

# Haddon Cross

Peterborough



**Linden**  
HOMES



A taste of **local life**

**Haddon Cross**

Great Haddon, Peterborough PE7 7BH | **01733 592 753**

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Homes

## Welcome to Haddon Cross

This exciting new development of 2, 3 and 4 bedroom homes is close to the Cambridgeshire village of Yaxley and within easy reach of the A1 (M). Surrounded by open countryside, Haddon Cross is just a 15-minute drive from the popular cathedral city of Peterborough.

Haddon Cross is part of the emerging new community of Great Haddon which will provide natural green spaces, play parks, allotments, water features and a playing field.

In the nearby village of Yaxley, less than 2 miles away, there's a range of convenience shops, pubs, restaurants and local businesses providing great services and facilities.

If you crave some city excitement then a short drive takes you to Peterborough, described as 'a city of surprises,' packed with history, culture, creativity, shopping, attractions and impressive green escapes.



## The perfect location

Step into a new chapter at **Haddon Cross** with this inspiring collection of beautifully crafted 2, 3 and 4-bedroom homes within easy reach of the vibrant city of Peterborough. Set in the Cambridgeshire countryside, here you can enjoy the best of both country and city life.

### Everything you need, right on your doorstep

Haddon Cross is just off the A15, and from here it's only a few minutes' drive to Yaxley, where you'll find a pre-school, two primary schools, and a variety of places to eat, drink, shop and relax. Just beyond the village, the peaceful nature reserves of Beeby's West and East Lakes are ideal for walks and picnics.

For even greater choice, Peterborough offers an impressive range of supermarkets, cinemas, theatres, shopping centres and entertainment venues, along with a wide selection of sports and leisure facilities, something to suit all tastes.

Junction 16 of the A1(M) is less than a mile from Haddon Cross, offering excellent links south to Huntingdon (14 miles) and onward via the A14 to Cambridge (35 miles). Peterborough city centre is just over 9 miles away and easily reached via the A15 (London Road). The nearby railway station also provides regular services to London King's Cross, Lincoln, Norwich, Ipswich and Birmingham.

### Homes designed for modern living

Whether you're stepping onto the property ladder or moving up it, our homes are built with you in mind. Enjoy open-plan living, with French doors and light-filled interiors that bring the outdoors in. With energy-efficient features like solar panels and electric vehicle charging point, you'll enjoy lower bills and a greener lifestyle.

### Explore, escape, enjoy

Whether it's history, culture, shopping, nature or entertainment you'll find it in Peterborough and the surrounding area. Nature reserves are plentiful here including the scenic Holme Fen National Nature Reserve with its heath and raised bog and the Crown Lakes Country Park, offering walking, cycling, bridleways and lakeside picnics. In Peterborough itself the popular Nene Park offers outdoor adventures, family fun and peaceful locations within its 1700 acres close to the city centre.

Also in the heart of the city is Peterborough Cathedral dating back 900 years and described as one of England's finest. Fast forward to the 1930s when Peterborough Lido was built and today its art-deco charm makes it a swimmingly great place to splash out in the summer. Alternatively, take a nostalgic trip on the Nene Valley Railway, a heritage steam railway running through the Cambridgeshire fens or step back 3,000 years at Flag Fen Archaeology Park into the world of the Bronze Age and see ancient artefacts and preserved timbers beside the mysterious wetlands of prehistoric Peterborough.

**Haddon Cross** - Your dream home, your perfect lifestyle.

### Haddon Cross

#### The Three Horseshoes, Yaxley

1.8 miles | 4 mins drive

#### Holme Fen National Nature Reserve

5.6 miles | 10 mins drive

#### Nene Valley Heritage Railway

5.8 miles | 9 mins drive

#### Nene Park

6.1 miles | 11 mins drive

#### The Cresset Theatre

8.9 miles | 14 mins drive

#### Peterborough Railway Station

9.4 miles | 14 mins drive

#### Queensgate Shopping Centre

9.5 miles | 15 mins drive

#### Peterborough Cathedral

10.1 miles | 16 mins drive





## Purchase assistance schemes

Wherever you are in the home-buying market - a **first-time buyer**, looking to **step up** the property ladder or a **downsizer** - we have a variety of great purchase assistance schemes!



### Smooth Move

**Smooth Move** is our scheme for all existing property owners to save time and money. We deal with the estate agents to sell your home and even pay the estate agents' fees!

### Home Exchange

With **Home Exchange** you can have peace of mind knowing that we are your guaranteed buyer, meaning you'll have a chain-free move without the estate agents' fees.

