

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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Proposed
future development

Willow Woods

Ely

Development layout



- 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

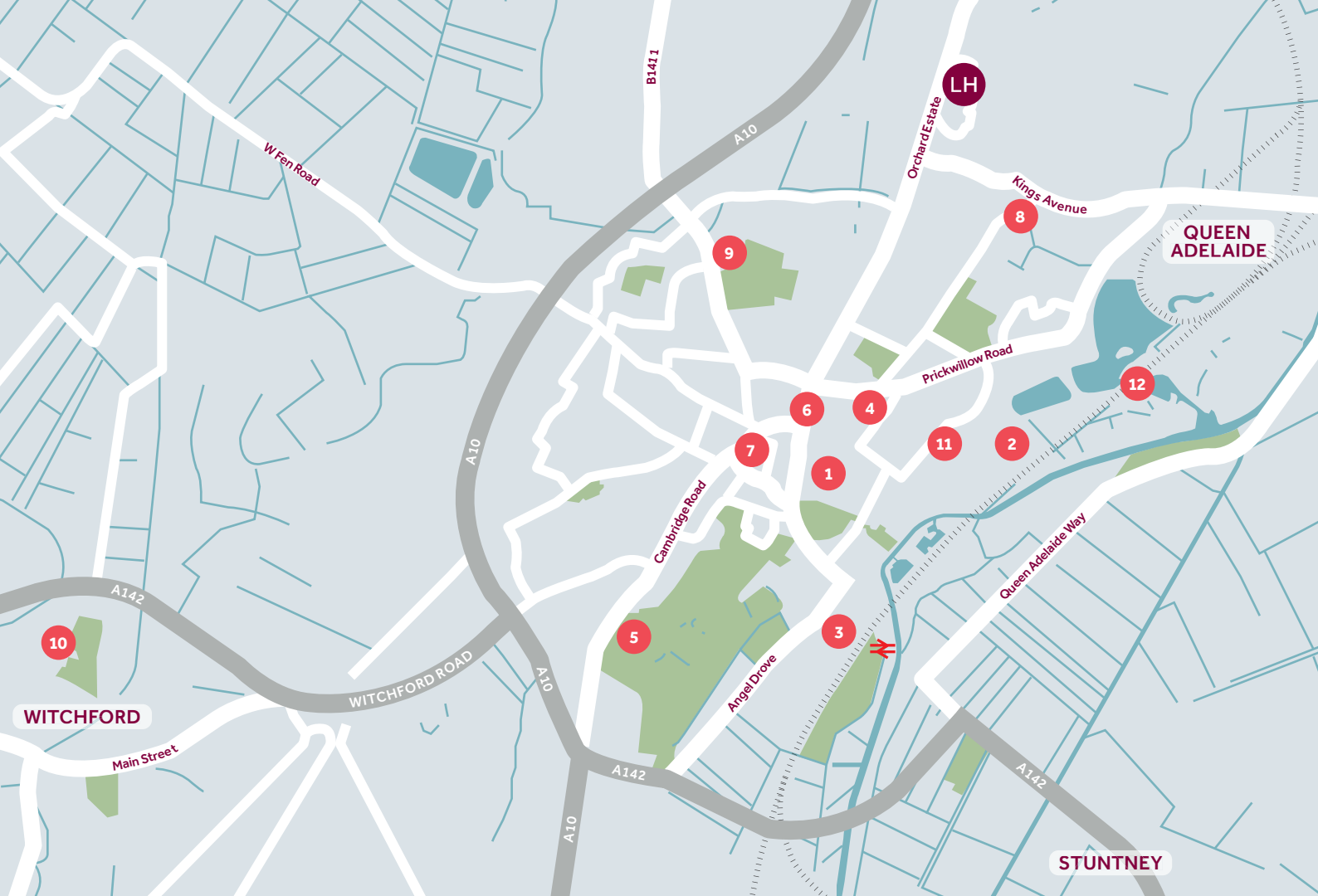
cs cycle store v visitor parking space

The site plan shown on this page 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. Homes shown as "pre sold" and other properties sold on the general market may not be sold to individual owner occupiers and may instead be transferred to other purchasers, including private investors or affordable housing providers.

As partner arrangements are agreed, the mix of tenures across a development can change significantly and rapidly.

Finishes and materials may vary from those shown. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production.



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

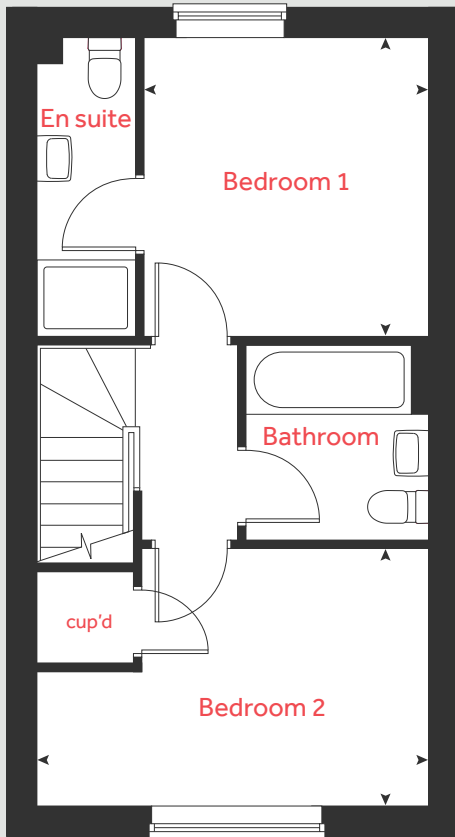
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First floor



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"

