

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

**Cheffins**

**THE DEVELOPMENT**

Hunts Mews is a stylish new development adjoining the Soham Lode, a small controlled watercourse passing through Soham.

The properties are set within an attractive enclosed private courtyard with a feature central landscaped square enclosed by ornate railings.

Cart Lodge style garages are provided to most properties with all homes having allocated parking with gardens adjoining.

**SOHAM, THE TOWN**

Circa 647 AD Soham, now known as Soham, was founded by a small band of monks who considered it an ideal place to settle. They built a cathedral several years before the famous Ely Cathedral and although this did not survive, Soham itself did, growing into a thriving town still considered by many to be an ideal place to settle.

Modern day Soham offers a comprehensive range of shops and facilities, together with high street banks, health centre, library, sports centre, play groups and excellent schooling for up to 16 year olds including Soham Village College which has an excellent reputation.

Soham is situated almost equidistant between Ely and Newmarket just off the A142. Soham offers easy access to Cambridge via the A14 which is situated at Newmarket with excellent rail links at Ely, Newmarket and Cambridge.

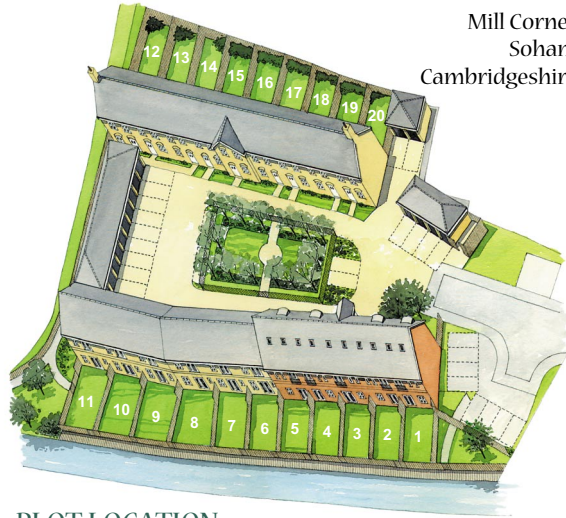
[www.cheffins.co.uk](http://www.cheffins.co.uk)

**Cheffins**

25 Market Place, Ely, Cambs CB7 4NP  
 Tel: 01353 654900  
 Fax: 01353 666339  
 Email: [ely@cheffins.co.uk](mailto:ely@cheffins.co.uk)

**HUNTS MEWS**

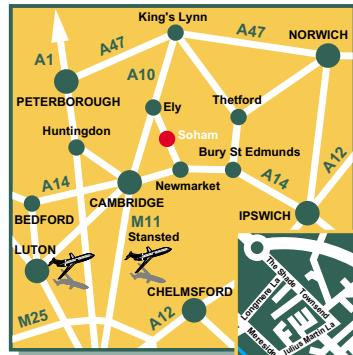
Mill Corner  
 Soham  
 Cambridgeshire



**PLOT LOCATION**

The Watermill **Plots 1 to 5**  
 The Mill House **Plots 6 to 11**  
 The Mill Cottage **Plots 12 to 20**

**Site Plan & Location**



Soham is a small town located almost equidistant between Newmarket and Ely, with easy access to the A14, the A11 and the mainline stations at Ely and Cambridge.

