



THE HABITAT

Highfields Caldecote



THE HABITAT

**Start your journey with
Balfour Beatty Homes**





Cambourne Business Park



Cambourne Community Centre



Botanic Gardens



THE HABITAT



St Neots town centre



Cambridge Belfry



Cambridge city centre



Cambourne Church



St Neots river

Make your next step with Balfour Beatty Homes at The Habitat Highfields Caldecote, Cambridge.

A stunning collection of 2, 3 and 4 bedroom homes designed with you in mind. Located within a rural village with all the benefits of local amenities right on your doorstep, along with an easy commute to nearby local cities, making this a wonderful place to call home.



THE HABITAT

Work/Transport

This tranquil village of Highfields Caldecote is situated 7 miles away from the heart of Cambridge City Centre. From here you'll find a direct service to London King's Cross station, an easy commute in approximately 50 minutes.

The village itself is superbly located close to many major road networks including the M11, A14 and the A1 to the north and south. To travel further afield, London Stansted International Airport is only 40 minutes away.



Shopping/Dining

At Highfields Caldecote you really do have the best of both worlds, traditional village life & community surrounded by open countryside but with city life just a short distance away.

Being so close to this development, Cambridge offers plenty of things to do, from visiting the famous Trinity College to enjoying a punt on the River Cam. Residents will also be able to take a trip to the Cambridge Gin Laboratory and enjoy a lovely walk through the Cambridge University Botanic Garden.

If shopping is what you're looking for, then there are three shopping centres; The Grafton, Lion Yard and The Grand Arcade offering a range of shops. Fashion boutiques can also be found within the cobbled streets along with an array of cafes, restaurants, pubs and bars just waiting to be discovered.

Education

This development is perfectly placed for families as the village has its own primary school. Caldecote Primary School rated 'Good' by Ofsted. Comberton Village College is an 'Outstanding' secondary school, all within a short drive away. Cambridge itself has a wealth of other education options, both public and private.



Activities/Amenities

The Habitat offers the tranquillity of a quiet village location within Highfields Caldecote, where you will benefit from a range of local amenities.

The village itself offers a social club and a village hall as well as a recreation ground with football, cricket pitches and a tennis court, a sports and social pavilion for the local residents to enjoy.

Highfields Caldecote features a local store and garage and just up the road in Cambourne, the High Street has a selection of shops, takeaways and a Morrisons superstore.



Highfields Caldecote

Development Plan

- OS Osborne 2 bedroom home Semi Detached
- WI Whitmill 2 bedroom home Detached
- AT Attingham 3 bedroom home Detached
- NE Newstead 3 bedroom home Detached
- AL Alexander 3 bedroom home Detached
- CO Coughton 4 bedroom home Detached
- WA Waddesdon 4 bedroom home Detached
- CA Chartwell 4 bedroom home Detached
- Affordable Housing
- S/S Sub Station



THE HABITAT

The development layout is for illustrative purposes only and is not intended to be scaled or used to indicate specific boundaries. Landscaping is indicative and may vary.



THE HABITAT



Osborne

The Osborne is a spacious 2-bedroom home with parking.

Downstairs, the enclosed entrance hall with cloakroom, opens up into an open plan living space which includes generous fully fitted kitchen and spacious dining and lounge area, with store cupboard and stylish French doors leading to the garden. Upstairs you will find bedroom one with en suite shower room. To the rear is a second spacious double bedroom with a large storage cupboard and a family bathroom.