### Key Worker

Helping essential **key workers** get on the housing ladder with assistance from Linden Homes and access to purchase assistance schemes requiring as little as a 5% deposit.

### Armed Forces

Helping members of the **Armed Forces** to own a home with assistance from Linden Homes, the government and the Ministry of Defence.



Personalise your new home with upgrades and extras from our **Enhance** range, where the choice is yours

There's nothing more exciting than reserving your dream new Linden home, with **Enhance** there is even more reason to look forward to moving day.

**Enhance** offers you the chance to personalise your new home with a wide range of options and upgrades available. It suits your needs and wants perfectly and moving day can't come quick enough!

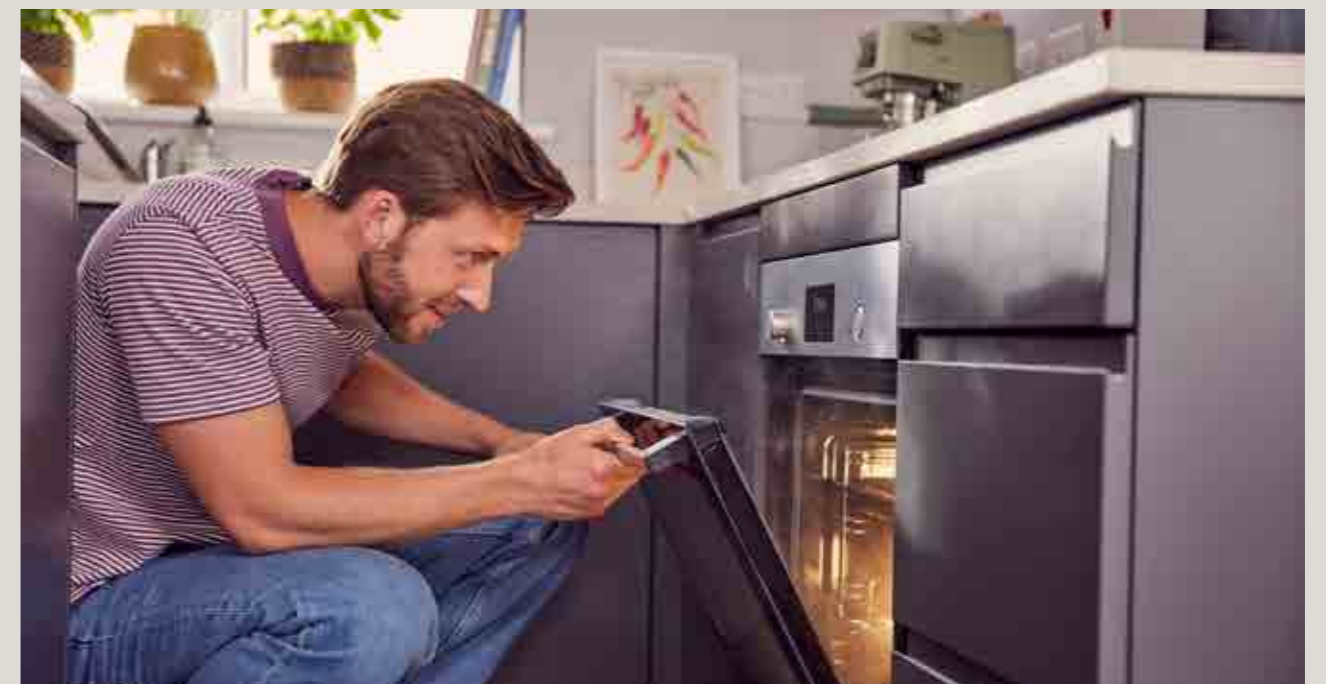
From customising your kitchen with stylish cupboards and worktops to having the latest modern appliances.

Choose your tiles in the bathroom or complete your bedroom with fitted wardrobes. Whatever your style, it's your canvas to make your own and allow your personality to sing.

The best thing is that you don't have to decide all this at the time of reserving - you can think about how you want your new home to look in the comfort of your current home.

The availability of items is subject to the stage of build, and can vary by development and house type. Our sales consultants will be happy to provide you with guidance.

We're here to help you make it completely unique, so express yourself with **Enhance**.





## Green living starts here

We're building for you and the wider community. We know that the area surrounding your new home is just as important as the features inside your new property. Within your new community, we've committed to building three primary schools and a secondary school.

We'll also be contributing over **£2.6 million** towards road infrastructure and public transport. We are proud to be working alongside the local council, local schools, and businesses in the area to support the community surrounding your new home in Great Haddon.



