

Willow Woods

Ely



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Willow Woods Ely

A collection of 2, 3, 4 & 5 bedroom homes in the beautiful cathedral city of Ely.

These brand new homes are located in historic Ely, in a picturesque, peaceful location.

Close to home you'll find an abundance of shops, restaurants and bars, with Ely's vibrant city centre less than 10 minutes away in the car.

The fantastic commuter links into Cambridge – around 40 minutes by road and 20 minutes on the train – and variety

of open green spaces nearby also make it easy to achieve the perfect work/life balance.

There are a number of scenic parks with play areas in the city which are ideal for children, while the banks of the picturesque River Great Ouse are ideal for a relaxing stroll.

Parents will also be pleased to find a good range of schools for all ages nearby.

Willow Woods

Willow Woods, Ely CB7 4QD | 01353 260 144

[lindenhomes.co.uk/willowwoods](https://www.lindenhomes.co.uk/willowwoods)

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Ely

Development layout

Proposed
future development

Future
Linden Homes
development

Proposed Care Facility

Cricket Pitch and Pavilion

Sales
centre



5 bedroom home

○ The Fletcher

4 bedroom homes

○ The Aslin

○ The Grainger

○ The Knightley

○ The Mylne

○ The Pembroke

○ The Leverton

○ The Cottingham

○ Sage Home

3 bedroom homes

○ The Aslin 3

○ The Eveleigh

○ The Mountford

○ Sage Home

2 bedroom homes

○ The Cartwright

○ The Hardwick

Pre-sold homes

● 1 bedroom homes

● 2 bedroom homes

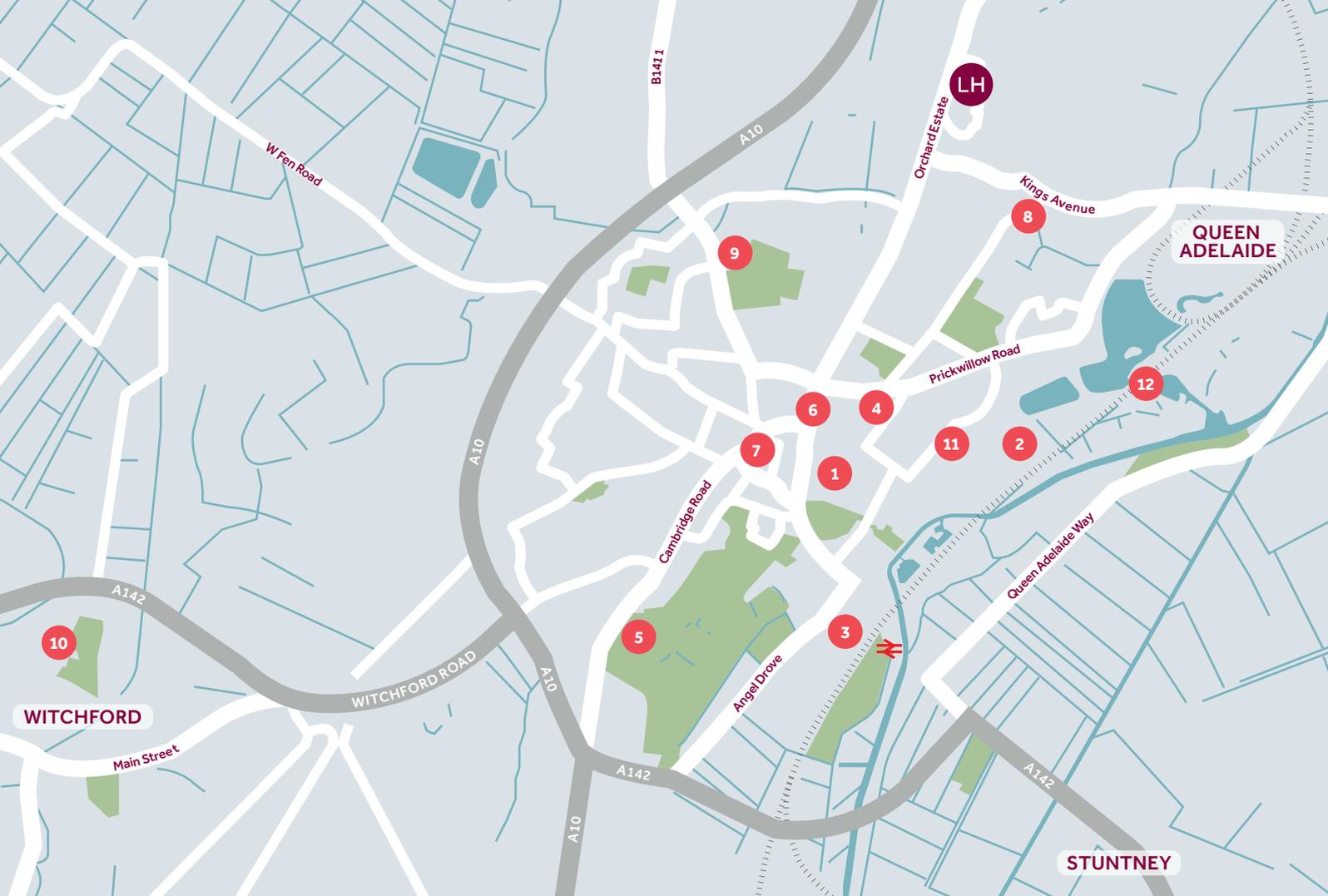
● 3 bedroom homes

● 4 bedroom homes

cs cycle store v visitor parking space

This plan has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Finishes and materials may vary from those shown on the plan. Please check the details of your chosen plot and housetype with the sales consultant. Development layout plan correct at time of production.

The planning permission for this development requires a percentage of the dwellings to be affordable dwellings. The tenure of the non-affordable dwellings is flexible, and we reserve the right to sell these to any third party whether that be an owner-occupier or an owner-investor whether that be an individual renting out the property to an occupier or a corporate investor which may include a housing association.



Around the local neighbourhood

- | | | |
|--------------------------------------|---|--|
| 1 Ely Cathedral CB7 4DL | 5 Ely City Golf Club CB7 4HX | 9 Ely College CB6 2SH |
| 2 Ely Country Park CB7 4PU | 6 Ely Museum CB7 4LS | 10 Witchford Village College CB6 2JA |
| 3 Tesco Superstore CB7 4DJ | 7 Oliver Cromwell's House CB7 4HF | 11 Sainsbury's CB7 4AS |
| 4 Waitrose CB7 4QJ | 8 Ely St Mary's Junior School CB7 4RB | 12 Roswell Pits Nature Reserve CB7 4TT |

Cover photograph of local area in Ely. Not view from the development. The street scene shown has been produced for illustrative purposes only. Please check the details of the homes you are interested in with our sales consultant.