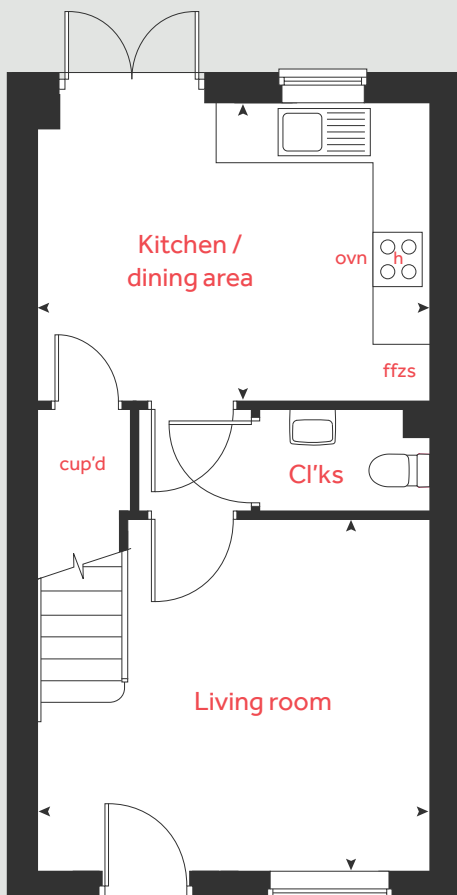
First floor

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

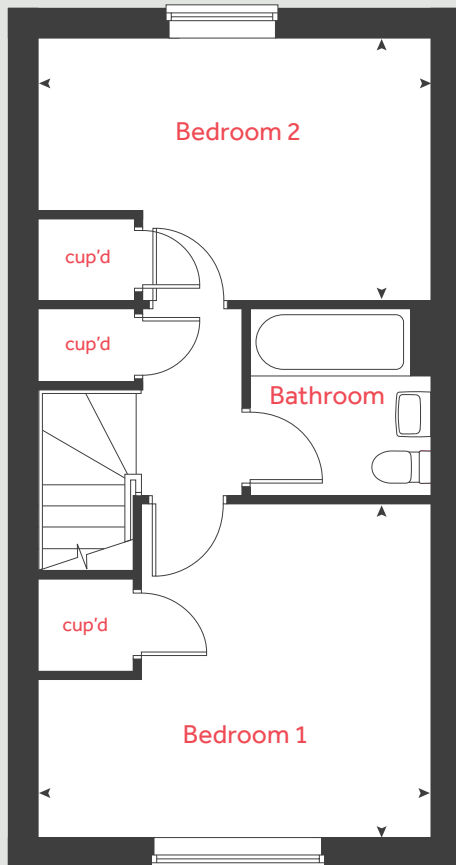
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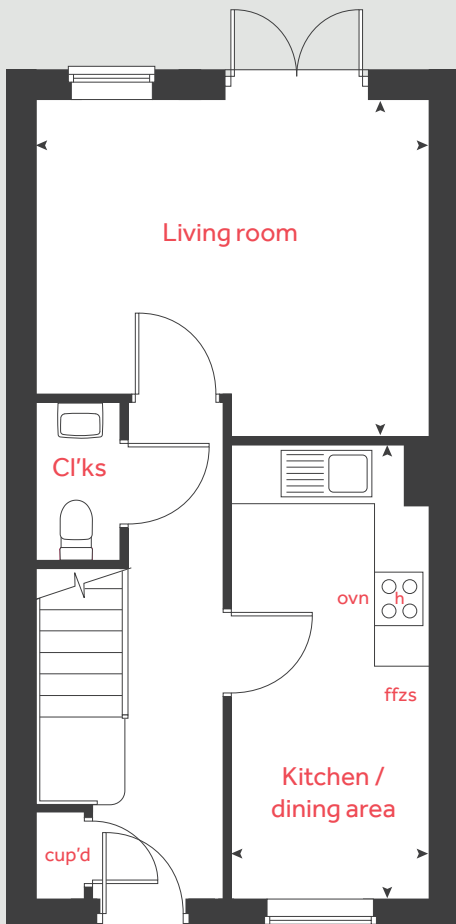
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First floor



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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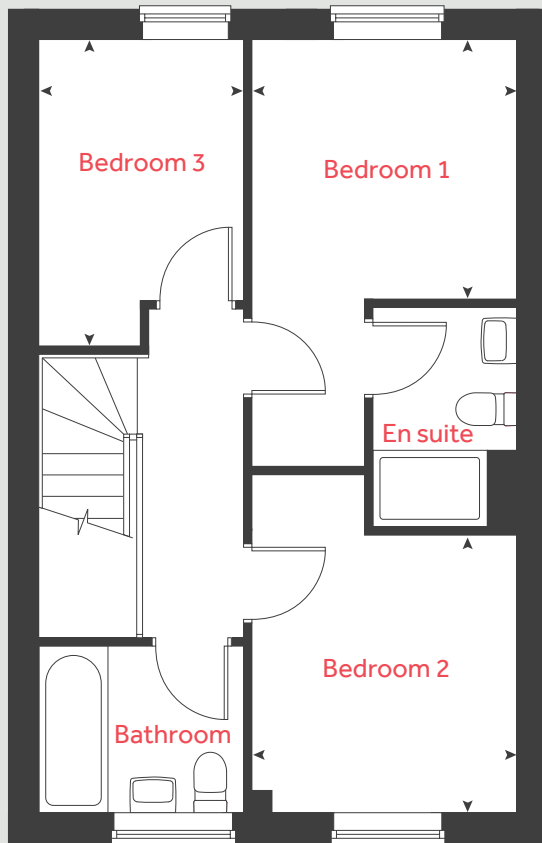
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The Eveleigh

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"

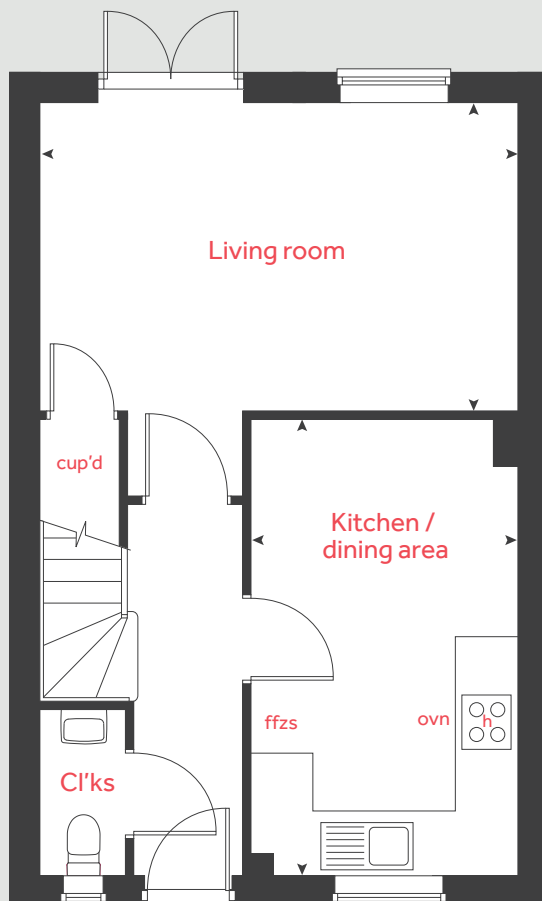
Bedroom 2
2.89m x 2.77m 9'6" x 9'1"