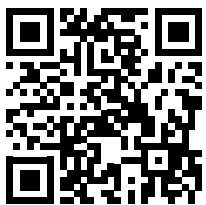
### Green initiatives found at Haddon Cross:

<p>WASTE WATER HEAT RECOVERY SYSTEMS</p>	<p>117 VEHICLE CHARGING POINTS</p>	<p>TREES TO BE PLANTED</p>
<p>117 AIR SOURCE HEAT PUMPS</p>	<p>TONNES OF WASTE DIVERTED</p>	<p>A+ RATED DOUBLE-GLAZED WINDOWS</p>

### Some of our community contributions include:

<p>IMPROVED PUBLIC TRANSPORT FACILITIES</p>	<p>PUBLIC OPEN SPACES</p>	<p>NEW COMMUNITY FACILITIES</p>	<p>CYCLE ROUTES</p>
<p>PRIMARY AND SECONDARY EDUCATION</p>	<p>PUBLIC ART</p>	<p>SPORTS AND LEISURE FACILITIES</p>	<p>HIGHWAY AND ROAD IMPROVEMENT</p>

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## Haddon Cross

Great Haddon

Peterborough

PE7 7BH

**01733 592 753**

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 South East Midlands region**

Penman House, 1 Penman Way, Grove Park, Enderby, Leicester, Leicestershire LE19 1SY. Telephone: 01164 648 821

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## Development **plan**




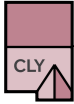

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# Haddon Cross

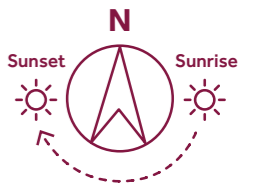
## Peterborough

-  **The Overton**  
2 bedroom home
-  **The Delph**  
3 bedroom home
-  **The Serpentine**  
3 bedroom home
-  **The Clyde**  
4 bedroom home
-  **The Foxdale**  
4 bedroom home

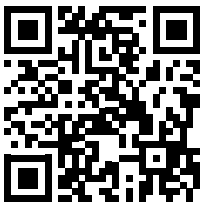
- bcp** bin collection point
- v** visitor parking space

**PRE** Pre-sold homes

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.



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## Haddon Cross

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Peterborough

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# The Overton

2 bedroom home

- Two double bedrooms
- Modern open plan living
- French doors to rear garden
- EV charging point
- Air source heat pump
- Study area
- Downstairs cloakroom

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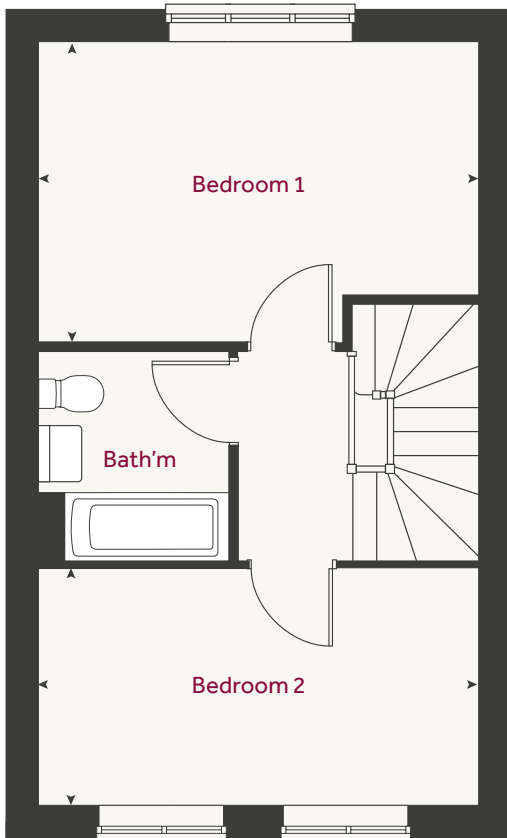
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# The Overton