Vistry East Anglia region
Ashurst, Southgate Park, Bakewell Road, Peterborough PE2 6YS. Telephone: 01733 396 600

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The Hardwick

2 bedroom home

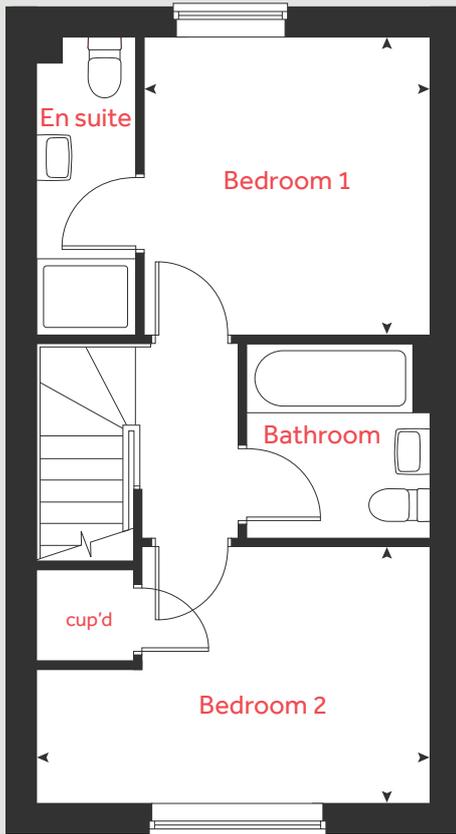
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First floor



The Hardwick

2 bedroom home

Ground floor

Living room
4.08m x 3.69m 13'5" x 12'1"

Kitchen / dining area
4.08m x 3.14m 13'5" x 10'4"

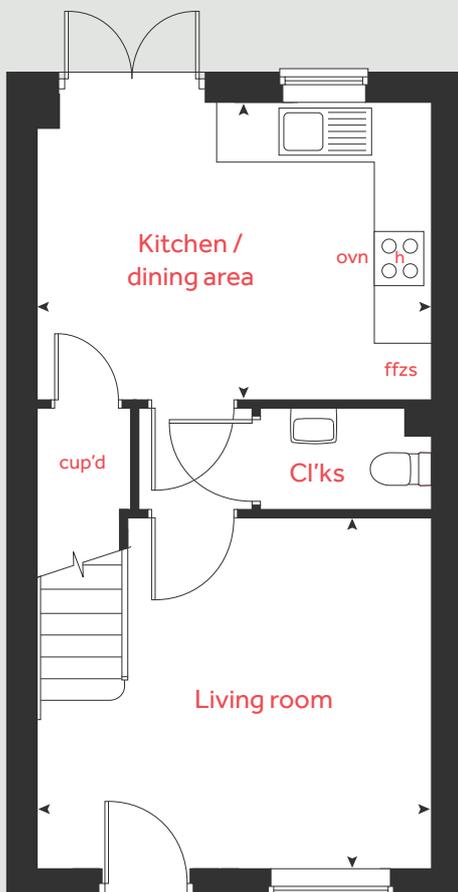
First floor

Bedroom 1
3.15m x 3.00m 10'4" x 9'10"

Bedroom 2
4.08m x 2.69m 13'5" x 8'10"

| | | | |
|-------|----------|------|----------------------|
| h | hob | ffzs | fridge freezer space |
| ovn | oven | ◀▶ | measuring points |
| cup'd | cupboard | | |

Ground floor



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The Cartwright

2 bedroom home

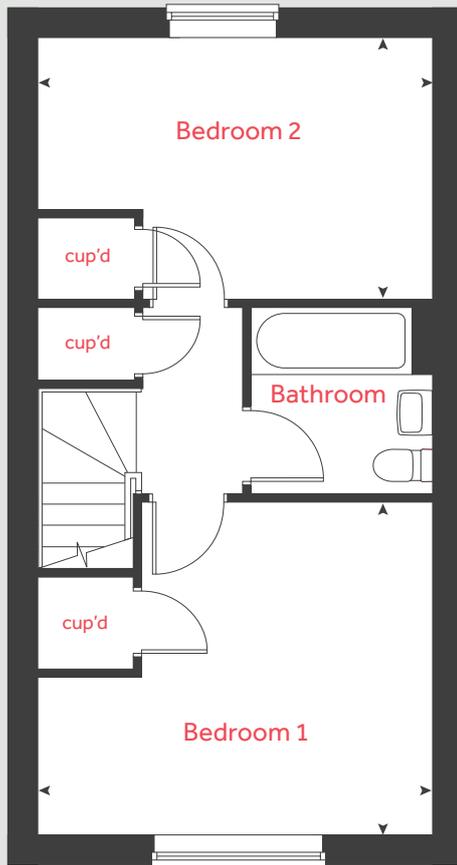
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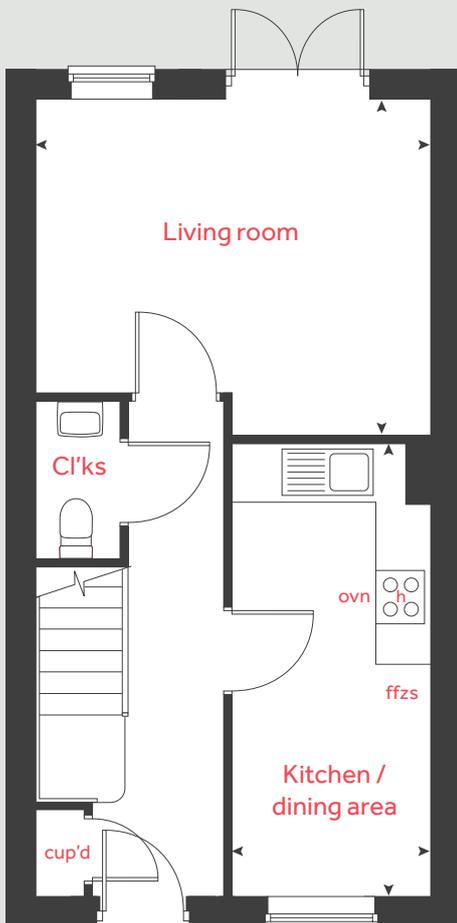
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First floor



Ground floor



The Cartwright

2 bedroom home

Ground floor

Living room

4.20m x 3.59m 13'9" x 11'9"

Kitchen / dining area

4.84m x 2.12m 15'11" x 6'11"

First floor

Bedroom 1

4.20m x 3.58m 13'9" x 11'9"

Bedroom 2

4.20m x 2.76m 13'9" x 9'1"

| | | | |
|-------|----------|------|----------------------|
| h | hob | ffzs | fridge freezer space |
| ovn | oven | ◀ ▶ | measuring points |
| cup'd | cupboard | | |

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The Eveleigh

3 bedroom home

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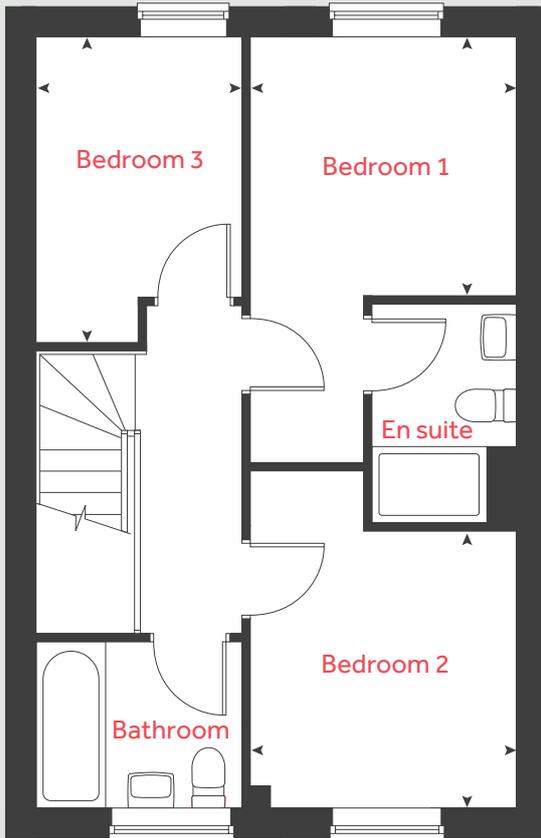
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The Eveleigh

3 bedroom home

First floor



Ground floor

Living room
4.98m x 3.19m 16'4" x 10'6"

Kitchen / dining area
4.78m x 2.80m 15'8" x 9'2"

First floor

Bedroom 1
2.77m x 2.71m 9'1" x 8'11"

