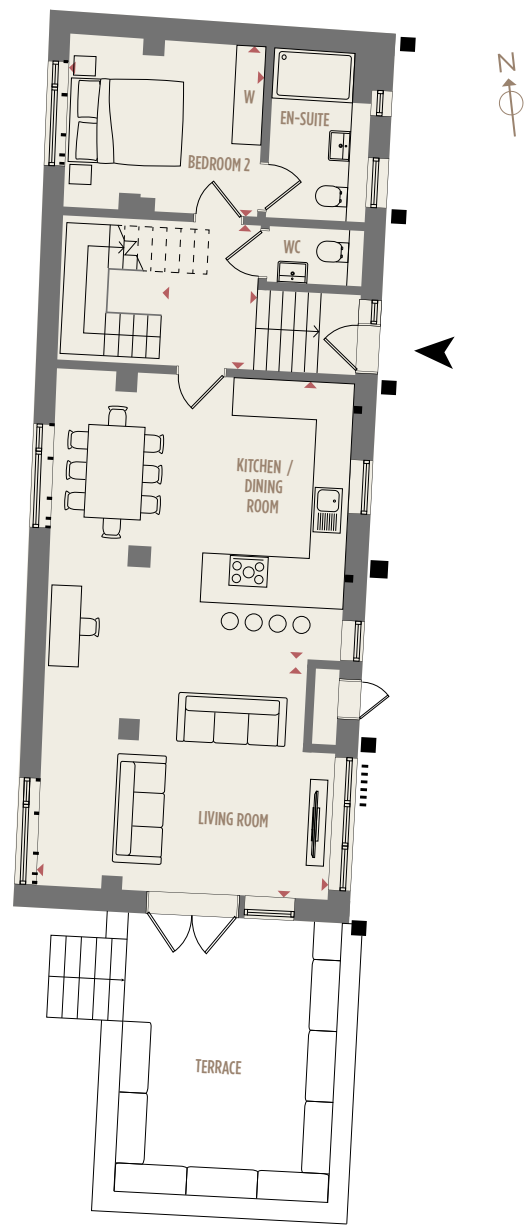
EXPOSED BEAMS | DOUBLE HEIGHT ENTRANCE HALL | EXPOSED STRUCTURAL SUPPORT BEAMS
CONTEMPORARY KITCHEN WITH INTEGRATED APPLIANCES | THREE DOUBLE BEDROOMS
FAMILY BATHROOM AND TWO EN-SUITES | SUNKEN TERRACE WITH PERIMETER SEATING | CARPORT

The large glazed sections around the ground floor of The Cart Lodge results in remarkable living spaces which make the most of space and light. This exceptional three-bedroom restoration, has impressively high ceilings to the first floor thanks to its vaulted ceilings. Three unique bedrooms, two of which have en-suites, and a family bathroom are arranged over the two carefully converted storeys. Outside, the property benefits from a carport and two parking spaces, as well as an unusual sunken terrace with raised perimeter seating and access to the serene western meadow. Exposed existing timber reveals the history of this building, while contemporary details such as light ply and sarking board backed rafters work together to create a home of inimitable character.