## 2 bedroom home



### First floor



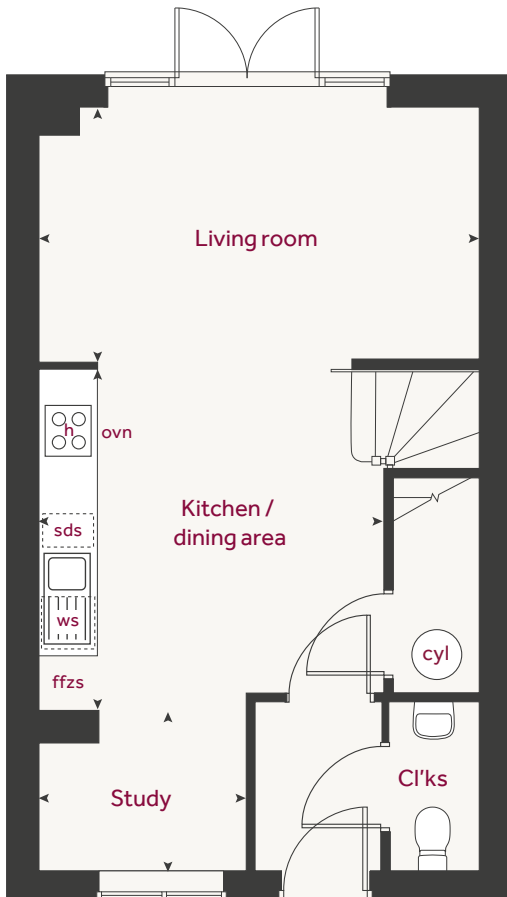
Ground floor	metres	feet / inches
Kitchen / dining area	3.56 x 3.37	11' 6" x 11' 0"
Living room	4.59 x 2.63	15' 0" x 8' 6"
Study	2.17 x 1.56	7' 1" x 5' 1"

### First floor

Bedroom 1	4.59 x 3.14	15' 0" x 10' 3"
Bedroom 2	4.59 x 2.48	15' 0" x 8' 1"

<b>h</b>	ceramic hob	<b>ws</b>	washing machine space
<b>ovn</b>	oven	<b>cyl</b>	hot water cylinder
<b>ffzs</b>	fridge freezer space	◀ ▶	measuring points
<b>sds</b>	slimline dishwasher space		

### Ground floor



### The Overton | Haddon Cross |

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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.

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# Linden Homes



## The Delph

3 bedroom home

- Open plan kitchen / dining room
- Spacious living room
- Downstairs cloakroom
- EV charging point
- Air source heat pump
- French doors to rear garden

**Haddon Cross**

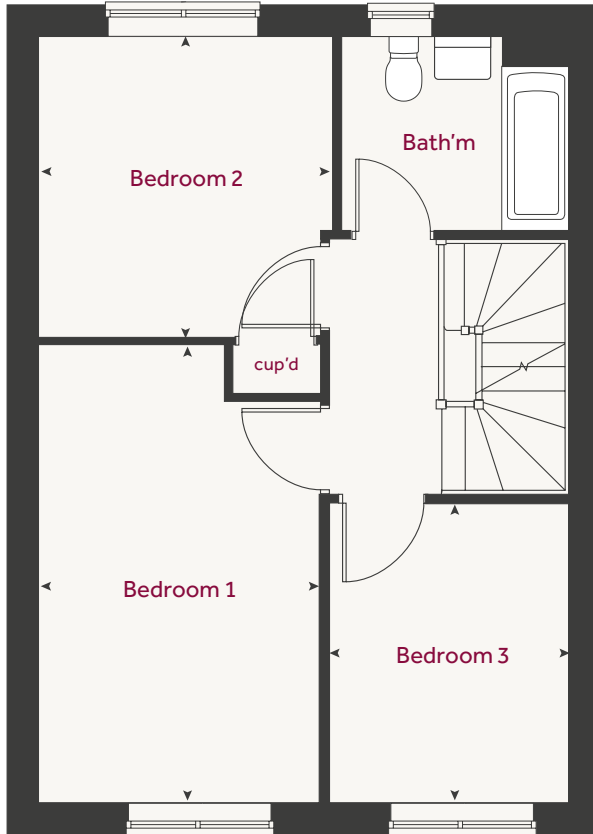
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# The Delph