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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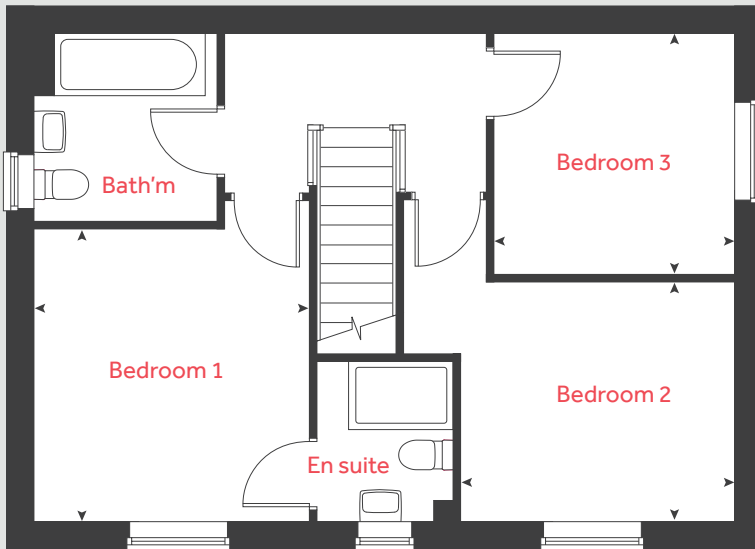
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The Mountford

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

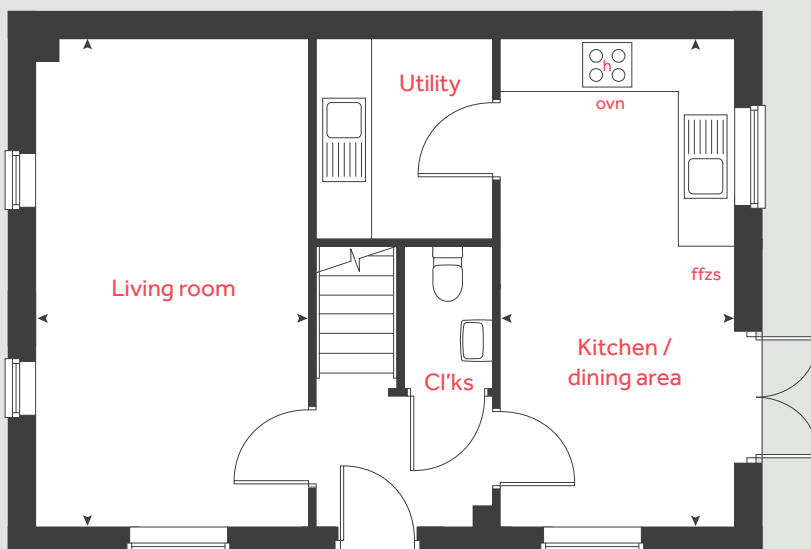
3.14m x 2.74m 10'4" x 9'0"

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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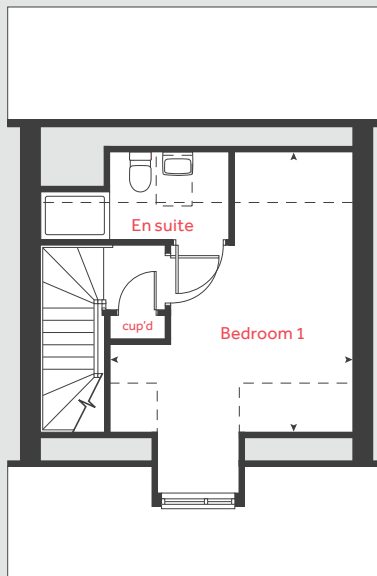
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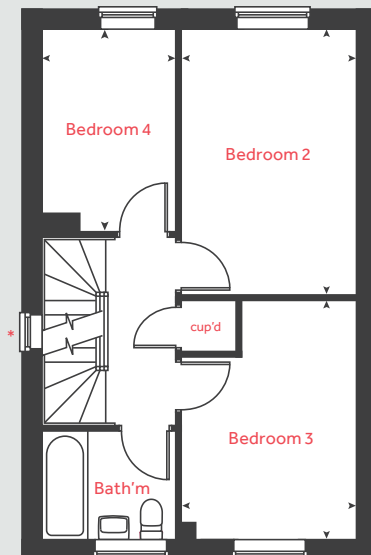
The Aslin