Osborne



THE HABITAT

Ground floor

Living / Dining room
5.01m max x 4.14m max

Kitchen
2.76m x 3.75m

Cloakroom
0.85m x 1.70m

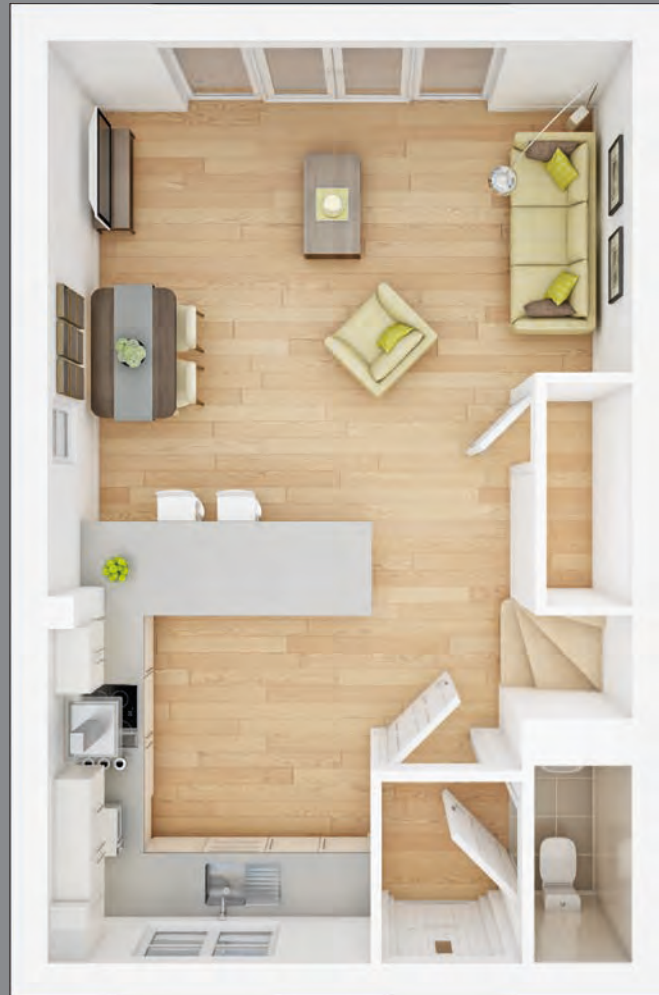
Bedroom 1
3.93m max x 3.92m max

En suite
1.63m x 2.00m

Bedroom 2
5.01m max x 2.84m max

Bathroom
1.93m x 2.10m

Store
2.00m x 1.37m



First floor





THE HABITAT



Whitmill

The Whitmill is a delightful 2-bedroom home with a dedicated study and detached single garage.

The entrance hall provides access to the spacious dual aspect lounge and superb open plan family kitchen dining room with French doors leading to your private garden. Upstairs, bedroom one has a fabulous ensuite shower room and includes fitted wardrobes. A second large double bedroom with fitted wardrobe and family bathroom along with a separate home office or adaptable living space provide all the room you need for modern living.

Whitmill



THE HABITAT

Ground floor



Living room
3.20m x 5.75m

Kitchen / Family /
Dining area
4.22m max x 5.75m max

Cloakroom
0.96m x 1.70m

Bedroom 1
3.65m max x 4.70m max
(excluding wardrobe)

En suite
2.16m x 1.70m

Bedroom 2
3.25m max x 4.70m max

Study
2.64m x 2.85m

Bathroom
2.00m x 2.20m

First floor





THE HABITAT



Attingham

This delightful double fronted 3-bedroom detached home provides the flexibility of space that contemporary living requires.

This beautiful home includes an entrance hall with cloakroom, providing access to the light and spacious living room and a superb open plan kitchen dining room. Stylish French doors from here lead to your private garden. Upstairs, has 2 double bedrooms with a further single bedroom. Bedroom one has a run of fitted wardrobes and an en-suite shower room. This home provides all the space you need for modern living.

Attingham



THE HABITAT

Ground floor



Living room
3.20m x 5.75m

Kitchen / Dining /
Family room
4.22m max x 5.75m max

Cloakroom
0.96m x 1.70m

Bedroom 1
3.65m max x 4.70m max
(excluding wardrobe)

En suite
2.16m x 1.70m

Bedroom 2
3.25m max x 4.70m max

Bedroom 3
2.64m x 2.85m

Bathroom
2.00m x 2.20m

First floor





THE HABITAT



Newstead

This delightful 3-bedroom detached home has the benefit of a first floor study which provides the flexibility of space that contemporary living requires.

This beautiful home includes an entrance hall with cloakroom, providing access to the light and spacious living room with double doors leading into the superb open plan kitchen dining room. Stylish French doors from here lead to your private garden. Upstairs, bedroom 1 has an en suite shower room and built in wardrobes, with 2 further double bedrooms, family bathroom, a separate home office or adaptable living space to provide you with all the room you need for modern living.

Newstead



THE HABITAT

Ground floor

- Living room
3.90m max x 4.99m max
- Kitchen / Dining /
Family room
6.20m x 3.98m
- Cloakroom
0.85m x 1.70m
- Bedroom 1
3.63m max x 4.00m max
- En suite
2.25m x 1.44m
- Bedroom 2
2.69m x 3.31m
(excluding wardrobe)
- Bedroom 3
3.42m x 3.32m max
- Study
2.47m x 3.66m max
- Bathroom
2.25m x 2.19m



First floor





THE HABITAT

Alexander

This delightful double fronted 3-bedroom detached home has the benefit of a large study which provides the flexibility of space that contemporary living requires.