3 bedroom home

## First floor

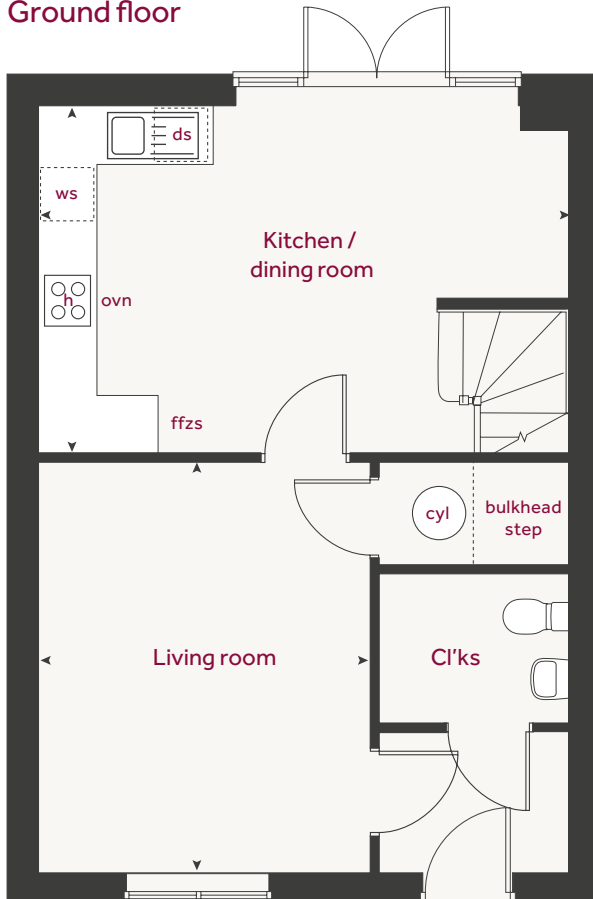


Ground floor	metres	feet / inches
Kitchen / dining area	5.55 x 3.60	18' 2" x 11' 8"
Living room	4.27 x 3.45	14' 0" x 11' 3"

First floor	metres	feet / inches
Bedroom 1	4.75 x 2.92	15' 5" x 9' 5"
Bedroom 2	3.11 x 3.05	10' 2" x 10' 0"
Bedroom 3	3.11 x 2.52	10' 2" x 8' 3"

<b>h</b>	ceramic hob	<b>ws</b>	washing machine space
<b>ovn</b>	oven	<b>cup'd</b>	cupboard
<b>ffzs</b>	fridge freezer space	<b>cyl</b>	hot water cylinder
<b>ds</b>	dishwasher space	<b>&lt; &gt;</b>	measuring points

## Ground floor



### The Delph | Haddon Cross |

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# The Serpentine

3 bedroom home

- Private en suite bathroom to bedroom 1
- Large living room
- Open plan kitchen / dining area with French doors to garden
- EV charging point
- Air source heat pump
- Downstairs cloakroom
- Utility room

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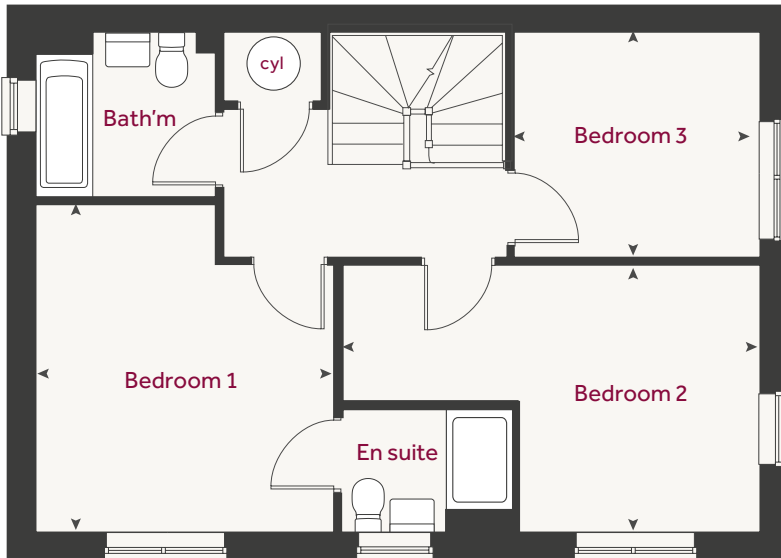
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# The Serpentine

3 bedroom home

## First floor

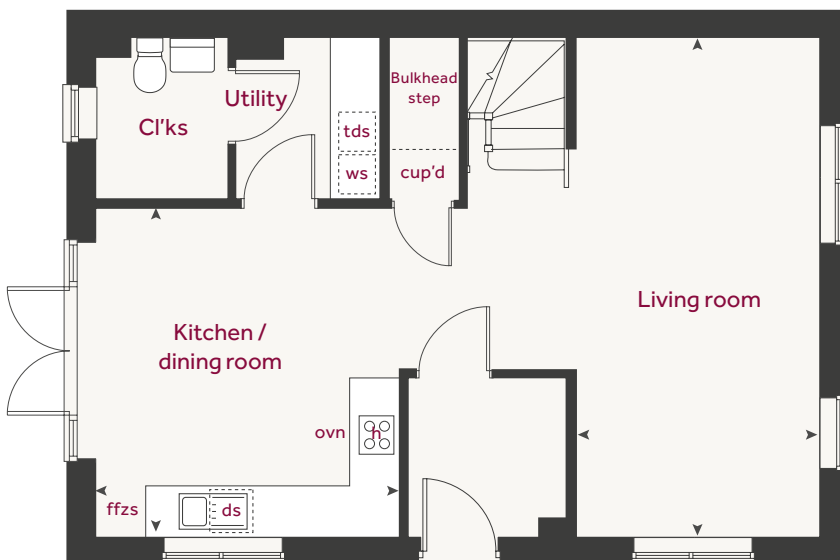


Ground floor	metres	feet / inches
Kitchen / dining room	3.96 x 3.67	12' 9" x 12' 4"
Living room	6.01 x 2.97	19' 7" x 9' 7"

