



BRAMPTON  
PARK





A STUNNING COLLECTION  
OF 2, 3 & 4 BEDROOM  
HOMES, NESTLED IN THE  
HISTORIC RURAL VILLAGE  
OF BRAMPTON







## MODERN RURAL LIVING

Brampton Park provides a modern rural lifestyle in the relaxed surroundings of England's most diverse countryside. Dating back to the Domesday Book, the historic village of Brampton blends a comforting village environment with excellent transport connections and local amenities.

With 10 local schools and convenient access to major towns and cities, this mix of 2, 3 & 4 bedroom homes offer an idyllic family retreat in a secluded and tranquil setting.

Each home at Brampton Park has been carefully considered and beautifully finished to our exacting standards. The only thing your home needs is you.

### ALL OUR HOMES OFFER:

- Fully fitted kitchens with integrated washer dryer, fridge freezer and dishwasher. Includes oven, hob and cooker hood by Bosch or Zanussi and Karndean Oak effect flooring.
- Fitted bathrooms from Rosa, featuring Aqualisa shower and Myson radiators, beautifully tiled throughout.
- Dorset Twist carpeting to living room and bedrooms.



Computer generated image



# THE DEVELOPMENT

- SHOW HOME
- PRIVATE
- SHARED OWNERSHIP
- RENTAL





OFFERING ROOM TO BREATHE,  
WHILE REMAINING  
WELL-CONNECTED WITH THE  
REST OF THE COUNTRY



WELCOME TO

# BRAMPTON

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Brampton High Street is within walking distance of your doorstep and has all the essentials such as a Post Office, a GP surgery, a dental practice and a local convenience store.

Foodies will be spoilt for choice with the award winning Frosts at Brampton only a two minute walk from home. This popular restaurant is set inside a garden centre, delighting tastebuds and satisfying green fingers in equal measure. For a more traditional cosy atmosphere and home-cooked food, Brampton's two village pubs are nearby and offer a family-friendly environment.







ALL THE  
ESSENTIALS ON  
YOUR DOORSTEP



Keen golfers can test themselves on England's hardest par 3 at Brampton Park Golf Club, a traditional 18 hole course located just a few fairways from your front door. If you're looking to tone up or slim down, a range of sports and exercise options can also be found within the village, including the Fit4Purpose workout studio and the Memorial Playing Fields.

For more leisurely pursuits, the surrounding countryside and River Ouse provide the ideal opportunity for weekend walks and safe cycling in fresh air and wide open green space.







Within easy reach of your home are a number of local nature reserves and wildlife sites, perfect for relaxing and those fun-filled family days out. Thought to be more than 900 years old, Brampton Woodland is Cambridgeshire's second largest, while nearby Portholme Meadow is believed to be England's largest flood-plain meadow.



Few villages can lay claim to a racecourse within their parish, but Brampton's Huntingdon Racecourse runs a programme of 18 annual fixtures and has previously been voted 'Best Small Racecourse'. The course offers affordable entry and great entertainment for the whole family.





Less than two miles away is the historical market town of Huntingdon, which provides more familiar high street amenities such as banks, nationwide stores, cinema, eateries and supermarkets.

Huntingdon is steeped in history, with the famous English military leader Oliver Cromwell having been born in the town. Today, a museum stands in his name, detailing the life and legacy of one of the country's most controversial political figures. There's also plenty to discover at the 13th century Tudor Hinchingsbrooke House, where many historic monarchs have visited and lived.



# TRAVEL

Brampton Park is just a five minute drive to Huntingdon Railway Station, which serves the Great Northern route to both London and Peterborough. Trains take you into London King's Cross in just over an hour, and to nearby Peterborough, Hitchin and Hatfield in even less. So whether you're commuting to work or even planning a weekend getaway to the countryside, you're always ideally connected.

The village has direct access to both the A1 and A14, providing short journey times to local towns and villages as well as leisurely drives to larger towns and cities to the North. The M11 is also within easy reach, allowing straight forward journeys to the South, including Cambridge, Bishop's Stortford and London.