This beautiful home includes an entrance hall with cloakroom, providing access to the light and spacious living room or through double doors leading into the superb open plan kitchen dining room. Stylish French doors from here lead to your private garden. A useful separate utility cupboard is formed off the kitchen. Upstairs, has 3 double bedrooms all with fitted wardrobes. Bedroom one also has an en suite shower room. This home includes a home office or adaptable living space to provide all the room you need for modern living.

Alexander



THE HABITAT

Ground floor

- Living room
3.50m x 6.76m
- Kitchen / Dining room
5.08m max x 6.76m max
- Utility cupboard
0.86m x 1.72m
- Cloakroom
1.25m x 1.40m
- Bedroom 1
4.91m max x 3.46m max
- En suite
2.48m x 1.85m
- Bedroom 2
3.81m max x 3.21m max
- Bedroom 3
3.54m x 3.46m max
- Study
3.25m max x 3.21m max
- Bathroom
2.41m x 1.70m



First floor





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Coughton

The Coughton is a stylish 4-bedroom detached home with dedicated study and detached single garage (*plot 25 has attached garage. Plot 32 has twin garage shared with plot 33*).

The entrance hall with cloakroom and built in storage cupboard provides access to the formal lounge and dedicated study. The hallway leads through to the spacious open plan family dining kitchen space and stylish French doors that lead to the garden. There is also a practical utility room and separate side access door. Upstairs, this special home includes three double bedrooms, each including fitted wardrobes, both bedroom 1 and 2 have luxurious en suites. Bedroom 4 is a spacious single with built in storage and family bathroom.

Coughton



THE HABITAT

Ground floor

Living room
3.27m x 4.73m

Kitchen
3.35m x 3.01m

Family / Dining room
4.87m max x 5.28m max

Utility room
1.72m x 1.70m

Cloakroom
0.85m x 1.70m

Bedroom 1
3.33m max x 5.80m max

En suite
2.13m x 2.26m

Bedroom 2
3.68m x 2.87m max
(excluding wardrobe)

En suite 2
2.64m x 1.30m

Bedroom 3
2.64m x 3.21m max

Bedroom 4
2.90m max x 2.98m

Bathroom
2.06m x 1.90m



First floor





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Waddesdon

The Waddesdon is a beautifully proportioned 4-bedroom detached home with detached double garage (*plot 19 garage is attached*).

Through the entrance hall with built in storage and cloakroom, access is given into the stylish dual aspect lounge with French doors opening onto your garden. From the entrance hall you will also find a spacious open plan family dining kitchen with numerous windows to bring in light and Bi-fold doors to open your garden into your living space.

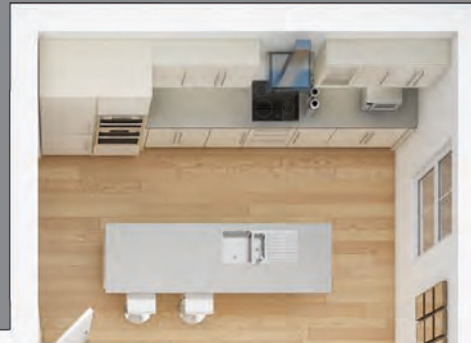
Upstairs, bedroom one includes 2 fitted wardrobes and a beautiful spacious en suite. There are two further double bedrooms one with ensuite and a large single bedroom, and a family bathroom complete this superb family home.

Waddesdon



THE HABITAT

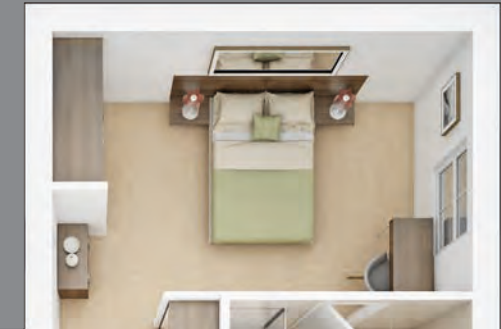
Ground floor



- Living room
3.50m x 6.20m
- Breakfast Kitchen /
Dining room
4.85m max x 6.61m max
- Family area
3.34m x 3.31m
- Utility room
1.99m x 1.32m
- Cloakroom
1.99m x 1.07m
- Bedroom 1
4.85m max x 4.53m max
- En suite
2.81m x 1.70m
- Bedroom 2
3.56m max x 3.91m max
- En suite 2
2.15m x 1.50m
- Bedroom 3
4.35m max x 3.91m max
- Bedroom 4
2.53m x 3.00m
- Bathroom
3.29m max x 2.06m max



First floor





THE HABITAT

Chartwell

The Chartwell is an impressive 4-bedroom detached home with detached double garage.