First floor	metres	feet / inches
Bedroom 1	3.95 x 3.60	12' 9" x 11' 8"
Bedroom 2	5.05 x 3.22	16' 5" x 10' 5"
Bedroom 3	2.98 x 2.72	9' 7" x 8' 9"

<b>h</b>	ceramic hob	<b>cup'd</b>	cupboard
<b>ovn</b>	oven	<b>tds</b>	tumble dryer space
<b>ffzs</b>	fridge freezer space	<b>cyl</b>	hot water cylinder
<b>ds</b>	dishwasher space	◀ ▶	measuring points
<b>ws</b>	washing machine space		

## Ground floor



### The Serpentine | Haddon Cross |

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## The Clyde

4 bedroom home

- Spacious living room
- Open plan kitchen / dining area with French doors to garden
- Separate utility room
- EV charging point
- Air source heat pump
- Downstairs cloakroom

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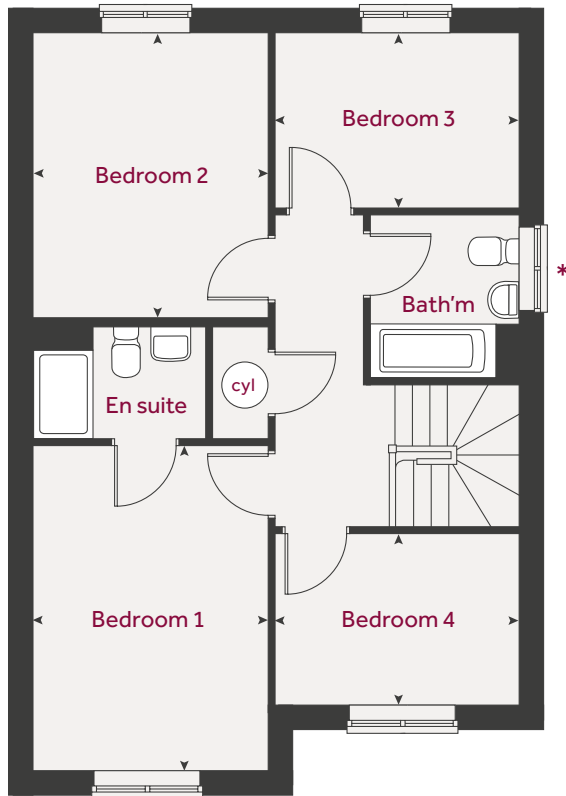
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# The Clyde

4 bedroom home

## First floor

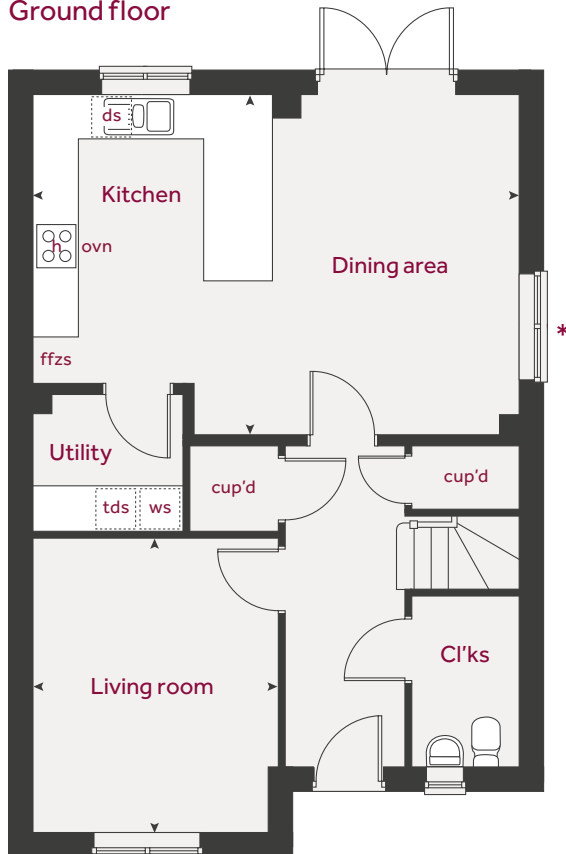


Ground floor	metres	feet / inches
Kitchen / dining area	6.58 x 4.60	21' 6" x 15' 1"
Living room	4.01 x 3.21	13' 1" x 10' 5"