4 bedroom home

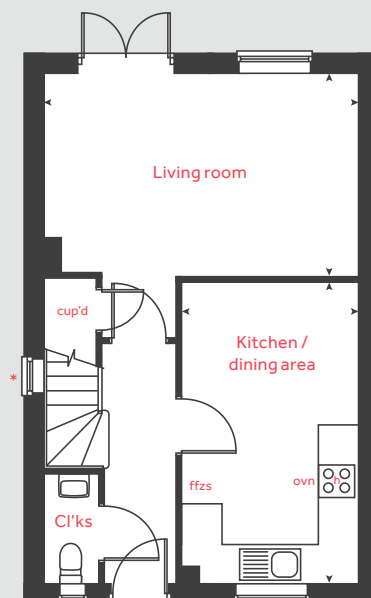
Second floor



First floor



Ground floor



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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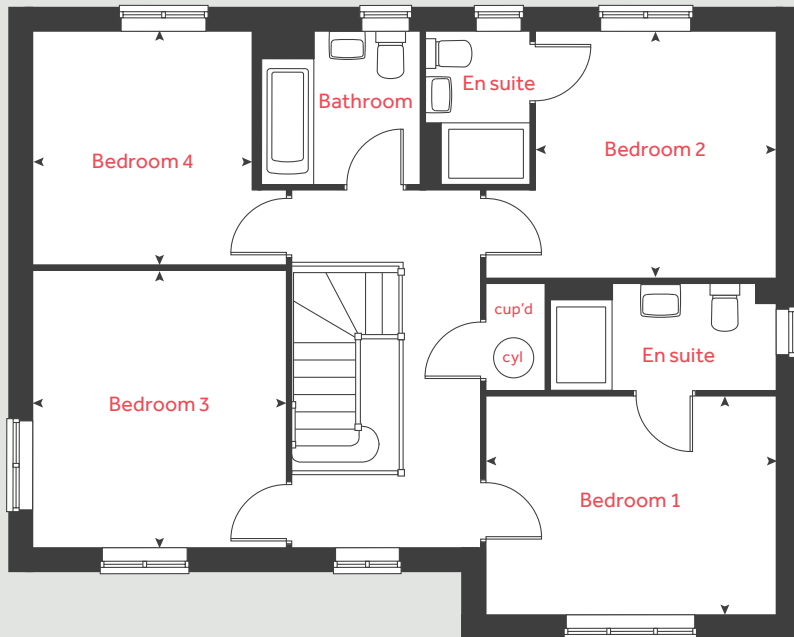
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The Cottingham

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 |

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.

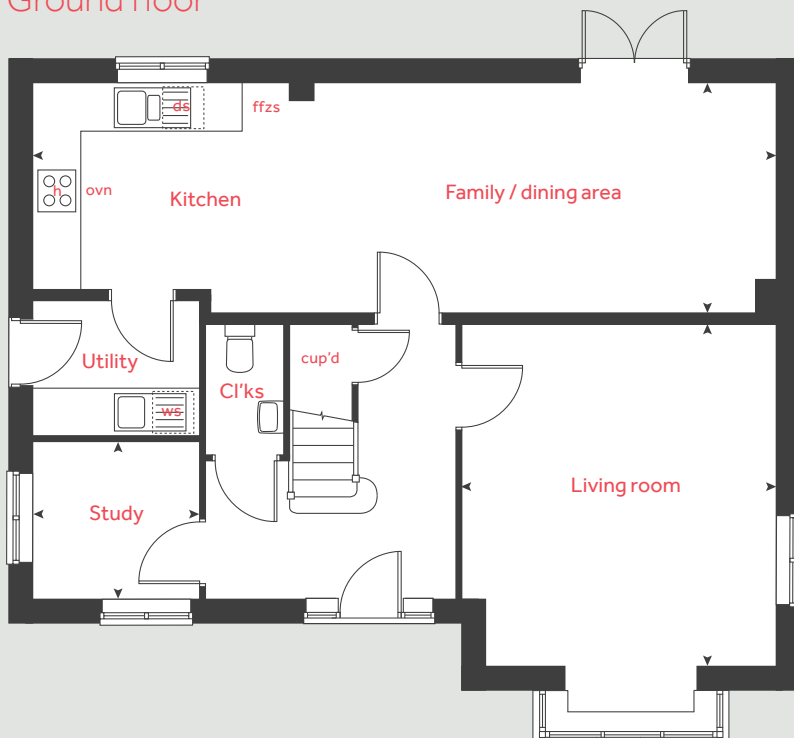
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Ground floor



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The Mylne

4 bedroom home

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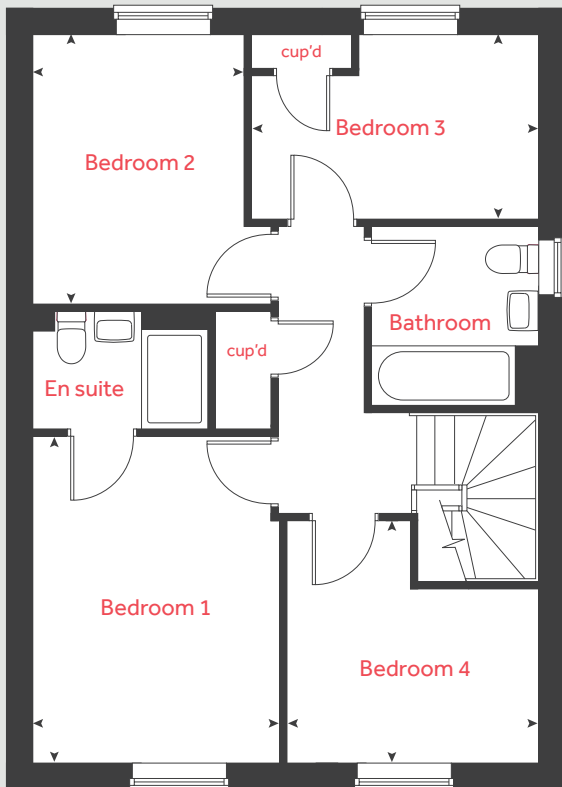
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The Mylne

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

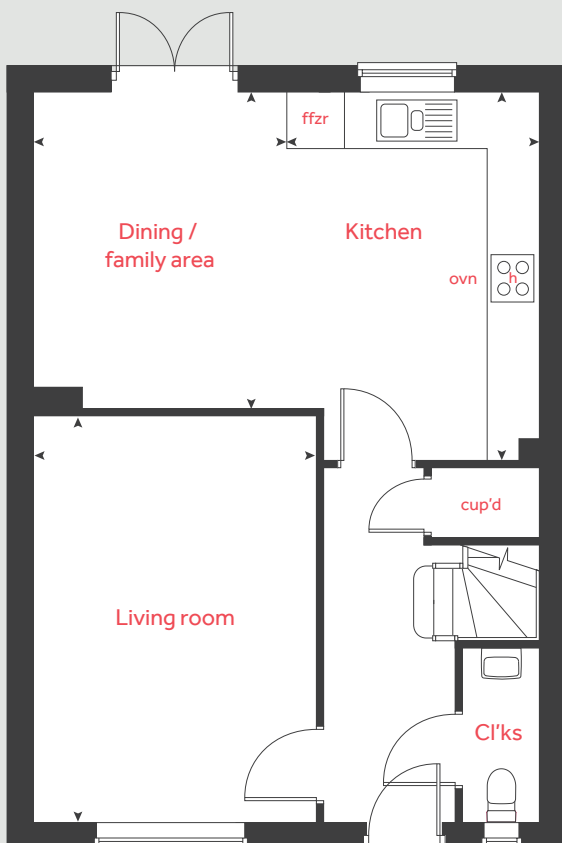
Bedroom 1
3.94m x 2.95m 12'11" x 9'8"