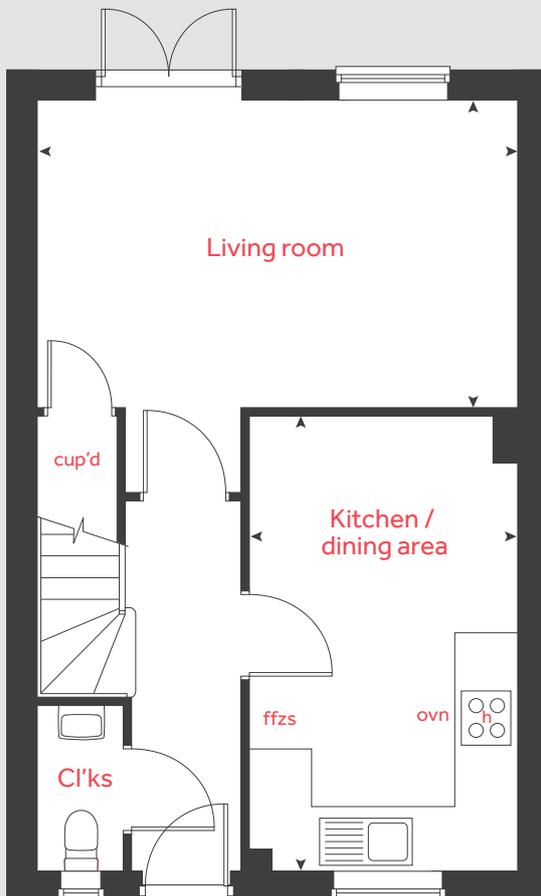
Bedroom 2
2.89m x 2.77m 9'6" x 9'1"

Bedroom 3
3.19m x 2.12m 10'6" x 6'11"

| | | | |
|--------------|----------|-------------|----------------------|
| h | hob | ffzs | fridge freezer space |
| ovn | oven | ◀▶ | measuring points |
| cup'd | cupboard | | |

* Window to plots 7 & 8 only.
Please see sales consultant for further details.

Ground floor



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The Mountford

3 bedroom home

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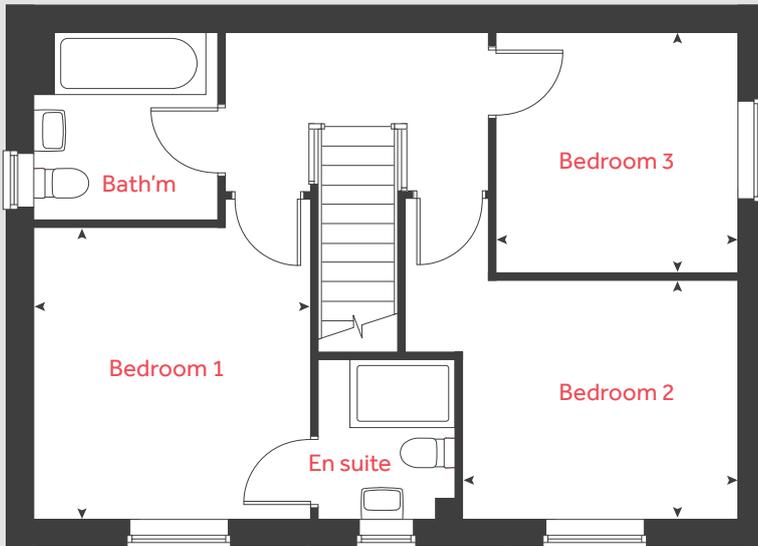
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The Mountford

3 bedroom home

First floor



Ground floor

Living room

5.59m x 3.12m 18'4" x 10'3"

Kitchen / dining area

5.59m x 2.70m 18'4" x 8'10"

First floor

Bedroom 1

3.35m x 3.18m 11'0" x 10'5"

Bedroom 2

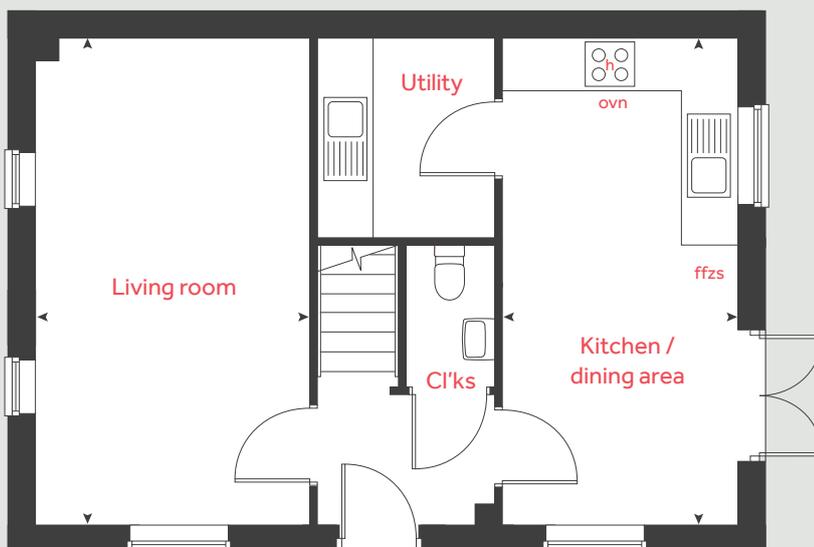
3.14m x 2.74m 10'4" x 9'0"

Bedroom 3

2.76m x 2.76m 9'1" x 9'1"

h hob ffzs fridge freezer space
 ovn oven ◀ ▶ measuring points

Ground floor



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The Aslin

4 bedroom home

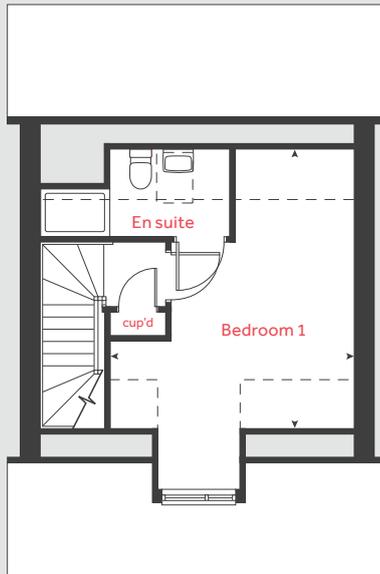
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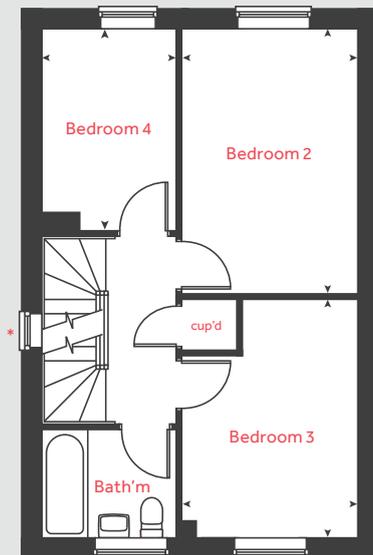
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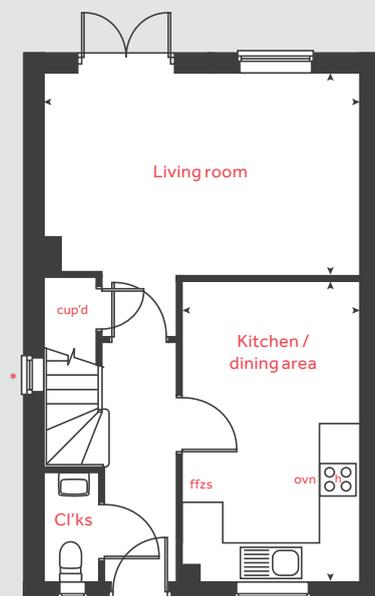
Second floor



First floor



Ground floor



The Aslin

4 bedroom home

Ground floor

Living room
4.98m x 3.21m 16'4" x 10'6"

Kitchen / dining area
4.77m x 2.80m 15'8" x 9'2"

First floor

Bedroom 2
4.20m x 2.52m 13'9" x 8'3"

Bedroom 3
3.78m x 2.77m 12'5" x 9'1"

Bedroom 4
3.19m x 2.37m 10'6" x 7'9"

Second floor

Bedroom 1
4.30m x 3.88m 14'1" x 12'9"

| | | | |
|--------------|----------|-------------|------------------------|
| h | hob | ffzs | fridge freezer space |
| ovn | oven | ◀ ▶ | measuring points |
| cup'd | cupboard | - - - | reduced ceiling height |

* Windows apply to plots 84, 85, 184 and 185. Please see sales consultant for further details.