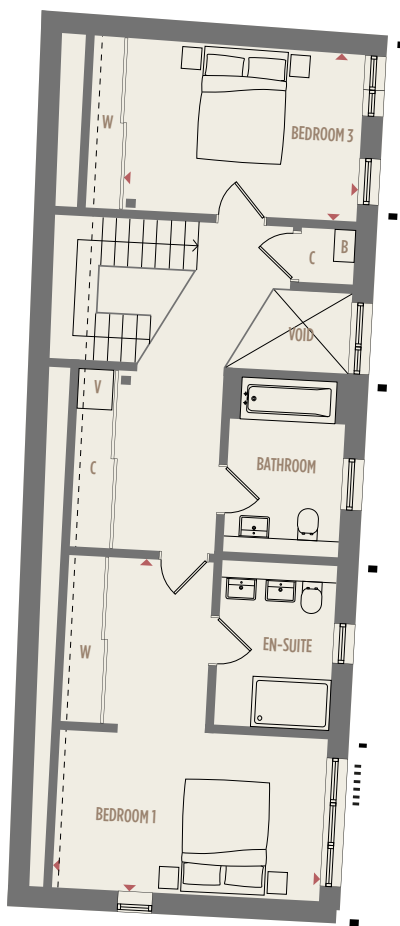


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GROUND FLOOR



FIRST FLOOR



----- Ceiling vault line □ Roof lights

THE CART LODGE

PLOT 3



GROUND FLOOR

Kitchen / Dining Room	5.08m x 9.15m	16.6" x 30.0"
Living Room	5.08m x 4.09m	16.6" x 13.4"
Bedroom 3	2.94m x 3.05m	9.6" x 10.0"

FIRST FLOOR

Bedroom 1	4.70m x 5.90m	15.4" x 19.3"
Bedroom 3	4.12m x 2.98m	13.5" x 9.7"

B - Boiler **V** - Ventilation unit **C** - Cupboard **W** - Wardrobe Measurements are maximum dimensions



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THE STABLES

PLOT 4

GLAZED LINK TO ALL ROOMS | VAULTED CEILINGS | EXPOSED BEAMS
ORIGINAL BRICKWORK | SPECTACULAR KITCHEN | FIVE DOUBLE BEDROOMS
FAMILY BATHROOMS AND TWO EN-SUITES | LANDSCAPED COURTYARD

These former stables and cart sheds have been expertly restored and reimagined into a stunning five bedroom single-storey home designed for contemporary, flexible living. All rooms look onto an enclosed, landscaped courtyard garden and original brick walls have been retained as a feature of the glazed link that connects the living spaces to the five bedrooms, bathrooms and en-suites. The large open plan living spaces are highly flexible and could be used, for example, as separate living and dining rooms or a combined living and dining space with additional media room. Beautiful vaulted ceilings, timber and exposed beams add impressive features to this one-off historical home designed for modern life.

GROUND FLOOR



THE STABLES

PLOT 4



GROUND FLOOR

Living Room	10.02m X 4.40m	33.4" x 14.4"	Bedroom 1	3.76m x 3.46m	12.3" x 11.3"
Dining Room	4.29m x 6.84m	14.0" x 22.4"	Bedroom 2	4.26m x 3.48m	13.9" x 11.4"
Kitchen	4.24m x 3.86m	13.9" x 12.7"	Bedroom 3	3.58m x 3.42m	11.7" x 11.2"
Breakfast Room	2.76m x 3.66m	9.0" x 12.0"	Bedroom 4	3.55m x 2.86m	11.6" x 9.3"
Study	2.75m x 4.39m	9.0" x 14.4"	Bedroom 5	2.88m x 3.46m	9.4" x 11.3"

B - Boiler V - Ventilation unit C - Cupboard W - Wardrobe Measurements are maximum dimensions



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THE GRANARY

PLOT 5

VAULTED CEILINGS TO ORIGINAL BUILDING | EXPOSED BRICKWORK


LARGE GLAZED ENTRANCE HALL | CONTEMPORARY NEWLY BUILT EXTENSION

SLIDING DOORS LEADING TO PRIVATE GARDEN | FIVE DOUBLE BEDROOMS

FAMILY BATHROOM AND TWO EN-SUITES | SOUTH FACING

The Granary is a truly inspiring home, designed to blend the original barns with contemporary design. With a kitchen / dining / living room of over 90m² and a striking concaved, vaulted ceiling there is plenty of room for every day life as well as entertaining friends and family. Enjoy sunny days in this private, south-facing courtyard garden, whilst admiring the beautiful surroundings and this picturesque five-bedroom home unlike any other. The original west and central wings of this stunning single-storey barn contain the five bedrooms and three bathrooms. Outside there are three parking spaces.