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"

Ground floor



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

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The Grainger

4 bedroom home

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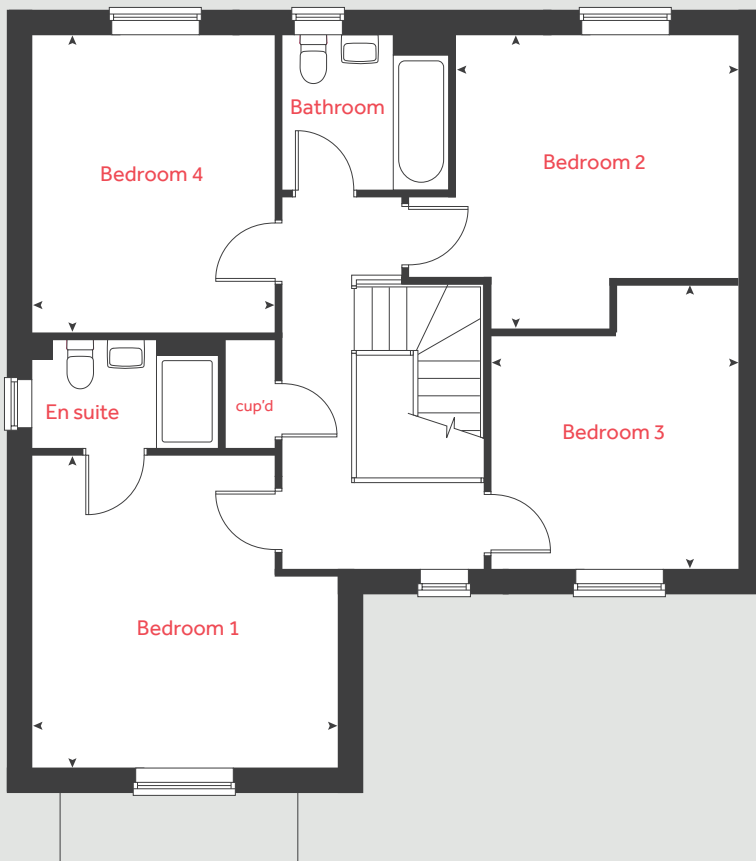
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The Grainger

4 bedroom home

First floor



Ground floor

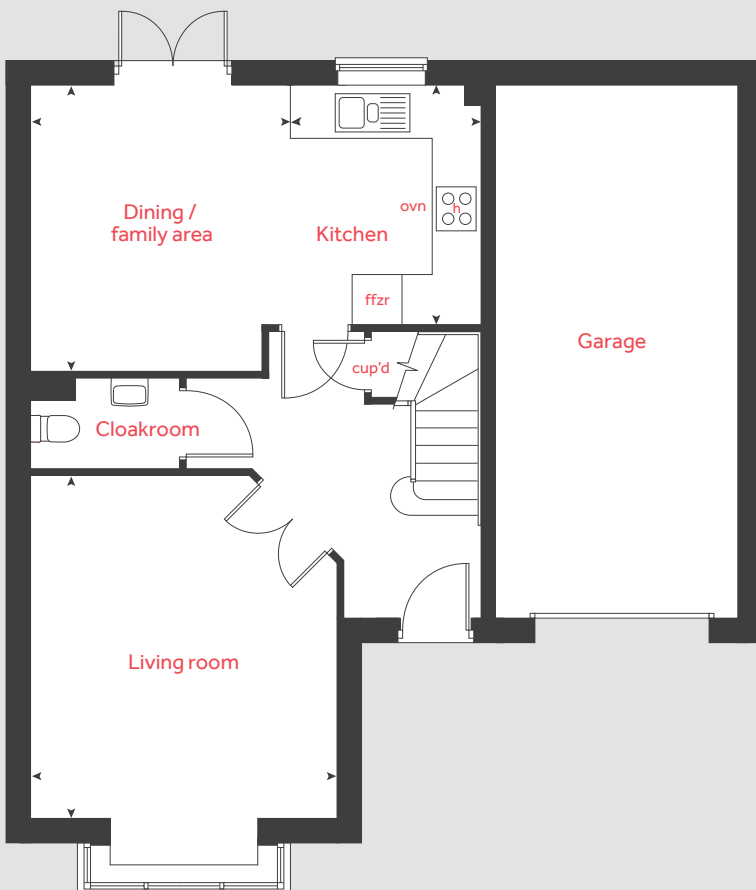
Living room	4.39m x 3.97m	14'5" x 13'0"
Kitchen	3.03m x 2.50m	9'11" x 8'2"
Dining / family area	3.63m x 3.36m	11'11" x 11'0"

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		

Ground floor



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The Knightley

4 bedroom home

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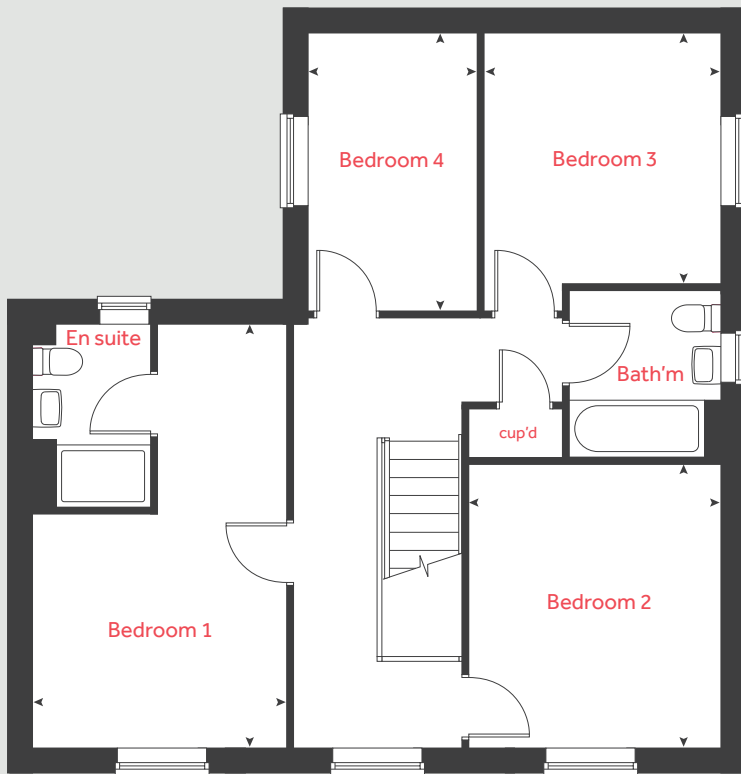
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The Knightley