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The Cottingham

4 bedroom home

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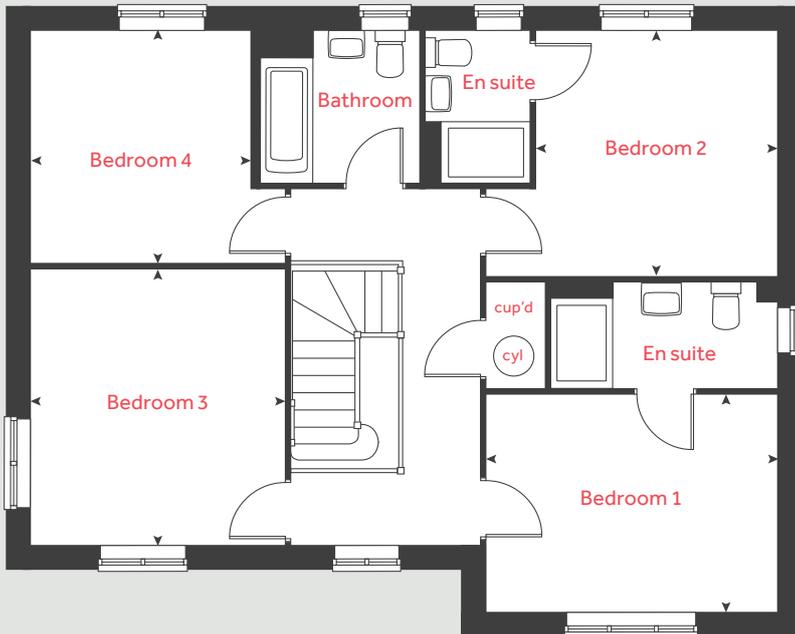
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The Cottingham

4 bedroom home

First floor



| Ground floor | metres | feet / inches |
|--------------------------------|-------------|-----------------|
| Kitchen / dining / family area | 9.97 x 3.09 | 32' 8" x 10' 1" |
| Living room | 4.60 x 4.20 | 15' 1" x 13' 9" |
| Study | 2.27 x 1.81 | 7' 5" x 5' 11" |

| First floor | metres | feet / inches |
|-------------|-------------|-----------------|
| Bedroom 1 | 3.90 x 3.15 | 12' 9" x 10' 4" |
| Bedroom 2 | 3.23 x 3.14 | 10' 7" x 10' 4" |
| Bedroom 3 | 3.73 x 3.39 | 12' 2" x 11' 1" |
| Bedroom 4 | 3.73 x 2.93 | 12' 2" x 9' 7" |

| | | | |
|------|----------------------|-------|-----------------------|
| h | hob | ws | washing machine space |
| ovn | oven | cup'd | cupboard |
| ffzs | fridge freezer space | cyl | hot water cylinder |
| ds | dishwasher space | < > | measuring points |

The Cottingham | Willow Woods |

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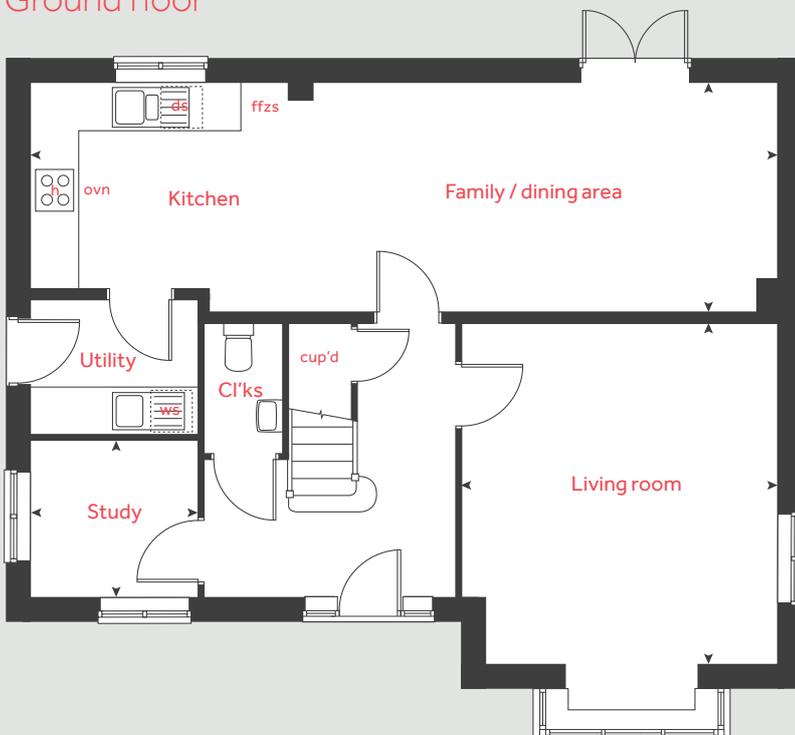
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Ground floor



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The Mylne

4 bedroom home

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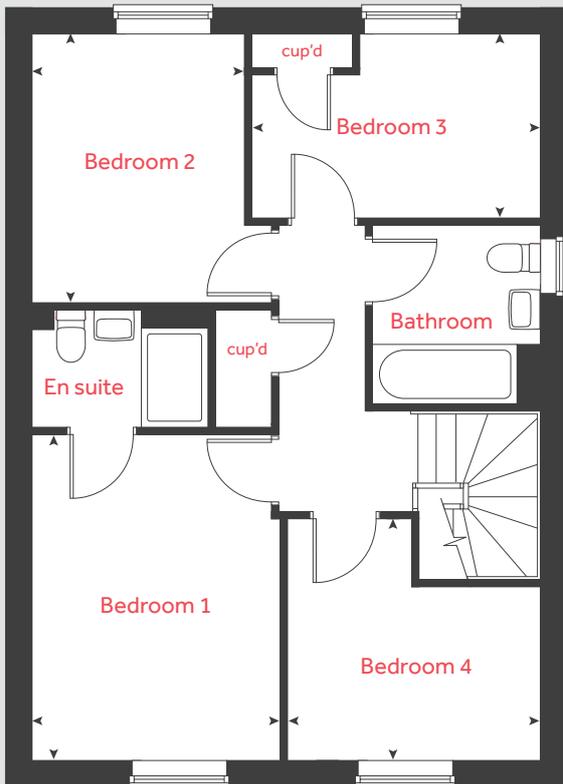
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The Mylne