 Roof lights

GROUND FLOOR

THE GRANARY

PLOT 5



GROUND FLOOR

Kitchen / Living / Dining Room	5.90m x 15.50m	19.'3" x 50.'8"	Bedroom 3	2.92m x 2.66m	9.'5" x 8.'7"
Utility	1.72m x 2.63m	5.'6" x 8.'6"	Bedroom 4	2.81m x 2.43m	9.'2" x 7.'9"
Bedroom 1	4.55m x 2.84m	14.'9" x 9.'3"	Bedroom 5	3.29m x 2.66m	10.'7" x 8.'7"
Bedroom 2	4.52m x 2.77m	14.'8" x 9.'0"			

B - Boiler **V** - Ventilation unit **C** - Cupboard **W** - Wardrobe Measurements are maximum dimensions



RECTORY BARN

PLOT 6

VAULTED CEILINGS | EXPOSED BRICKWORK | NEW BUILD EXTENSION WITH LIVING AREAS
SEPARATE UTILITY ROOM | FOUR BEDROOMS | FAMILY BATHROOM AND TWO EN-SUITES
BI-FOLD DOORS TO GARDEN | PRIVATE INTERNAL COURTYARD
VIEWS OF CHURCH TOWER | TWO PARKING SPACES

Rectory Barn, so-called because the views from the considerable garden include the historical church tower of medieval St Michael and St Mary, this four bedroom, single-storey barn is a beautifully designed contemporary home. The large master bedroom with a spacious en-suite plus walk-in dressing room, is a luxurious private sanctuary. The main living space is located in the new extension, connected to the original part of the barn by a contemporary glazed link, flooding the walkway with natural light. The large kitchen / living / dining room, with access to both the south-east facing garden and the internal courtyard, is an impressive room perfect for gathering family and friends. Outside there are two parking spaces.



RECTORY BARN

PLOT 6



GROUND FLOOR

Kitchen / Living / Dining Room	4.70 m x 10.92m	15.4" x 35.8"	Bedroom 4	2.15m x 3.50m	7.0" x 11.4"
Bedroom 1	5.49m x 3.93m	18.0" x 12.8"	Utility	4.70m x 2.24m	15.4" x 7.3"
Bedroom 2	2.71m x 4.10m	8.8" x 13.4"	Courtyard	3.48m x 8.22m	11.4" x 26.9"
Bedroom 3	2.71m x 2.96m	8.8" x 9.7"			

B - Boiler V - Ventilation unit C - Cupboard W - Wardrobe Measurements are maximum dimensions



THE OLD BARN

PLOT 7

EXPOSED BRICKWORK | ARROWSLIT WINDOWS | ORIGINAL TIMBER | VAULTED CEILINGS
EXQUISITE KITCHEN WITH INTEGRATED APPLIANCES | FOUR DOUBLE BEDROOMS
FAMILY BATHROOM AND TWO EN-SUITES | DOUBLE CARPORT | SOUTH FACING GARDEN

Great care has been taken to preserve the history within the walls of The Old Barn, including timber dating back to c 1350 - some of the oldest materials found on the site were located here. The 82m² living, dining and kitchen room on the ground floor enjoys many original features, most notably arrowslit windows and the bays in the dining area which reuses original bricks and timbers. Four bedrooms and three bathrooms are located on the first floor, where a contemporary timber ceiling is left visible in a light blond wood finish, connecting tradition and modernity to create a truly unique style. Outside, there is a double carport and an enclosed south-facing garden, perfect for enjoying the sun, the church bells and the bird song.