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"

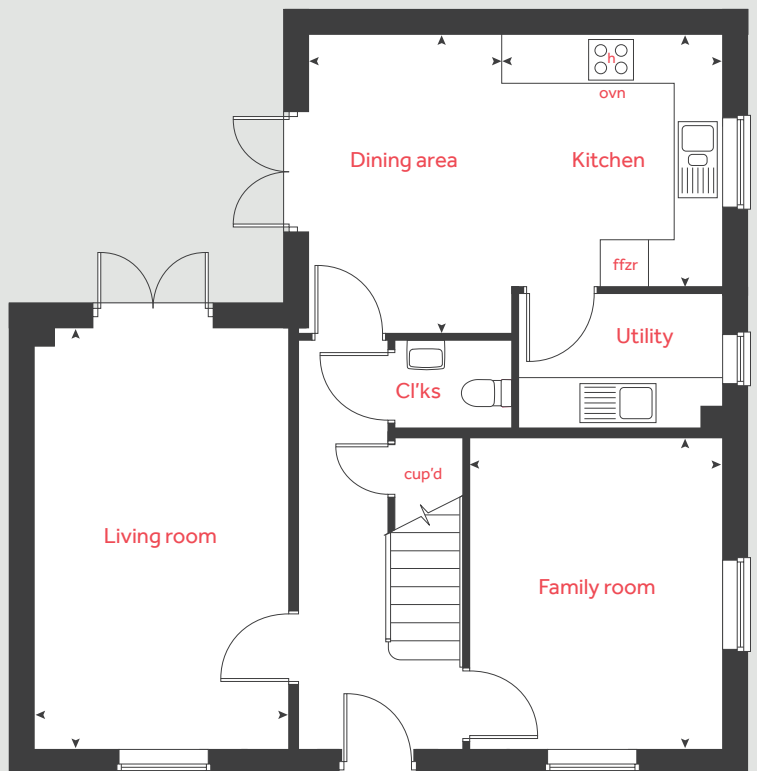
First floor

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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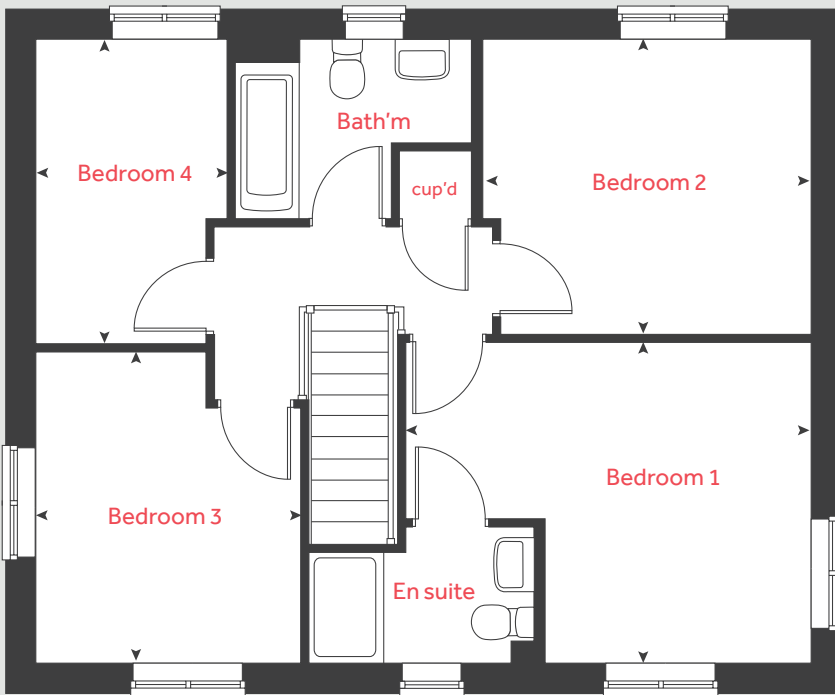
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The Leverton

4 bedroom home

First floor

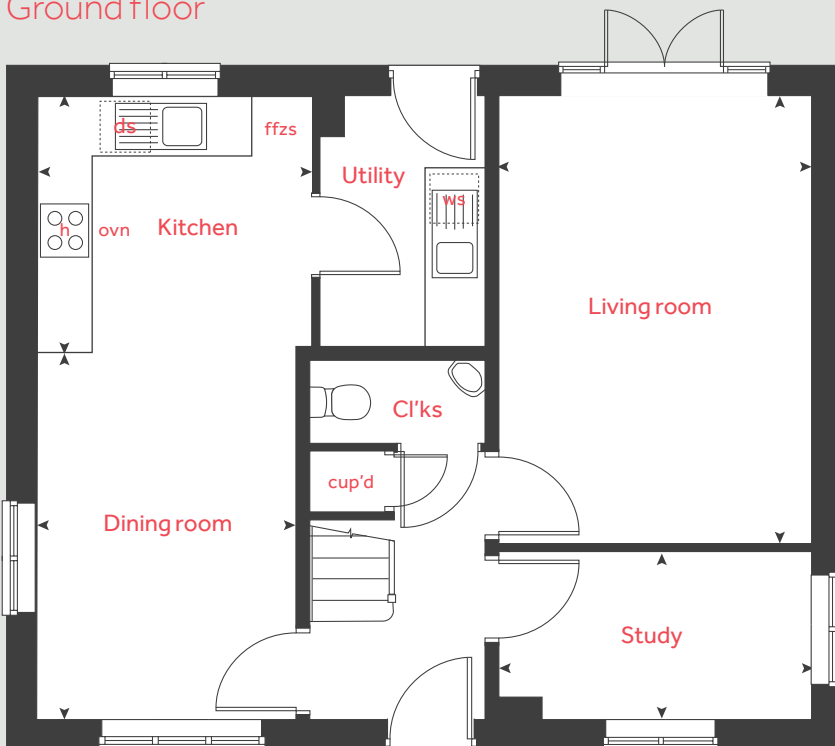


Ground floor	metres	feet / inches
Kitchen	3.24 x 2.80	10' 7" x 9' 2"
Living room	4.81 x 3.39	15' 9" x 11' 1"
Dining area	3.91 x 2.81	12' 10" x 9' 2"
Study	3.39 x 1.82	11' 1" x 5' 11"