4 bedroom home

First floor



Ground floor

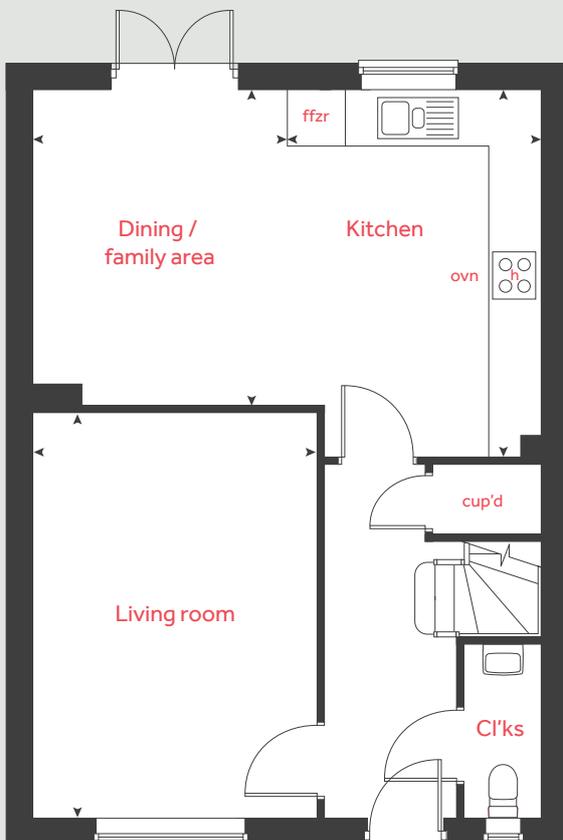
| | | |
|----------------------|---------------|----------------|
| Living room | 4.84m x 3.40m | 15'11" x 11'2" |
| Kitchen | 4.38m x 3.07m | 14'4" x 10'1" |
| Dining / family area | 3.76m x 2.97m | 12'4" x 9'9" |

First floor

| | | |
|-----------|---------------|---------------|
| Bedroom 1 | 3.94m x 2.95m | 12'11" x 9'8" |
| Bedroom 2 | 3.21m x 2.52m | 10'6" x 8'3" |
| Bedroom 3 | 3.43m x 2.19m | 11'3" x 7'2" |
| Bedroom 4 | 3.00m x 2.93m | 9'10" x 9'7" |

| | | | |
|-------|----------|------|---------------------------|
| h | hob | ffzr | integrated fridge freezer |
| ovn | oven | ◀ ▶ | measuring points |
| cup'd | cupboard | | |

Ground floor



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The Grainger

4 bedroom home

Willow Woods

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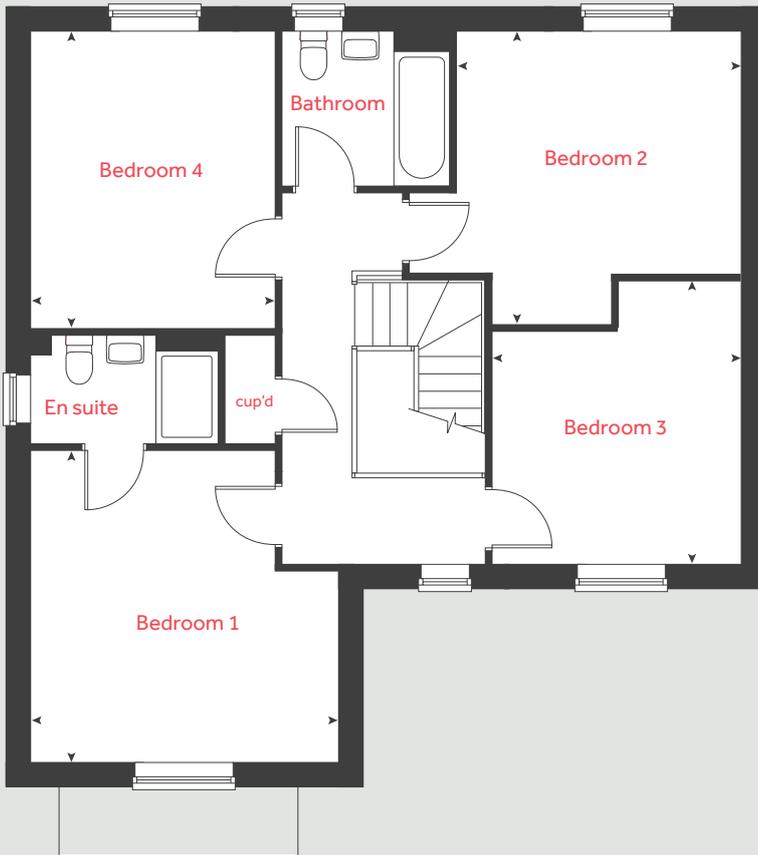
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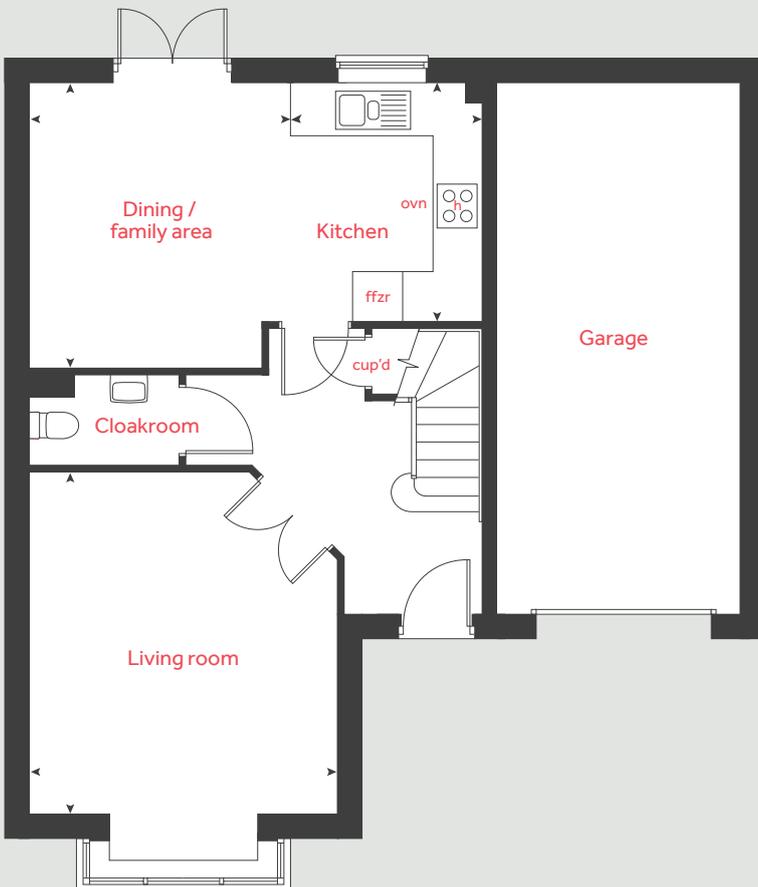
The Grainger

4 bedroom home

First floor



Ground floor



Ground floor

Living room
4.39m x 3.97m 14'5" x 13'0"

Kitchen
3.03m x 2.50m 9'11" x 8'2"

Dining / family area
3.63m x 3.36m 11'11" x 11'0"

First floor

Bedroom 1
4.02m x 3.91m 13'2" x 12'10"

Bedroom 2
3.59m x 3.09m 11'9" x 10'2"

Bedroom 3
3.14m x 2.97m 10'4" x 9'9"