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GROUND FLOOR



FIRST FLOOR



THE OLD BARN

PLOT 7



GROUND FLOOR

Living Room	4.97m X 7.20m	16.'3" X 23.'6"
Kitchen	4.10m x 4.77m	13.'5" x 15.'6"
Dining Room	4.06m x 3.53m	13.'3" x 11.'5"
Utility	2.42m x 3.93m	7.'9" x 12.'8"
Study	5.08m x 1.87m	16.'6" x 6.'1"

FIRST FLOOR

Bedroom 1	3.97m x 3.51m	13.'0" x 11.'5"
Bedroom 2	4.20m x 3.51m	13.'7" x 11.'5"
Bedroom 3	4.20m x 2.98m	13.'7" x 9.'7"
Bedroom 4	3.97m x 2.90m	13.'0" x 9.'5"

----- Ceiling vault line
Roof lights

B - Boiler V - Ventilation unit C - Cupboard W - Wardrobe Measurements are maximum dimensions



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P A D D O C K H O U S E

PLOT 8

VAULTED CEILINGS | EXPOSED BRICKWORK | RESTORED SHUTTER DETAIL
ORIGINAL TIMBER FEATURES TO SEPARATE LIVING AREA | GLAZED LINK
NEW BUILD EXTENSION WITH LIVING AREAS | SEPARATE UTILITY ROOM | FOUR BEDROOMS
FAMILY BATHROOM AND THREE EN-SUITES | INTERNAL COURTYARD GARDEN | DOUBLE CARPORT

Originally used for livestock, Paddock House is a deceptively large, intelligently designed four-bedroom home. A contemporary wing houses the kitchen, dining and living space. From here, there is access to the garden which enjoys views of the picturesque nearby church tower. An additional living space in the original part of the barn retains many character features and allows for creative, flexible living. The four bedrooms and bathrooms are located in the old barn and cart shed. A glazed link connects the living space and kitchen and a small courtyard garden can be viewed from here, adding a distinctive talking-point. Outside there is a double carport, two parking spaces, a paved patio, rear garden and a south-facing sun terrace – perfect for watching the seasons change in this unique location.

GROUND FLOOR



FIRST FLOOR



P A D D O C K H O U S E

PLOT 8



GROUND FLOOR

Kitchen / Dining / Family Room	4.70m x 12.28m	15.4" x 40.2"
Utility	4.70m x 2.27m	15.4" x 7.4"
Living Room	4.07m x 9.20m	13.3" x 30.1"
Study	3.40m x 1.89m	11.1" x 6.2"
Bedroom 2	3.83m x 3.00m	12.5" x 9.8"
Bedroom 3	3.62m x 2.68m	11.8" x 8.7"
Courtyard	3.41m x 5.89m	11.1" x 19.3"

FIRST FLOOR

Bedroom 1	3.78m x 6.07m	12.4" x 19.9"
Bedroom 4	4.02m x 3.03m	13.1" x 9.9"

----- Ceiling vault line □ Roof lights

B - Boiler **V** - Ventilation unit **C** - Cupboard **W** - Wardrobe Measurements are maximum dimensions



COMPUTER GENERATED IMAGE FOR ILLUSTRATIVE PURPOSES ONLY

THE COURTYARD

Designed to blend perfectly with the converted barns, the newly-built Courtyard Barns provide you with all the character and sensitively chosen interior and exterior materials of the older buildings, creating beautiful and spacious new homes. Vaulted ceilings, full height glazing and large bay windows, amount to contemporary spaces filled with natural light, designed for flexible living.



THE COURTYARD

PLOT 9

FEATURE STAIRCASE | VAULTED CEILINGS | DOUBLE HEIGHT ENTRANCE HALL
FEATURE WINDOW DETAIL TO LIVING ROOM | BESPOKE KITCHEN WITH INTEGRATED PREMIUM APPLIANCES
FOUR BEDROOMS | FAMILY BATHROOM AND TWO EN-SUITES | PRIVATE GARDEN

Taking the same, traditional, two-storey form as the conversions, these contemporary barns blend perfectly with their neighbours. A luxurious kitchen, with integrated premium brand appliances and separate utility room, along with the double doors enticing you to the living area makes the first floor the ideal place for the gathering of family or friends. Plot 9 has generous outside space, with parking for two cars and a south-east facing rear garden which backs onto the historic church grounds. Four bedrooms and three bathrooms are arranged over the two storeys which also include a light and spacious living, dining and kitchen area as well as a ground floor study. Vaulted ceilings, roof lights, full height glazing, glazed balustrades and large, character doors create a home that is flooded with light.