For those travelling further afield, both London Luton and London Stansted airports are located around an hour's drive away, opening the door to over 100 destinations.

1.4

MILES TO A1

1.9

MILES TO HUNTINGDON TRAIN STATION

16

MINUTES BY TRAIN TO PETERBOROUGH

64

MINUTES BY TRAIN TO LONDON KING'S CROSS

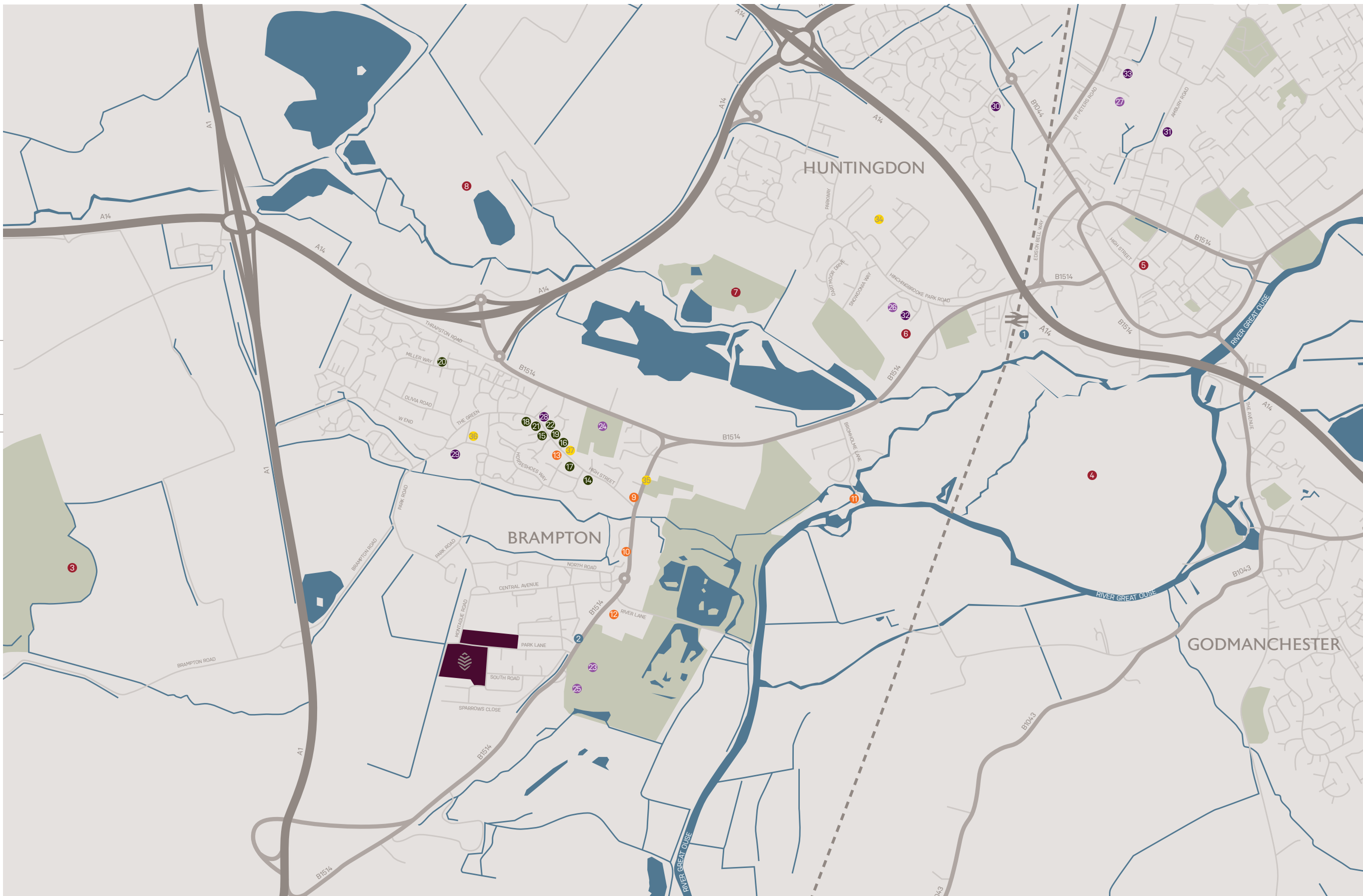
46

MILES TO LONDON STANSTED AIRPORT



Travel times from National Rail and Google Maps





# KEY

Bampton Park Site

## TRANSPORT

- 1 Huntingdon Railway Station
- 2 Brampton Park Lane (two minute walk away). Full bus route can be found on Stagecoach's site