Bedroom 4
3.80m x 3.11m 12'6" x 10'2"

h hob ffzr integrated fridge freezer
ovn oven <> measuring points
cup'd cupboard

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The Knightley

4 bedroom home

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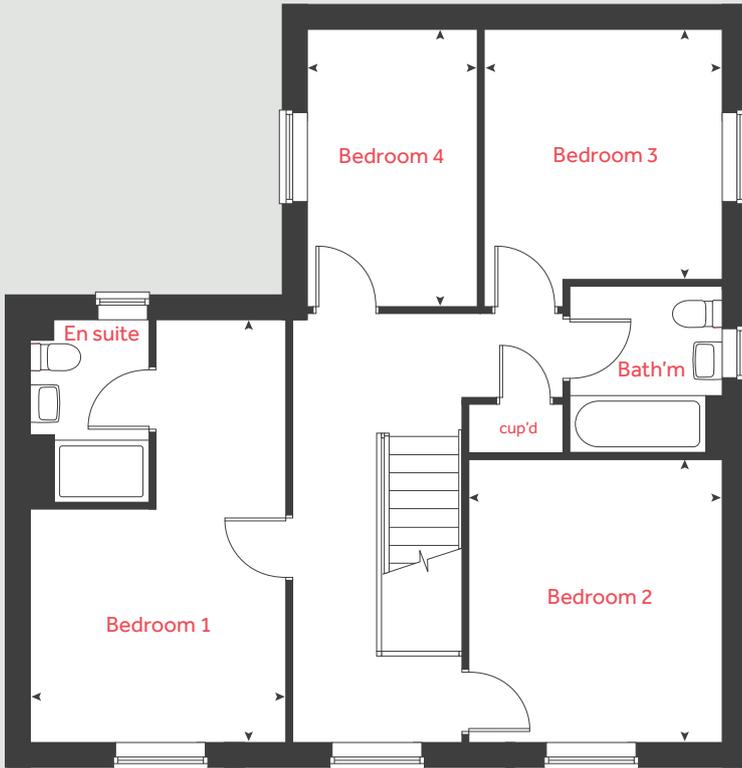
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The Knightley

4 bedroom home

First floor



Ground floor

| | | |
|-------------|---------------|----------------|
| Living room | 5.37m x 3.23m | 17'7" x 10'7" |
| Kitchen | 3.20m x 2.80m | 10'5" x 9'2" |
| Dining area | 3.79m x 2.45m | 12'4" x 8'0" |
| Family room | 3.94m x 3.22m | 12'11" x 10'7" |

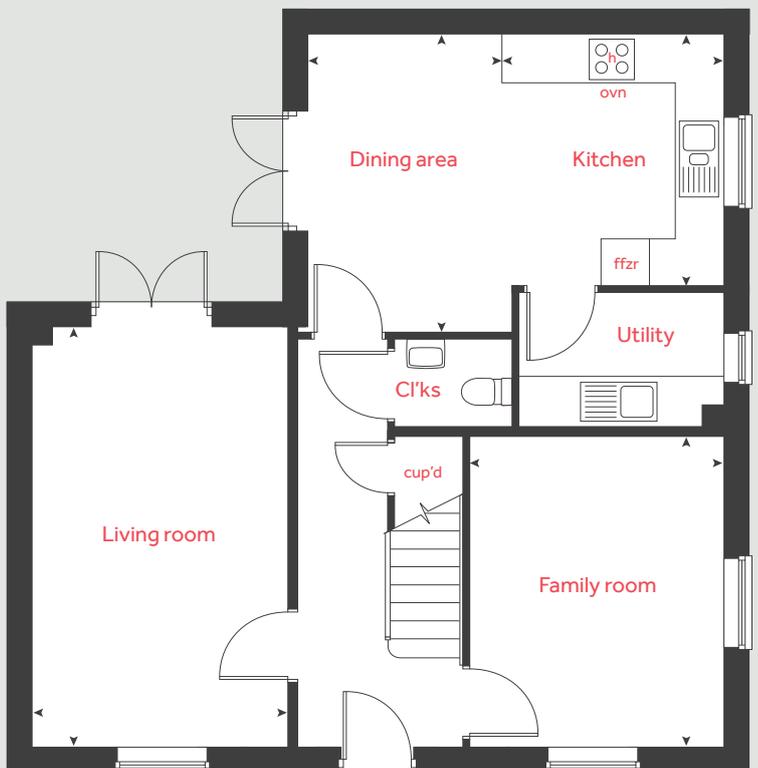
First floor

| | | |
|-----------|---------------|---------------|
| Bedroom 1 | 5.36m x 3.20m | 17'7" x 10'5" |
| Bedroom 2 | 3.59m x 3.22m | 11'9" x 10'7" |
| Bedroom 3 | 3.18m x 3.02m | 10'5" x 9'11" |
| Bedroom 4 | 3.53m x 2.15m | 11'7" x 7'1" |

| | | | |
|-------|----------|------|---------------------------|
| h | hob | ffzr | integrated fridge freezer |
| ovn | oven | ◀ ▶ | measuring points |
| cup'd | cupboard | | |

* Window applies to plots 137 and 145. Please see sales consultant for further details.

Ground floor



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The Leverton

4 bedroom home

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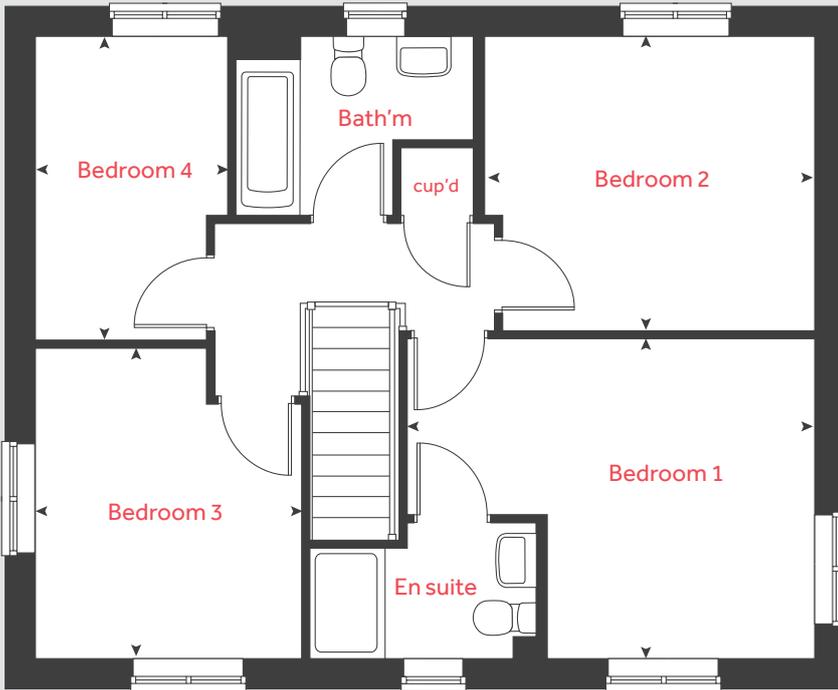
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The Leverton