COMPUTER GENERATED IMAGE FOR ILLUSTRATIVE PURPOSES ONLY

GROUND FLOOR



FIRST FLOOR



 Roof lights

THE COURTYARD

PLOT 9



GROUND FLOOR

Living Room	4.37m x 5.29m	14.'3" x 17.'3"
Kitchen / Dining Room	4.40m x 7.13m	14.'4" x 23.'3"
Utility	4.40m x 1.74m	14.'4" x 5.'7"
Study	2.52m x 3.19m	8.'2" x 10.'4"

FIRST FLOOR

Bedroom 1	4.82m x 3.95m	15.'8" x 12.'9"
Bedroom 2	4.82m x 3.38m	15.'8" x 11.'0"
Bedroom 3	3.72m x 3.62m	12.'2" x 11.'8"
Bedroom 4	3.72m x 3.39m	12.'2" x 11.'1"

B - Boiler **V** - Ventilation unit **C** - Cupboard **W** - Wardrobe Measurements are maximum dimensions



THE COURTYARD

PLOT 10

VAULTED CEILINGS | DOUBLE HEIGHT WINDOW TO FEATURE STAIRCASE

FEATURE WINDOW DETAIL TO LIVING ROOM | CONTEMPORARY GERMAN KITCHEN WITH COMPOSITE WORKTOPS

FOUR BEDROOMS | FAMILY BATHROOM AND TWO EN-SUITES | PRIVATE GARDEN

The use of modern materials throughout Anstey Hall Barns creates an innovative, contemporary feel. Timber-clad exteriors with feature brick paneling and zinc clad roofs create homes which, whilst modern, are also stunningly rare. Plot 10 has a charming south-east facing garden which can be accessed from both the kitchen / dining room and the living room. The flowing living spaces of the ground floor are perfect for busy modern life, allowing you space to work, relax and entertain. The feature staircase takes you to the first floor where four spacious bedrooms and three bathrooms are arranged. Outside are two parking spaces.




COMPUTER GENERATED IMAGE FOR ILLUSTRATIVE PURPOSES ONLY

GROUND FLOOR



FIRST FLOOR



 Roof lights

THE COURTYARD

PLOT 10



GROUND FLOOR

Living Room	4.40m x 5.70m	14.4" x 18.7"
Kitchen / Dining Room	4.40m x 6.88m	14.4" x 22.5"
Utility	4.40m x 1.75m	14.4" x 5.7"
Study	2.49m x 2.35m	8.2" x 7.7"

FIRST FLOOR

Bedroom 1	4.82m x 3.92m	15.8" x 12.8"
Bedroom 2	3.73m x 3.36m	12.2" x 11.0"
Bedroom 3	3.73m x 3.60m	12.2" x 11.8"
Bedroom 4	3.73m x 3.40m	12.2" x 11.1"

B - Boiler **V** - Ventilation unit **C** - Cupboard **W** - Wardrobe Measurements are maximum dimensions



THE COURTYARD

PLOT 11

VAULTED CEILINGS | DOUBLE HEIGHT WINDOW TO FEATURE STAIRCASE
FEATURE WINDOW DETAIL TO LIVING ROOM | SPECTACULAR BESPOKE KITCHEN WITH SEPARATE UTILITY ROOM
FOUR BEDROOMS | FAMILY BATHROOM AND TWO EN-SUITE | PRIVATE GARDEN

As you arrive at Anstey Hall Barns you are greeted by the impressive timber-clad and feature brick panel of Plot 11. Blending beautifully with its converted and contemporary neighbours, Plot 11 sets the tone for the perfect amalgamation of this extraordinary, rural setting and these innovative and distinctive architectural designs. The interior has been made purposefully light, open and contemporary; easy to style to any taste. There are three bathrooms and each of the bedrooms have character vaulted ceilings with exposed beams. Outside there is parking for two cars and a beautiful south-facing garden.