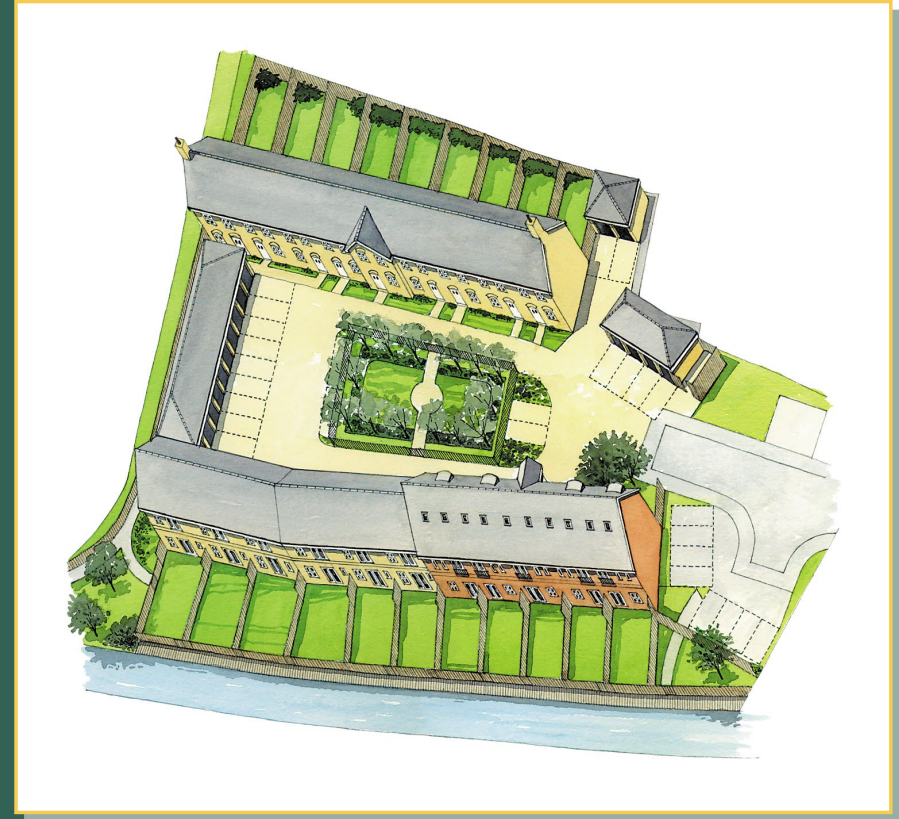


[www.cheffins.co.uk](http://www.cheffins.co.uk)

**Cheffins**

**HUNTS MEWS**

Mill Corner, Soham, Cambridgeshire



**PAUL ROBERT**  
 DEVELOPMENTS  
 LIMITED

An exclusive new development of  
 20 terraced mews style homes  
 within a select waterside setting

## PAUL ROBERT DEVELOPMENTS LIMITED

are Award Winning NHBC Registered Builders located in Bury St. Edmunds, Suffolk.

Each Home Carries a 10 Year NHBC Certificate.

### Brief Specification

#### KITCHEN

- Choice of units by Symphony PLC.
- Choice of worktops.
- Choice of ceramic tiles from pre-selected range.
- Polycarbonate or stainless steel inset sink with mixer taps.
- Fan assisted oven, gas hob and extractor hood.
- Integrated fridge freezer.
- Integrated dishwasher (in plots 1 to 5).

#### BATHROOM, CLOAKROOM & ENSUITE (where applicable)

- Ideal Standard sanitary ware in white or soft cream with chrome plated antique cross head taps. Bath / shower mixer to bath (cradle type for hair washing only).
- Thermostatically controlled pumped shower with pivot door to shower enclosures.
- Choice of ceramic wall tiles from pre-selected range. Extent of tiling to be half height in bathroom and ensuite. Fully tiled shower enclosure. Splashback to cloakroom basin.

# Brief Specification

#### ELECTRICAL

- Ample 13 Amp power points and lights.
- Low voltage lighting in kitchen, bathroom and ensuite (where applicable).
- Wall light points to lounge.
- Television points to lounge and master bedroom (wiring taken into roof space - no allowance for aerial).
- BT point to lounge / hallway, master bedroom.
- Extractor fans to bathroom, ensuite and cloakroom.
- Main circuit breakers throughout.
- Mains operated smoke detectors.
- External light points.

#### CENTRAL HEATING

- Gas fired central heating with slimline radiators with thermostatic valves.
- 200mm fibreglass insulation to roof space.