First floor	metres	feet / inches
Bedroom 1	4.41 x 3.20	14' 5" x 10' 5"
Bedroom 2	3.86 x 3.20	12' 7" x 10' 5"
Bedroom 3	3.32 x 2.39	10' 9" x 7' 8"
Bedroom 4	3.32 x 2.33	10' 9" x 7' 6"

<b>h</b>	ceramic hob	<b>tds</b>	tumble dryer space
<b>ovn</b>	oven	<b>cup'd</b>	cupboard
<b>ffzs</b>	fridge freezer space	<b>cyl</b>	hot water cylinder
<b>ds</b>	dishwasher space	◀ ▶	measuring points
<b>ws</b>	washing machine space		

## Ground floor



### The Clyde | Haddon Cross |

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\* Windows apply to plots 1260, 1262, 1269 and 1283 only. Ground floor window fixed to plot 1269. Please see sales consultant for further details.

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# The Foxdale

4 bedroom home

- Downstairs study
- Spacious kitchen / dining room with separate utility room
- EV charging point
- Air source heat pump
- Private en suite to bedroom 1
- Downstairs cloakroom

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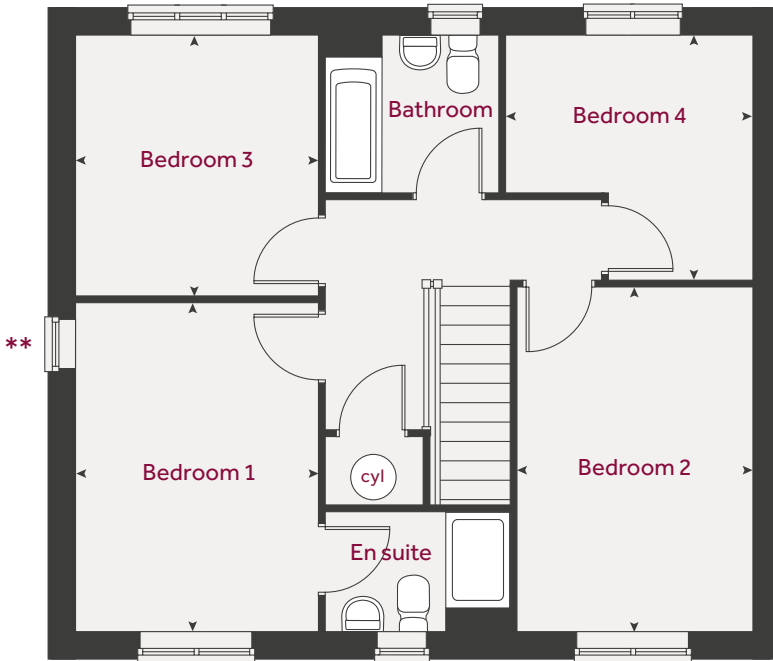
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# The Foxdale

## 4 bedroom home

### First floor



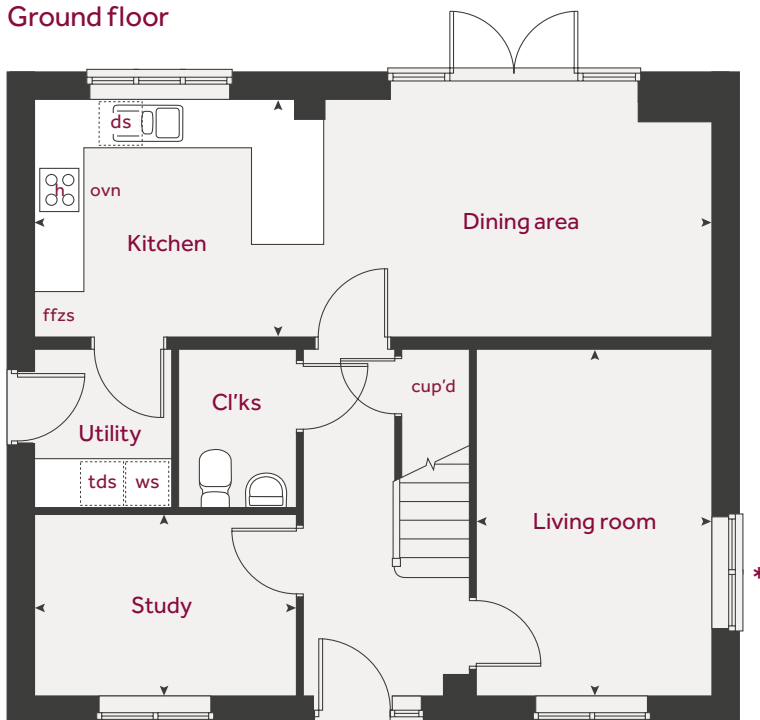
Ground floor	metres	feet / inches
Kitchen / dining area	8.49 x 3.02	27' 10" x 9' 10"
Living room	4.36 x 2.97	14' 3" x 9' 7"
Study	3.30 x 2.30	10' 8" x 7' 5"