COMPUTER GENERATED IMAGE FOR ILLUSTRATIVE PURPOSES ONLY

GROUND FLOOR



FIRST FLOOR



 Roof lights

THE COURTYARD

PLOT 11



GROUND FLOOR

Living Room	5.63m x 4.39m	18.4" x 14.4"
Kitchen / Dining Room	6.88m x 4.40m	22.5" x 14.4"
Utility	1.75m x 4.40m	5.7" x 14.4"
Study	2.35m x 2.49m	7.7" x 8.1"

FIRST FLOOR

Bedroom 1	3.96m x 3.67m	12.9" x 12.0"
Bedroom 2	3.36m x 4.79m	11.0" x 15.7"
Bedroom 3	3.61m x 3.70m	11.8" x 12.1"
Bedroom 4	3.40m x 3.70m	11.1" x 12.1"

B - Boiler **V** - Ventilation unit **C** - Cupboard **W** - Wardrobe Measurements are maximum dimensions



THE COURTYARD

PLOT 12

FEATURE STAIRCASE | DOUBLE HEIGHT ENTRANCE HALL | VAULTED CEILINGS

FEATURE WINDOW DETAIL TO LIVING ROOM | STYLISH GERMAN KITCHEN WITH INTEGRATED APPLIANCES

SEPARATE UTILITY | FOUR BEDROOMS | FAMILY BATHROOM AND TWO EN-SUITES | PRIVATE GARDEN

Glazing and roof lights allow you to enjoy the rural scenery in Plot 12, whilst a feature window adds to the same sense of light, space and being part of something special. Four bedrooms and three bathrooms with vaulted ceilings are arranged over the two storeys and the staircase with glazed balustrades adds to the grand sense of openness. The kitchen, dining and living spaces provide access to the delightful south-facing rear garden - perfect for growing sunshine-loving plants or simply sitting and enjoying the soothing sounds of this peaceful community like no other. Outside, there is also parking for two vehicles.




COMPUTER GENERATED IMAGE FOR ILLUSTRATIVE PURPOSES ONLY

GROUND FLOOR



FIRST FLOOR



 Roof lights

THE COURTYARD

PLOT 12



GROUND FLOOR

Living Room	5.29m x 4.36m	17.'3" x 14.'3"
Kitchen / Dining Room	7.13m x 4.40m	23.'3" x 14.'4"
Utility	1.74m x 4.40m	5.'7" x 14.'4"
Study	3.19m x 2.52m	10.'4" x 8.'2"

FIRST FLOOR

Bedroom 1	3.98m x 4.79m	13.'0" x 15.'7"
Bedroom 2	3.38m x 4.81m	11.'0" x 15.'7"
Bedroom 3	3.62m x 3.69m	11.'8" x 12.'1"
Bedroom 4	3.39m x 2.96m	11.'1" x 9.'7"

B - Boiler **V** - Ventilation unit **C** - Cupboard **W** - Wardrobe Measurements are maximum dimensions



A SPECIFICATION

SECOND TO NONE



INTERIOR IMAGES ARE OF THE CURRENT SHOW HOME AT ANSTEY HALL BARN



TYPICAL ANSTEY HALL BARN SPECIFICATION

KITCHEN

Contemporary and stylish bespoke German kitchens; each kitchen is designed and specified for each respective barn to reflect their individuality, featuring soft-close doors and drawers in a matt finish, solid composite worktops and upstands; creating a smart and modern look. Energy efficient and sleek appliances by Siemens have been selected to complement the look and design of the kitchens.