The entrance hall with cloakroom and storage cupboard, provides access to the lounge, purpose-built study and open plan family kitchen dining room with Bi-fold doors to open your living space into the garden. The kitchen also enjoys the benefit of a useful utility room.

Upstairs there are four generous double bedrooms, with bedroom 1 having its own stylish en suite and walk in wardrobe. Bedroom 2 and 3 have a shared ensuite and there is a further family bathroom to complete this spacious family home.

Chartwell



THE HABITAT

Ground floor



First floor



Living room
3.68m x 5.00m

**Breakfast Kitchen /
Dining room**
5.52m x 4.21m

Family area
3.83m x 3.64m

Utility room
1.87m x 1.81m

Study
3.40m x 2.52m

Cloakroom
1.47m x 1.81m

Bedroom 1
3.73m x 5.33m max

Bedroom 1 Wardrobe
2.03m x 1.49m

En suite
2.70m x 1.70m

Bedroom 2
3.38m x 3.59m

En suite 2
2.54m x 1.40m

Bedroom 3
3.38m x 3.60m

Bedroom 4
3.73m max x 3.37m max

Bathroom
2.16m x 2.00m

Specifications



THE HABITAT

Balfour Beatty Homes has carefully selected high quality materials.

The specification at The Habitat incorporates unique contemporary design, energy efficiency and flexible living space, which all add up to the perfect family home.



External Finishes

- Low maintenance white UPVC double glazed windows
- French doors and Bi-folds to some house types*
- Low maintenance fibre-colour front doors

Internal Finishes

- Contemporary choice of fitted kitchen doors and worktops with matching up-stands*
- Stainless steel sink with modern mixer tap
- Gas hob and extractor hood
- Integrated appliances included to all house types*

Bathrooms, en suites and cloakrooms

- Stylish sanitary ware with chrome finish taps
- Chrome heated towel rail to bathrooms and en-suites
- Shaver point to all bathrooms and master en-suites
- Shower enclosure and tray where applicable*
- Choice of quality wall tiles - subject to build stage*

Fitted Wardrobes

- Fitted wardrobe(s) to various homes - please consult with our sales advisor for individual house type details

Finishes

- Four panel white doors throughout
- Paint to walls and ceilings matt emulsion
- Paint to woodwork white satin
- Stairs white painted timber with oak handrail - please consult with our sales advisor for individual house type details

Electrical

- Ample power points, TV and telephone points are provided throughout each property - please consult our sales advisor for individual house types detail*
- Recessed lighting to all kitchens. For further information on bathrooms, wetrooms, en-suite's and cloakrooms, please refer to sales advisor for individual house type details.

- Door bell
- External lighting
- Extractor fans to all bathrooms and en-suites
- Smoke alarms
- Intruder alarm to Chartwell and Waddesdon house types only

Plumbing and heating

- Gas central heating

External

- Landscaping to front gardens
- Generally, 1.8 metre high timber close boarded fencing to rear gardens. Please consult with our sales advisor on plot specific details
- Outside tap
- Tarmacadam driveways
- Patio areas to rear gardens
- Garden sheds to all properties

* Please ask the sales advisor for plot specific details



THE HABITAT

Balfour Beatty Homes and Customer Care

Buying a new home is an important and exciting decision for you and your family. Our experienced team will look after even the smallest of details to ensure you can relax and enjoy the experience.

Our quality homes are supported by the highest standard of service. We are here to help you, not only through the journey of purchasing your new home but also providing peace of mind once you have moved in.

Our homes come with:

- A dedicated customer care team
- A comprehensive introduction to your new home
- Dedicated customer care email service
- 10 years NHBC Buildmark Warranty

We pride ourselves in adhering to the Consumer Code for Home Builders.



Why Balfour Beatty?

Your new Balfour Beatty home is an investment in quality design and expert engineering.

As the UK's largest infrastructure company, we design, build and maintain the structures that underpin our daily lives. For 100 years, we have created extraordinary buildings and essential services from hospitals, schools, homes and student accommodation to airports, railways, roads and power stations.

We are responsible for some of the UK's most prestigious projects, including the 2012 Olympic Aquatic Centre, London's new Crossrail system and Birmingham's state-of-the-art Queen Elizabeth hospital.

At Balfour Beatty Homes we create high quality homes designed for the way you want to live.

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Start your journey with Balfour Beatty Homes by getting in touch today



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