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

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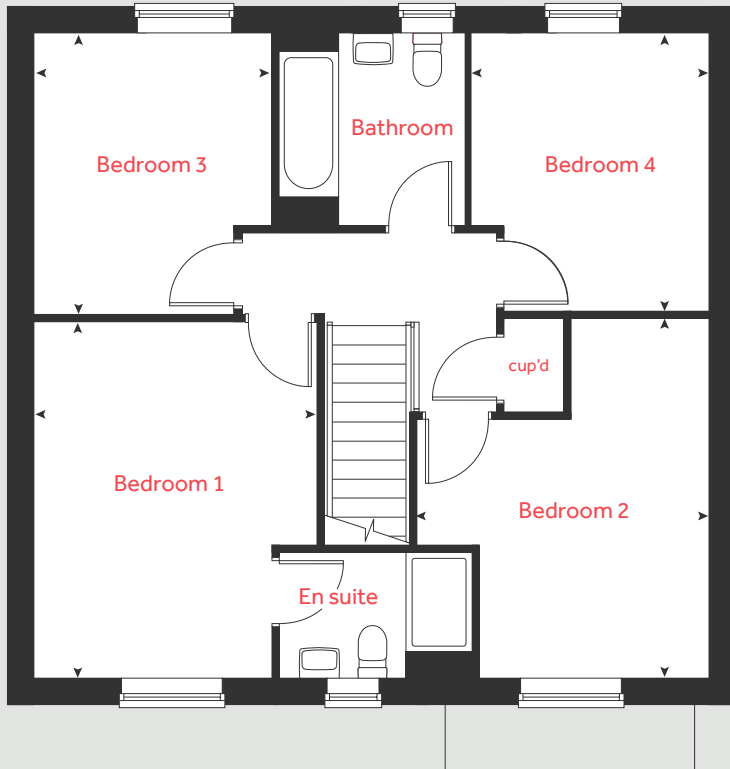
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The Pembroke

4 bedroom home

First floor



Ground floor

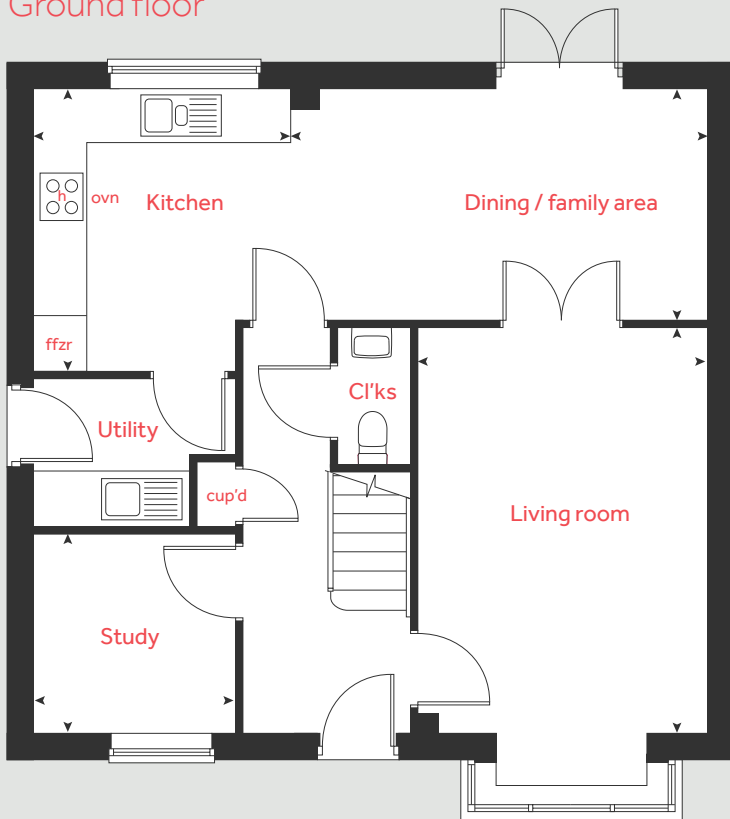
Living room	4.83m x 3.49m	15'10" x 11'5"
Kitchen	3.35m x 3.05m	11'0" x 10'0"
Dining / family area	5.02m x 2.75m	16'6" x 9'0"
Study	2.40m x 2.36m	7'11" x 7'9"