- Siemens induction hob
- Siemens single oven
- Siemens microwave
- Siemens integrated fridge
- Siemens integrated freezer (where not located in the utility room)
- Siemens integrated dishwasher
- Wine cooler

- Stainless steel Blanco sink with contemporary Blanco mixer tap
 - Cooker hood
 - LED lighting to wall units
 - Soft close to doors and drawers
 - Integrated pull out waste bin with recycling facility
- Kitchen designs and layouts vary; please speak to our Sales Executives for further information*

UTILITY ROOM

- Units and worktops to complement kitchen
 - Siemens integrated freezer (where not located in the kitchen)
 - Siemens integrated washing machine
 - Siemens freestanding tumble dryer
 - Stainless steel Blanco sink with Blanco mixer tap
 - Boiler concealed in unit if located in utility room
- Utility room designs and layouts vary; please speak to our Sales Executives for further information*

MASTER EN-SUITE

Our elegant and stunning master en-suites, with sanitary ware by Duravit and complementing taps and showers by Hansgrohe, plus our bespoke feature mirror and coordinating shelving, add a hotel style touch to the master en-suite to create a stylish private space.

- Duravit sanitary ware
- Hansgrohe mixer taps and showers
- Low profile shower tray with glass shower screen
- Feature mirror and shelves
- Bath with bath panel to match mirror and shelves
- Large format wall and floor tiles
- Heated chrome towel rail
- Underfloor heating

FAMILY BATHROOM AND SECONDARY EN-SUITES

Contemporary Duravit sanitary ware is used to create stunning bathrooms and en-suites and Hansgrohe taps and showers are used throughout. Bath panels, mirrors and feature shelving in walnut effect add a touch of elegance to the rooms.

- Duravit sanitary ware
- Hansgrohe mixer taps and showers
- Low profile shower trays with glass shower screen
- Bath with bath panel to match mirror and shelves
- Large format wall and floor tiles
- Heated chrome towel rail
- Underfloor heating

DECORATIVE FINISHES

- Contemporary staircase with timber treads and handrail, and sleek glass balustrading
- White painted flush internal doors with contemporary brushed stainless steel ironmongery
- Joinery made panelled doors to bedrooms and bathrooms of The Stables
- Bespoke dressing rooms or built in wardrobes to master bedroom where shown on floor plans
- Square cut skirting and architrave
- Walls painted in white emulsion
- Smooth ceilings in white emulsion

FLOOR FINISHES

- Large format tiling to all ground floor rooms excluding bedrooms
- Timber flooring to stairs and landings
- Wool carpet to all bedrooms
- Large format floor and wall tiles to master en-suite, family bathroom and secondary en-suites

DOORS AND WINDOWS

- Timber front door
- Bespoke timber or composite double glazed windows, in grey or black finish
- Roof lights where shown on floor plans

HEATING AND WATER

- Underfloor heating to the ground floor, bathrooms and ensuites
- Radiators to first floor
- Heated chrome towel rails to master en-suite, family bathroom and secondary en-suites
- Wood burner to Anstey Hall Barn
- Gas fired boiler
- Hot water storage tank
- Cold water accumulator tank

ELECTRICAL

- Downlights to kitchen/dining/family room, living room, entrance halls, bathroom and ensuites, WC and utility room
- Pendant fittings to selected locations to dining/ family room and living room, plus to entrance hall and all bedrooms
- LED lights to wall units in kitchen
- Brushed stainless steel electrical switches and sockets throughout
- TV and phone points to kitchen/dining/family room, living room, study and all bedrooms
- Pre-wired for connection to Virgin Media
- External lighting to front and rear of properties
- Light and power to garages/carports
- Hard-wired smoke and heat detectors
- Spur for customer’s own installation of security alarm panel to entrance hall

EXTERNAL FINISHES

- Turf to rear garden where applicable
- Paved patio
- Oak batten divisional fencing
- External tap

WARRANTY

- 10 year NHBC warranty

Facilities shared between the homes at Anstey Hall Barns such as any non-adopted private roads and landscaping will all be looked after and maintained by a management company which will be wholly owned by and within the control of the purchasers of Anstey Hall Barns once all homes have been sold and conveyed.

We are unable to accommodate any individual changes, additions or amendments to the specification, layout or plans to any individual home. Specifications may vary - please speak to the sales team for more information.