4 bedroom home

First floor

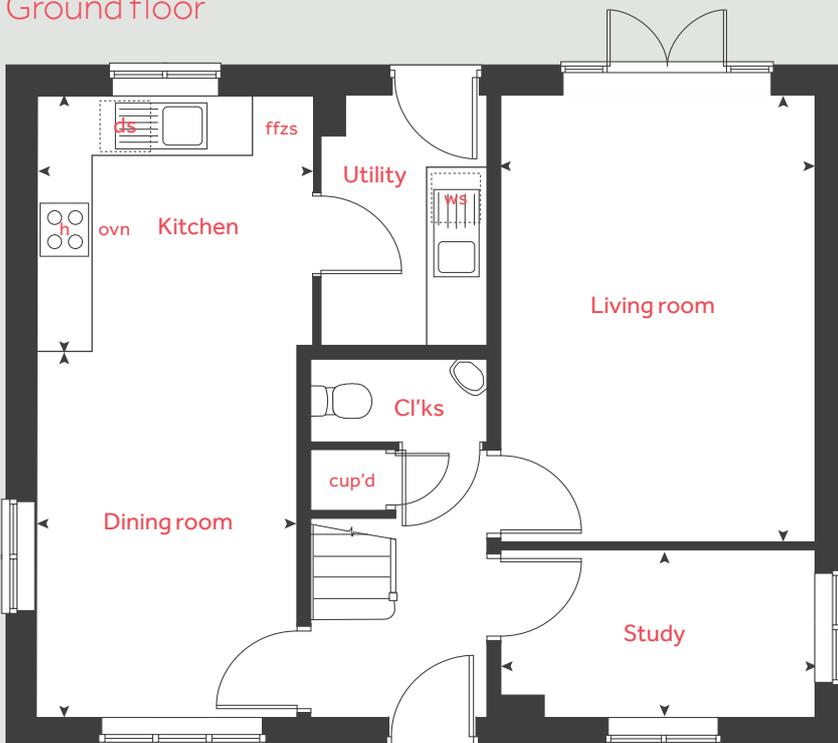


| Ground floor | metres | feet / inches |
|--------------|-------------|-----------------|
| Kitchen | 3.24 x 2.80 | 10' 7" x 9' 2" |
| Living room | 4.81 x 3.39 | 15' 9" x 11' 1" |
| Dining area | 3.91 x 2.81 | 12' 10" x 9' 2" |
| Study | 3.39 x 1.82 | 11' 1" x 5' 11" |

| First floor | metres | feet / inches |
|-------------|-------------|-----------------|
| Bedroom 1 | 4.40 x 3.49 | 14' 5" x 11' 5" |
| Bedroom 2 | 3.59 x 3.15 | 11' 9" x 10' 4" |
| Bedroom 3 | 3.38 x 2.88 | 11' 1" x 9' 5" |
| Bedroom 4 | 3.26 x 2.08 | 10' 8" x 6' 10" |

| | | | |
|------|----------------------|-------|-----------------------|
| h | hob | ws | washing machine space |
| ovn | oven | cup'd | cupboard |
| ffzs | fridge freezer space | < > | measuring points |
| ds | dishwasher space | | |

Ground floor



The Leverton | Willow Woods |

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The Pembroke

4 bedroom home

Willow Woods

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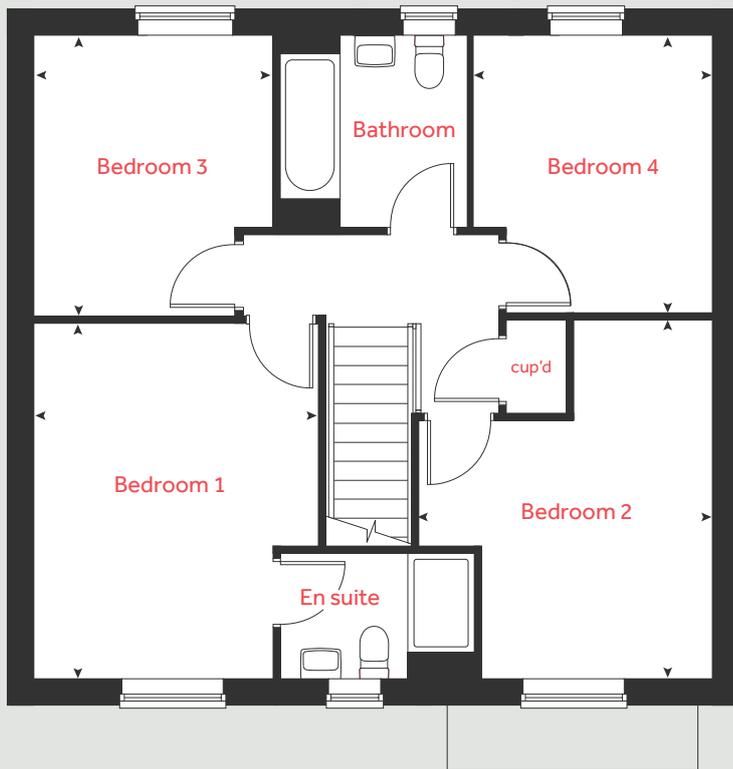
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The Pembroke

4 bedroom home

First floor



Ground floor

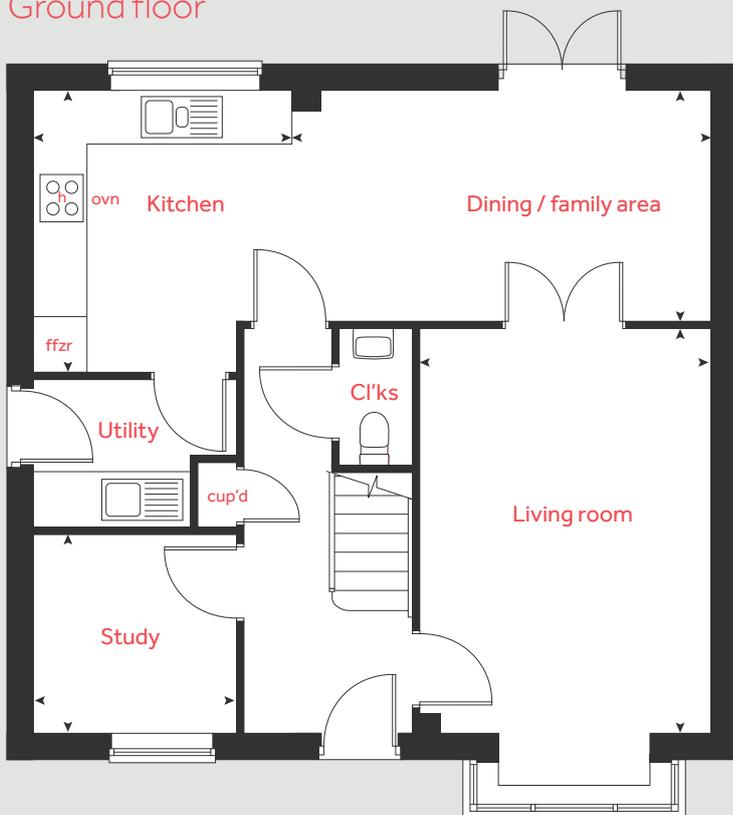
| | | |
|----------------------|---------------|----------------|
| Living room | 4.83m x 3.49m | 15'10" x 11'5" |
| Kitchen | 3.35m x 3.05m | 11'0" x 10'0" |
| Dining / family area | 5.02m x 2.75m | 16'6" x 9'0" |
| Study | 2.40m x 2.36m | 7'11" x 7'9" |

First floor

| | | |
|-----------|---------------|---------------|
| Bedroom 1 | 4.28m x 3.39m | 14'1" x 11'1" |
| Bedroom 2 | 4.31m x 3.43m | 14'2" x 11'3" |
| Bedroom 3 | 3.36m x 2.87m | 11'0" x 9'5" |
| Bedroom 4 | 3.37m x 2.81m | 11'1" x 9'3" |

| | | | |
|-------|------|------|---------------------------|
| h | hob | ffzr | integrated fridge freezer |
| ovn | oven | ◄ ► | measuring points |
| cup'd | | | cupboard |

Ground floor



Please note, floorplans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections into these. With our continual improvement policy we constantly review our designs and specification to ensure we deliver the best products to our customers. Computer generated images not to scale. Finishes and materials may vary and landscaping is illustrative only. Kitchen layouts are indicative only and may change. To confirm specific details on our homes please see our sales consultant.