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



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The Fletcher

5 bedroom home

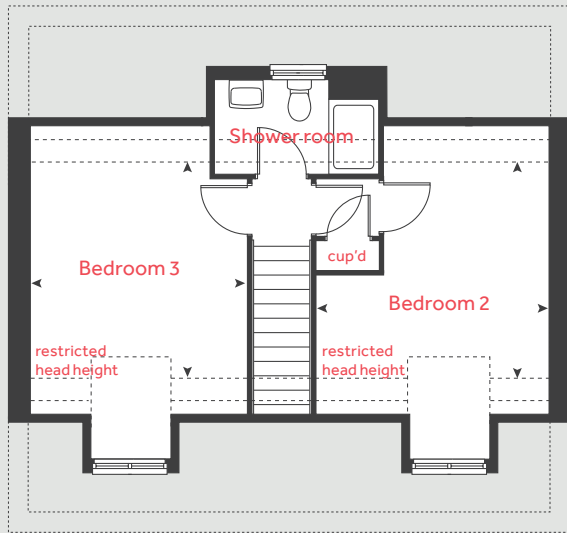
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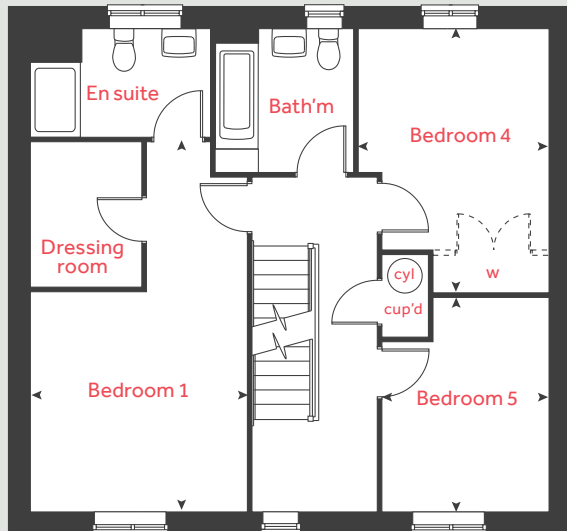
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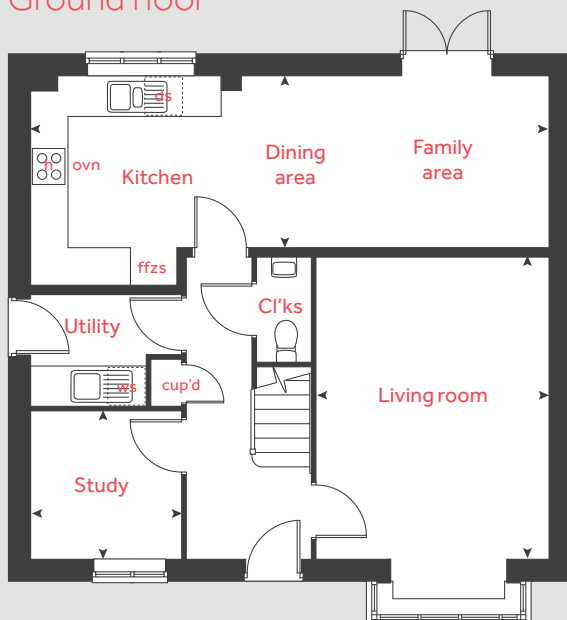
Second floor



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

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.

Willow Woods

Meadowsweet Way, Ely, Cambridgeshire CB6 2SD | **01353 260144**

Linden
Homes

Willow Woods

Specification

Every home comes thoughtfully designed and beautifully appointed with a high-quality standard specification that reflects our commitment to craftsmanship and comfort. From sleek, contemporary kitchens, to stylish bathrooms featuring modern fittings and elegant tiling, every detail has been carefully considered.

Energy-efficient heating systems, double-glazed windows, and superior insulation ensure your home is as practical as it is beautiful. With a focus on both form and function, our standard specification offers everything you need to move in and start enjoying your new lifestyle from day one.



Kitchen

	2 bedroom The Hardwick The Cartwright	3 bedroom The Eveleigh The Mountford	4 bedroom The Aslin The Mylne The Grainger The Leverton The Cottingham The Pembroke The Knightley	5 bedroom The Fletcher
Standard range kitchen with laminate worktop	■	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■	■		
Stainless steel sink and drainer (bowl and half) with chrome mixer tap			■	■
Indesit gas hob (60cm) with Indesit built-in single under oven, with stainless steel splashback and integrated silver hood	■	■		
Indesit gas hob (60 cm) with built-in single under-oven, with stainless steel splashback and 60cm stainless steel chimney hood			■	■
White pendant light holder	■	■	■	■
Fridge/ freezer space	■	■	■	■
Space for dishwasher with plumbing and electrics	■	■	■	■
Space for washing machine with plumbing and electrics in kitchen	■	■	■	
Space for washing machine with plumbing and electrics in utility		■		■

Bathrooms and en suite(s)

Ideal Standard contemporary white sanitaryware	■	■	■	■	■	■	■	■	■
Ideal Standard close coupled WC to cloakroom	■	■	■	■	■	■	■	■	■
Low profile shower tray with glass enclosure in ensuite	■	■	■	■	■	■	■	■	■
Shower over the bath (where no en-suite)						■			
Choice of standard Saloni wall tiling (splashback, 450mm height over bath, and full-height to shower cubicle)	■	■	■	■	■	■	■	■	■
White batten light holder	■	■	■	■	■	■	■	■	■

Doors and Windows

	2 bedroom The Hardwick The Cartwright	3 bedroom The Eveleigh The Mountford	4 bedroom The Aslin The Mylne The Grainger The Leverton The Cottingham The Pembroke The Knightley	5 bedroom The Fletcher
Front door with multi-point security locking system and security chain	■	■	■	■
Chrome plated front door numerals	■	■	■	■
PVCu double glazing to windows	■	■	■	■
Double glazed PVCu French doors	■	■	■	■
Contemporary ladder style internal doors with satin chrome finish handles	■	■	■	■
Paving outside French door	■	■	■	■

General

PV solar panels	■	■	■	■	■	■	■	■	■
White painted walls and smooth white ceilings	■	■	■	■	■	■	■	■	■
Combined usbc / double sockets in kitchen and bedroom 1	■	■	■	■	■	■	■	■	■
TV point to lounge and family room (where applicable)	■	■	■	■	■	■	■	■	■
TV and telephone socket to lounge and study (where applicable)	■	■	■	■	■	■	■	■	■
Ideal combi-boiler with Honeywell heating control and room thermostat(s)	■	■	■	■	■	■	■	■	■
Contemporary lantern to front door and wiring only to the rear door	■	■	■	■	■	■	■	■	■
Mains wired smoke detectors with battery back-up	■	■	■	■	■	■	■	■	■
Battery powered Carbon Monoxide detector (wall mounted) to be provided for each floor	■	■	■	■	■	■	■	■	■
Power and lighting to garage (where in curtilage of the plot)			■	■	■	■	■	■	■
Enclosed fenced/ walled rear garden, and garden gate (where applicable)	■	■	■	■	■	■	■	■	■
Landscaped front garden	■	■	■	■	■	■	■	■	■
NHBC Buildmark cover	■	■	■	■	■	■	■	■	■
First two years' customer service support from Linden Homes	■	■	■	■	■	■	■	■	■

■ Fitted as standard - included in the property
* Subject to stage of construction and the range of choice available.
Please see a sales consultant for details.

This specification indicates, by means of a dot (■), the items that are included within the home. If there is no dot in a column, the item is not included. Any item not expressly listed or indicated within this specification is excluded from the standard build. For information on the Enhance upgrade options available depending on build stage, please speak with a sales consultant.

Scan me
for directions



Willow Woods

Meadowsweet Way,

Ely, Cambridgeshire

CB6 2SD

01353 260144

Cover photograph of Burrows Field. 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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