### First floor

Bedroom 1	4.14 x 3.06	13' 6" x 10' 0"
Bedroom 2	4.33 x 2.97	14' 2" x 9' 7"
Bedroom 3	3.28 x 3.06	10' 8" x 10' 0"
Bedroom 4	3.08 x 2.97	10' 1" x 9' 7"

<b>h</b>	ceramic hob	<b>tds</b>	tumble dryer space
<b>ovn</b>	oven	<b>cup'd</b>	cupboard
<b>ffzs</b>	fridge freezer space	<b>cyl</b>	hot water cylinder
<b>ds</b>	dishwasher space	<b>&lt; &gt;</b>	measuring points
<b>ws</b>	washing machine space		

### Ground floor



### The Foxdale | Haddon Cross |

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\* Window applies to plots 1276 and 1280 only. Please see sales consultant for further details.

\*\* Window applies to plots 1261, 1274 and 1282 only. Please see sales consultant for further details.

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# Linden Homes



## 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.

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# Haddon Cross

## 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 Overton	3 bedroom The Delph The Serpentine	4 bedroom The Clyde The Foxdale
Symphony Konzept range kitchen with laminate worktop	■	■ ■	■ ■
Stainless steel sink and drainer with chrome mixer tap	■	■ ■	
Stainless steel one and a half bowl sink			■ ■
Indesit ceramic hob (60 cm) with built-in single under oven, with stainless steel splashback and stainless steel chimney hood	■	■ ■	■ ■
Fridge / freezer space	■	■ ■	■ ■
Space for dishwasher with plumbing and electrics		■ ■	■ ■
Space for slimline dishwasher with plumbing and electrics	■		
Space for washing machine or washer dryer with plumbing and electrics in the kitchen	■	■	
Space for washing machine with plumbing and electrics in utility		■	■ ■
Space for tumble dryer with electrics		■	■ ■

### Bathrooms and en suite(s)

	2 bedroom The Overton	3 bedroom The Delph The Serpentine	4 bedroom The Clyde The Foxdale
Ideal Standard contemporary white Tempo sanitaryware suite	■	■ ■	■ ■
Shower tray with glass enclosure to en suite / shower room		■	■ ■
Shower over the bath with glass panel screen	■	■	
Choice of standard Saloni wall tiling around bath (up to 500mm) and splashback above sink		■	■ ■
Choice of full height Saloni tiling around bath with splash back above sink	■	■	
Full height Saloni tiling to shower cubicle walls and splashback above sink (applicable to en suite only)		■	■ ■

### Doors and Windows

	2 bedroom The Overton	3 bedroom The Delph The Serpentine	4 bedroom The Clyde The Foxdale
Front door with multi-point security locking system, viewer and security chain	■	■ ■	■ ■
PVCu double glazing to windows	■	■ ■	■ ■
PVCu double glazed French doors	■	■ ■	■ ■

### General

	2 bedroom The Overton	3 bedroom The Delph The Serpentine	4 bedroom The Clyde The Foxdale
White painted walls and smooth white ceilings	■	■ ■	■ ■
Media plate to living room	■	■ ■	■ ■
USB sockets to selected locations in the kitchen and bedroom 1	■	■ ■	■ ■
Air source heat pump with cylinder	■	■ ■	■ ■
Fibre optic connection	■	■ ■	■ ■
Electric vehicle charger (7kw)	■	■ ■	■ ■
External lighting to front door and wiring only to the rear door	■	■ ■	■ ■
Mains wired smoke detector and heat detector with battery back-up	■	■ ■	■ ■
Enclosed fenced rear garden, and garden gate (where applicable)	■	■ ■	■ ■
Bike sheds (applicable to plots without garage)	■	■ ■	
Paving outside French doors and path to bike shed (where applicable)	■	■ ■	■ ■
Power and lighting to the garage (where in curtilage of the plot)			■ ■
Premier warranty cover	■	■ ■	■ ■
First two years' customer service support from Linden Homes	■	■ ■	■ ■

■ Fitted as standard - included in the property  
\* Applicable to selected plots only.  
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



## Haddon Cross

Great Haddon

Peterborough

PE7 7BH

**01733 592 753**

Vistry South East Midlands region

Penman House, 1 Penman Way, Grove Park, Enderby, Leicester, Leicestershire LE19 1SY. Telephone: 01164 648 821

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Homes