## LANDMARKS AND SITES

- 3 Brampton Woodland
- 4 Portholme Meadow
- 5 Cromwell Museum
- 6 Hinchingsbrooke House
- 7 Hinchingsbrooke Country Park
- 8 Huntingdon Racecourse

## PUBS, RESTAURANTS AND EATERIES

- 9 The Black Bull
- 10 The Dragoon Inn
- 11 The Brampton Mill
- 12 Frosts Garden Centre & Restaurant
- 13 The Willow's Cafe

## SHOPS

- 14 Post Office
- 15 Co-op Food
- 16 Measures Butchers
- 17 Headz Up Hair Studio
- 18 The Flower Boutique
- 19 Brampton Chemist
- 20 Brampton GP Practice
- 21 Brampton Dental Practice
- 22 Vets

## SPORTS AND FITNESS FACILITIES

- 23 Brampton Park Golf Club
- 24 Memorial Playing Fields
- 25 Fit4Purpose Brampton
- 26 HBK Leisure Centre
- 27 One Leisure Huntingdon

## SCHOOLS

- 28 Brampton Day Nursery
- 29 Brampton Village Primary School
- 30 Stukeley Meadows Primary School
- 31 Huntingdon Primary
- 32 Hinchingsbrooke Secondary School
- 33 St Peter's Secondary School

## OTHERS

- 34 Hinchingsbrooke Hospital
- 35 St Mary Magdalene Church
- 36 Brampton Methodist Church
- 37 Community Centre



## PRIVATE SALE SPECIFICATION

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### KITCHEN:

- Symphony kitchen furniture in Gloss White with Silestone composite worktops.
- Stainless steel 1½ undermount sink with Bristan Prism Monoblock tap.
- Bosch stainless steel oven, gas hob and matching splash back in brushed finish.
- Integrated 1200rpm A-rated washer dryer.
- Integrated fridge freezer.
- Integrated dishwasher.
- Karndean Knight Range Pale Limed Oak flooring.
- JCC low energy downlights.

### BATHROOM & EN SUITES:

- Large format porcelain tile floor finish by Porcelanosa.
- Walls and shower enclosure also fully tiled with large format Porcelanosa tiles.
- Bath, sanitary ware and basin by Roca with Bristan Orta basin taps.
- Aqualisa Midas Thermostatic Bar Shower with glass and chrome shower enclosure.
- Low energy downlights.

### GENERAL:

- Dorset Twist carpet on stairs, landing and in bedrooms and living room.
- Karndean Knight Range Pale Limed Oak flooring in hall and corridors.
- Fitted wardrobes in master bedroom.

## SHARED OWNERSHIP SPECIFICATION

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### KITCHEN:

- Symphony Woodberry kitchen furniture with laminate worktops.
- Euroline Stainless steel 1½ bowl sink with Bristan Prism Monoblock tap.
- Zanussi stainless steel oven, matching Cooker Hood and gas hobs.
- 1200rpm A-rated integrated washer dryer.
- Integrated fridge freezer.
- Integrated dishwasher.
- Karndean Knight Range Pale Limed Oak flooring.

### BATHROOM & EN SUITES:

- Large format porcelain tile floor finish by Porcelanosa.
- Walls and shower enclosure also fully tiled with large format Porcelanosa tiles.
- Bath, sanitary ware and basin by Roca with Bristan Orta basin taps.
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### GENERAL:

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## DISCLAIMER

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## YOUR INVITATION

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To find out more about these modern rural homes and to book an appointment, contact our sales team or visit our website.

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BRAMPTON PARK