

A DEVELOPMENT BY

A graphic consisting of four overlapping, upward-pointing triangles of varying shades of yellow and green, creating a mountain-like silhouette. The word 'PRINTWORKS' is written in large, bold, grey capital letters across the center of these shapes.

# PRINTWORKS

PAPWORTH EVERARD

[www.printworkspapworth.co.uk](http://www.printworkspapworth.co.uk)



*All information provided within the brochure was correct at time of going to press.*



# WELCOME TO PRINTWORKS

A new life awaits you in the picturesque and peaceful surroundings of Papworth Everard in Cambridgeshire.

Rural, yet within striking distance of bustling Cambridge, Bedford and Huntingdon, and with good transport links to London, you and your family can enjoy country living that's not too remote.

Flagship Homes is proud to present Printworks, a traditionally designed and well-built collection of 53 two, three, four and five-bedroom homes.

Developed on the site of the village's old print works, you'll fall in love with our homes, each built with superior materials by skilled craftsmen and women.

Arrange a visit, and experience everything this idyllic and thriving village, has to offer.



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## LIVING IN A FLAGSHIP HOME

Flagship provides beautiful homes for affordable housing, letting or private residences.

We take pride in choosing only the best locations in which to build our properties. They are not just places to live but also places to love.

Our focus is always on you, the homebuyer. We not only build everything to our usual exacting standards - we do so with care and incredible attention to detail.

Whether you're after a cosy but spaciouly-planned two-bedroom property, or you need a large, five-bedroom home, you'll find something suitable at the Printworks development.







The Nest, Aldeburgh



Printworks show home interior



Printworks show home interior



Printworks show home interior

## OUR PASSION, YOUR HOME

Attention to detail is what distinguishes a Flagship home from other new builds.

We don't just construct distinctive, well-designed properties; we invest in quality materials. You'll notice the difference as soon as you walk up to the front door.

Inside, we make the best use of your available space. Well-fitted and quality specification kitchens and bathrooms, including en-suites, add a touch of luxury that everyone deserves.

And because we care for the environment, there's energy-efficient heating and attractive windows and doors that do a great job of keeping you warm in winter.

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## RURAL LIFE & CITY LIVING

For those who want the tranquillity of rural life but don't want to be too cut off, the attractive homes on the Printworks site have the best of both worlds.

Papworth Everard has a thriving village feel, yet it's calm because a bypass takes traffic around it. It's an idyllic and safe place to raise a family or settle into peaceful retirement.

While enjoying the clear country air, however, you'll know you're only a short distance from thriving hubs like Cambridge, with all its shopping and cultural attractions.



Punting on the River Cam







## LOCATION & EXPLORATION

Papworth Everard sprung up around the ancient Roman highway that for centuries connected London to York. It became Ermine Street on what is now the A1198 – peacefully bypassed without a chariot in sight.

While retaining its village feel, the area supports light industry and businesses.

For leisure, there are glorious country walks to explore from your doorstep, lots of sports facilities, including playing fields, floodlit tennis courts, a bowling green and an open-air paddling pool. Groups include football, running and cycling clubs and an allotment association.

Around the village you'll find lots of amenities, including a primary school, pharmacy and doctors' surgery, vets, convenience store with a post office, chip shop and a library.



Cambridge

# PRINTWORKS SPECIFICATION

## Electrical

- TV points throughout
- Low energy external lighting to front and rear of homes
- Mains connected smoke and carbon monoxide detectors
- Heating and hot water provided by Valiant gas fired boilers
- Solar panels to selected plots\*



## Bathroom & En-suites

- Contemporary white sanitaryware with chrome fittings
- Down lighting to ceiling
- Heated chrome towel rail
- Porcelenosa tiling to floors and walls



## Kitchen

- Symphony 'Inline' kitchen units in choice of colours and textures. Chrome wave handles (choice subject to build stage)
- Earthstone worktops with upstand to all 3, 4 and 5 bed homes
- Laminate worktop choice to 2 bedroom properties (subject to build stage)
- Down lighting to ceiling with under pelmet lighting to underside of wall cabinets
- Stainless steel Splashback behind hob
- Soft close doors
- Selected integrated appliances to all plots
- Electric ceramic hobs and extractor fan as standard
- Induction hobs to 4 and 5 beds
- Double ovens to 3, 4 and 5 bedroom homes



## Decorative finishes

- Internal walls finished in a white finish
- Ceilings finished in white matt emulsion with smooth plastered finish
- 5 panel white Suffolk doors with matching brushed chrome door furniture
- Oak stair handrail to all properties
- Newark internal doors

## General

- NHBC 10 year guarantee
- Flagship Homes defect period of 24 months, commencing from build completion date





**HUNTINGDON**  
7.3 MILES



**CAMBRIDGE**  
13.6 MILES

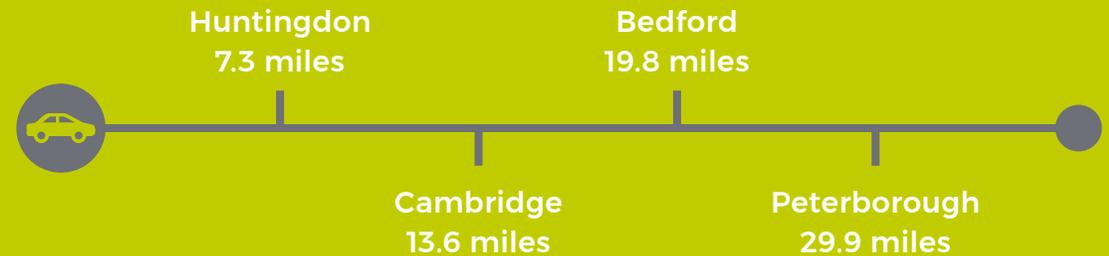
**BEDFORD**  
19.8 MILES

## WELL PLACED & WELL CONNECTED

Printworks is ideally positioned to provide country living with easy access to towns and cities.

The bustling and attractive city of Cambridge, with its universities and culture, shopping and punting on the River Cam, is just a few miles to the east. The market town of Huntingdon is 7 miles north, while Bedford is 19 miles to the south-west.

Cambridge and Bedford offer regular train services to London.



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**ALL ENQUIRIES**

If you would like further details please contact:

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Or visit our website

[www.printworkspapworth.co.uk](http://www.printworkspapworth.co.uk)