LOCATION

POSTCODE CB2 9LG

Anstey Hall Barns is perfectly positioned for access to Cambridge and London. Cambridge station is just over two miles from Trumpington where direct and frequent trains take you to London King's Cross in around an hour, while the M11 is minutes away.

Locally, the world-famous Cambridge Science Park is 15 minutes away, Addenbrooke's hospital is less than ten minutes and there is a Waitrose just five minutes' walk from home. The village of Trumpington is very well-appointed with local amenities and neighbouring Granchester is world-famous for its riverside walks, the delightful orchard tea garden and quaint streetscenes. Cambridge itself, of course offers everything you could possibly need for a day or evening out with guests of all ages – from museums and galleries to Michelin-starred restaurants.

		WAITROSE	GRANTCHESTER VILLAGE	ADDENBROOKE'S HOSPITAL	TRAIN STATION	GRAND ARCADE	SCIENCE PARK
	WALK	5 MINUTES	22 MINUTES	31 MINUTES	41 MINUTES		
	BICYCLE	2 MINUTES	6 MINUTES	12 MINUTES	11 MINUTES	14 MINUTES	30 MINUTES
	CAR	0.2 MILE	1.1 MILES	2.2 MILES	2.2 MILES	2.7 MILES	5.6 MILES

		STANSTED AIRPORT	LONDON KING'S CROSS	LONDON LIVERPOOL STREET
	TRAIN	30 MINUTES	50 MINUTES	1 HR 8 MINUTES
		M11 JUNCTION 11	STANSTED AIRPORT	CENTRAL LONDON
	CAR	6 MINUTES	36 MINUTES	1 HR 28 MINUTES

- 1

Sancton Wood School
- 2

Saint Faith's School
- 3

St Mary's School
- 4

The Stephen Perse Foundation
- 5

The Perse School
- 6

The Leys School
- 7


Fawcett Primary School
- 8

Abbey College
- 9

Hill Road Sixth Form College
- 10

Long Road Sixth Form College
- 11

Trumpington Community College
- 12

Morley Memorial Primary School
- 

Waitrose
- A

Anstey Hall

Travel times and distances are taken from Google Directions



HILL

EXCEPTIONAL HOMES, IN EXCEPTIONAL LOCATIONS

Hill, the **WhatHouse? multi-award winner**, is one of the country's top housebuilders, specialising in developing distinctive new homes across London and the South East.

We bring together contemporary design, sustainable materials and a sympathetic approach to create stunning, individual new properties and communities. By employing some of the very best in the business, we have been able to successfully deliver many exciting development projects and win awards for our achievements.

Each Hill development is unique and each is designed to work in perfect harmony with its surroundings. A home is a personal space - and choosing a Hill property is the chance to buy a truly unique new home.

Our team includes

- Creative architects and designers
- Experienced planning and technical specialists
 - Efficient construction experts
- Effective sales and marketing professionals
 - A dedicated customer care team

Registered office address:

The Power House, Gunpowder Mill, Powdermill Lane, Waltham Abbey, Essex, EN9 1BN

Company registration number: 4251718 Place of registration: England & Wales

For further information contact us on

Tel: 0808 178 9063 or **email:** sales@hill.co.uk



@Hill_Group_UK



Ninewells, Cambridge



Spillers Mill, Cambridge



The Glebes, Glebe Road, Cambridge



Ninewells, Cambridge

Disclaimer: This brochure, and the description and measurements herein, do not form any part of a contract. Whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

Site layouts, floor plans and specifications are taken from drawings which were correct at the time of print. All plans contained within this brochure are not to scale and room sizes are approximate and subject to change. Measurements contained within this brochure were taken from plans in metric measurements. Imperial measurements are for guidance purposes only. Maximum room dimensions are shown and are measured to include items such as kitchen units and are measured to a minimum ceiling height of 1500mm. The information and imagery contained in this brochure is for guidance purposes only and does not constitute a contract, part of contract or warranty.

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