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The Fletcher

5 bedroom home

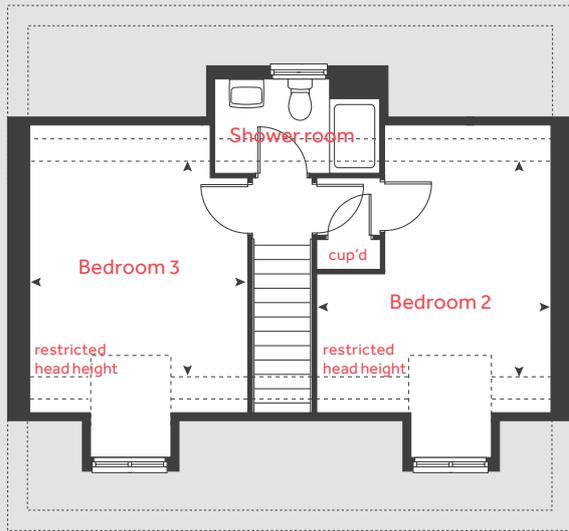
Willow Woods

Willow Woods, Ely CB7 4QD | 01353 260 144

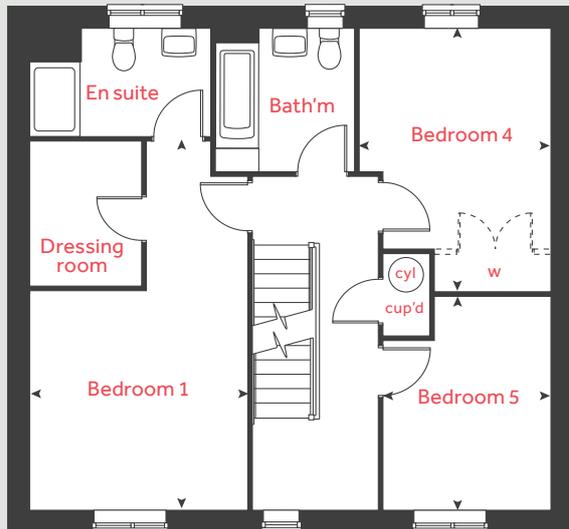
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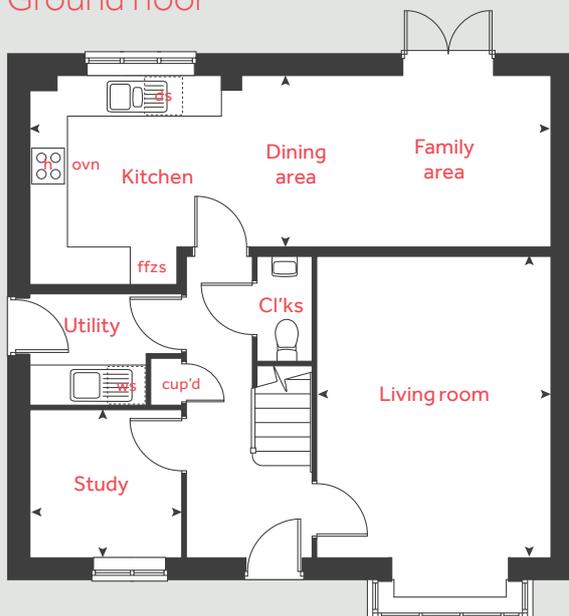
Second floor



First floor



Ground floor



The Fletcher

5 bedroom home

| Ground floor | metres | feet / inches |
|--------------------------------|-------------|------------------|
| Kitchen / dining / family area | 8.29 x 2.74 | 27' 2" x 9' 0" |
| Living room | 4.83 x 3.72 | 15' 10" x 12' 2" |
| Study | 2.41 x 2.37 | 7' 11" x 7' 9" |

| First floor | metres | feet / inches |
|-------------|-------------|-----------------|
| Bedroom 1 | 3.52 x 3.45 | 11' 5" x 11' 3" |
| Bedroom 4 | 4.21 x 3.03 | 13' 8" x 9' 9" |
| Bedroom 5 | 3.42 x 2.67 | 11' 2" x 8' 8" |

| Second floor | metres | feet / inches |
|--------------|-------------|-----------------|
| Bedroom 2 | 3.96 x 3.66 | 13' 0" x 12' 0" |
| Bedroom 3 | 3.96 x 3.45 | 13' 0" x 11' 3" |

| | | | |
|------|----------------------|-------|-----------------------|
| h | hob | ws | washing machine space |
| ovn | oven | cup'd | cupboard |
| ffzs | fridge freezer space | cyl | hot water cylinder |
| ds | dishwasher space | < > | measuring points |

The Fletcher | Willow Woods |

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right-handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.

Wardrobe as standard specification if building to NDSS.

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Specification

We give you so much more

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Specification

Use this guide to see what features are included in your new home. Your sales consultant will be happy to discuss the **Enhance** range of extras available.

2 and 3 bedroom homes

4 and 5 bedroom homes

Kitchen

| | | |
|---|---|---|
| Symphony fitted kitchen with premium laminate worktop & upstands | ■ | ■ |
| Single under-counter oven in stainless steel | ■ | |
| Double under-counter oven in stainless steel | | ■ |
| 4 burner gas hob with stainless steel splashback behind hob | ■ | ■ |
| Integrated extractor hood | ■ | |
| Chimney hood | | ■ |
| Integrated fridge freezer | | ■ |
| Space for dishwasher and washing machine with plumbing and electrical supply | ■ | ■ |
| Single bowl stainless steel sink with mixer tap | ■ | |
| 1½ bowl stainless steel sink with mixer tap | | ■ |
| Single bowl stainless steel sink with mixer tap to utility (where applicable) | | ■ |
| Multigrid switch to kitchen appliances | ■ | ■ |

Bathroom, En suite and Cloakroom

| | | |
|--|---|---|
| Tempo by Ideal Standard contemporary white sanitaryware with single lever mixer taps | ■ | ■ |
| Close-coupled WC's with soft close seat & cover | ■ | ■ |
| Shower cubicles (where applicable) with thermostatic shower and clear glass and silver framed enclosures | ■ | ■ |
| Tiling to perimeter of bath (approx. 400mm above bath) | ■ | ■ |
| Full height tiling to en suite shower area | ■ | ■ |
| Splashback tiling to all basins | ■ | ■ |

Electrical

| | | |
|--|---|---|
| White pendant lights throughout | ■ | ■ |
| TV and BT points as working drawing | ■ | ■ |
| White switchplates and sockets throughout | ■ | ■ |
| Hardwired ionisation smoke alarm/s and battery operated carbon monoxide detector | ■ | ■ |

Heating

| | | |
|---|---|---|
| A-rated energy efficient gas boiler | ■ | ■ |
| Honeywell 7 day programmable thermostat control | ■ | ■ |
| Myson radiators with thermostatic valves | ■ | ■ |

Internal finishes

| | | |
|--|---|---|
| White internal doors with satin chrome ironmongery | ■ | ■ |
| Timber staircase with gloss painted woodwork | ■ | ■ |
| Internal woodwork in gloss white | ■ | ■ |
| Walls in white emulsion | ■ | ■ |
| Ceilings – flush smooth finish in white emulsion | ■ | ■ |

External

| | | |
|---|---|---|
| GRP main entrance door with multi point locking system | ■ | ■ |
| GRP rear entrance door with multi point locking system (where applicable) | ■ | ■ |
| PVCu white windows and casement doors with multi point locking system | ■ | ■ |
| Contemporary external light to front | ■ | ■ |
| Mains operated doorbell | ■ | ■ |
| Buff riven paving slabs to paths and patio | ■ | ■ |

The specification shown in this leaflet is correct at the time of going to press. Linden Homes is continually reviewing and updating the specification on all housetypes and therefore reserves the right to change specification details. Photographs depict a typical Linden Homes interior and may include optional upgrades. For full details regarding current specification and finishes, for the plots you are interested in, please see our sales consultant.

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