STONEWATER

SHARED OWNERSHIP CODE ADOPTER

MILLSTONE PARK

Newmarket Road, Burwell, Cambridgeshire CB25 0AE

2 bedroom houses with private gardens and parking for Shared Ownership

AVAILABLE TO RESERVE OFF PLAN



P8246

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Stonewater, in partnership with Snowdon Homes and Calfordseaden, presents **24 two and three-bedroom houses for shared ownership** on the edge of Burwell village in Cambridgeshire. The houses form part of the Millstone Park development on Newmarket Road, which offers the dual benefit of proximity to all the village's amenities whilst being close to large areas of green open space.

Each house incorporates a contemporary interior specification and features an air-source heat pump and solar panels. These not only benefit the environment but can also help to keep energy costs lower, particularly during the winter months.

Burwell is an attractive village in the Cambridgeshire fens which boasts a strong community spirit. Various clubs and societies offer a range of pastimes, with the village hall – the Gardener Memorial Hall – being a popular centre for community activities.

Local amenities include a GP surgery and pharmacy, a Co-op convenience store and several take-away food shops such as a popular fish & chippy and a Chinese take-away. Burwell is also home to three lively pubs, The Five Bells, The Anchor and The Fox, all of which serve food, the latter two Thai and Mexican respectively.

A wide range of shops, restaurants, galleries and, of course, the famous racecourse, can be found in nearby Newmarket, the home of British horse racing.

Schools in the area include Burwell College Village Primary, located in the village itself, which caters for pupils aged four to 11-years-old. This co-educational community school is rated as 'Good' by Ofsted. Slightly further afield is Newmarket Academy, a co-educational school for pupils aged 11 to 16-years-old, which is also rated by Ofsted as 'Good'.

Burwell is located close to Burwell Lode and Burwell Fen, both of which are part of National Trust-managed Wicken Fen nature reserve, farmland that has been returned to fenland and is flooded annually in November. Burwell Lode is an ancient 2.5-mile-long stretch of artificial waterway which connects to the river Lode. Dug in 1604 its bank today is a popular footpath and cycle route.

Burwell Fen is a mix of open water, reedbed, hidden dykes and ditches and rough grazing which provides an invaluable habitat for a variety of wildlife. The Fen is home to a wide diversity of birds, both migratory and year-round, and a magnet for birdwatching enthusiasts. Burwell Fen is accessed from Burwell by the historic and intriguingly named 'Cock Up Bridge' at the end of the village's Factory Road.

In terms of transport links Burwell is reasonably well placed. The village is conveniently located north of the main A14 trunk route, which links directly to the M11 and the rest of the motorway network.
The nearest rail station is Newmarket on the Ipswich to Ely line, offering regular services into Cambridge of approximately 20 minutes travelling time. More direct services into London and to Stansted Airport operate from Cambridge North station, just under 12 miles away. From here Stansted Airport is 40 minutes away and London Kings Cross 56 minutes. Stansted Airport, with flights to destinations across Europe, North Africa and the Middle East, is just over 37 miles away by road.

- Gardener Memorial Hall 0.5 miles
- Burwell College Village Primary 0.6 miles
- Newmarket Academy 3.4 miles
- Newmarket town centre 4.3 miles
- Newmarket station 4.5 miles
- Cambridge North station 11.5 miles
- Stansted Airport 37.1 miles

SITE PLAN

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PLOT 36

5 Miller Way, Burwell, Cambridge, Cambridgeshire CB25 0GY



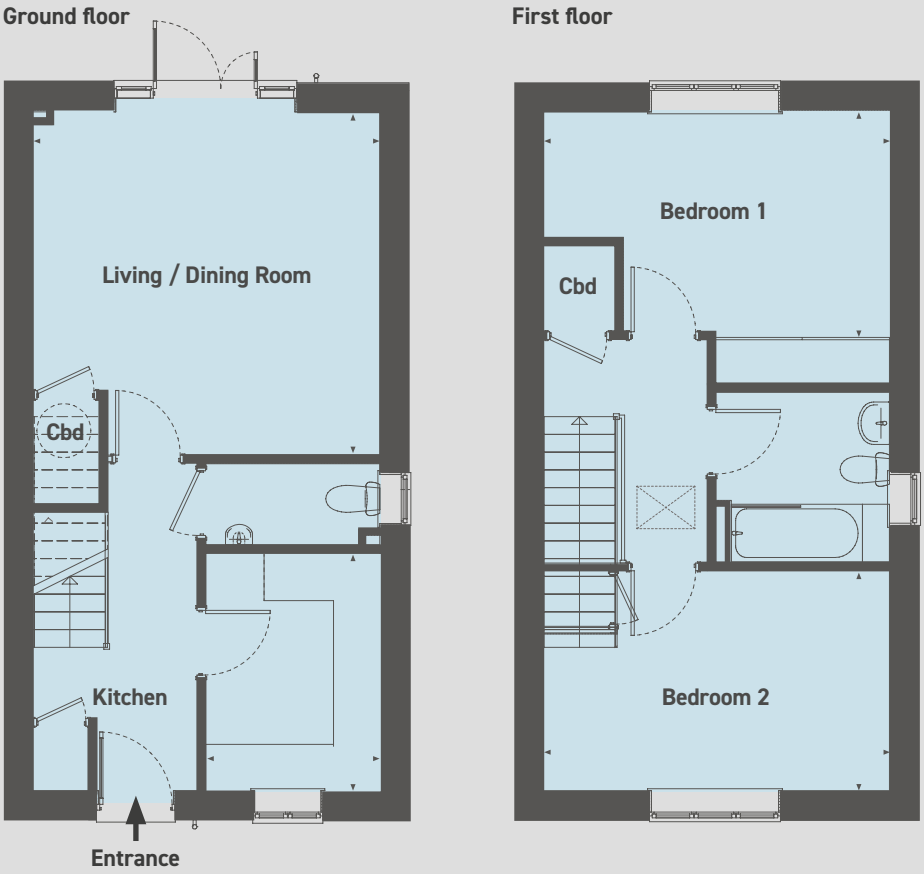
Please note that the above computer generated image is representative of the house type and not necessarily the specified plot as some details, materials and site levels may vary.

2 bed semi-detached house

Off-road parking for 2 cars
Rear garden
Downstairs WC

£127,000 for a 40% share

Open Market Value: **£317,500**
Monthly Rent: **£436.56**
Service Charge: **£56.05** per month



Ground floor

Living / Dining Room
4.55m x 4.48m (14'9" x 14'6")

Kitchen
3.11m x 2.31m (10'2" x 7'5")

First floor

Bedroom 1
4.55m x 3.29m (14'9" x 10'7")

Bedroom 2
4.55m x 2.89m (14'9" x 9'4")

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PLOT 37

3 Miller Way, Burwell, Cambridge, Cambridgeshire CB25 0GY



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Please note the most up-to-date availability can be found on our website www.stonewaterhomes.co.uk.

Further details are available upon request.

FIND OUT ABOUT SHARED OWNERSHIP

Stonewater, as a responsible Landlord, takes the safety of all of our customers seriously. During the process of purchasing shares in your home, we want to make sure you have considered how you will evacuate the home in the event of a fire. Please make sure you have fully considered the suitability of the property for you and all household members and ensure you have considered how you will evacuate quickly and safely in the event of a fire. If you require any support from Stonewater, please let us know.

We are committed to making our information accessible to everyone. If you need this document or any information on our website in an alternative format, such as large print, Braille, audio, Easy Read, British Sign Language (BSL), or another language, please contact us. We will be able to provide the information in a format that meets your needs.

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