#### FIREPLACE

- Feature stone fireplace with gas flame effect fire in lounge rooms.

#### SECURITY

- British Standard five lever deadlocks to all external doors with security deadbolts top and bottom.
- Lockable casements to all windows.

#### DECORATION / FINISHING

- All windows finished with gloss to internal and external surfaces.
- Ceilings plastered and painted white emulsion.
- Classic coving throughout.
- All walls plastered and painted almond white emulsion.

#### DOORS / WOODWORK

- White gloss painted smooth 6-panel internal doors throughout with Victorian scroll brass lever furniture.
- Softwood staircase with white gloss painted stop chamfered balustrading.
- 150mm (6") deep ogee mould skirting and 65mm (2 1/2") ogee mould architrave - both painted white gloss.
- Moulded picture railing in Watermill styles in main rooms.

#### EXTERNAL WALLS

- High performance thermal block / brick cavity walls.
- Dense plaster finish to internal surface.
- Studwork internal first floor partitions with plasterboard, linings and skim coat of plaster.
- Voids between studs filled with fibreglass.

#### EXTERNAL DOORS

- Painted timber front door with brass furniture.
- High specification double glazed French doors to rear gardens.

#### DOUBLE GLAZING

- All windows and doors double glazed using low energy glass.

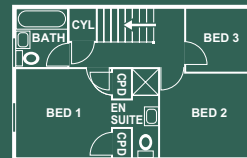
#### FENCING

- Close boarded or panel fencing to rear gardens.
- Gated access to rear gardens.

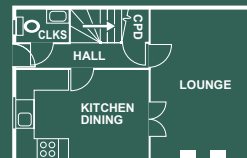
#### GARDENS

- Rear gardens levelled and rotovated.
- Concrete slab patio with path link from rear gate.
- Front gardens turfed and landscaped.

## The Mill House Floor Plans



FIRST FLOOR PLAN



GROUND FLOOR PLAN

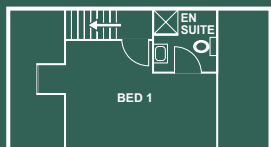
# The Mill House

An impressive 2-storey, 3 bedroom (1 ensuite) terraced home with cart lodge style garage, parking and rear garden backing onto Soham Lode.

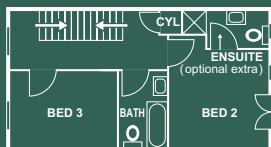


Lounge	4.45m x 4.90m (max)	14'7" x 16'1"
Kitchen / Dining Room	2.40m x 3.00m	7'10" x 9'10"
Bedroom 1 (with built-in wardrobe)	3.45m x 3.00m	11'4" x 9'10"
Bedroom 2	3.05m x 2.25m	10'0" x 7'5"
Bedroom 3	2.05m x 2.15m	6'9" x 7'1"

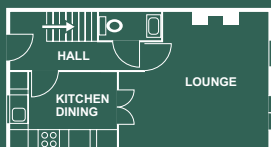
## The Watermill Floor Plans



SECOND FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN

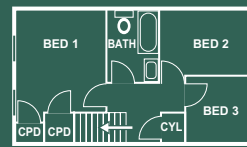
# The Watermill

A spacious 3-storey, 3 bedroom (1 ensuite) Mews home with cart lodge style garage, parking and rear garden backing onto Soham Lode.

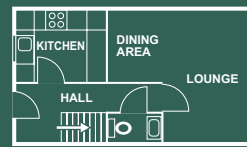


Lounge	5.17m x 4.75m (max)	17'0" x 15'7"
Kitchen / Dining Room	2.70m x 3.72m	8'10" x 12'2"
Bedroom 1 (with built-in wardrobe)	3.70m (max) x 5.20m	12'2" x 17'1"
Bedroom 2 (ensuite optional extra)	3.50m x 3.42m	11'6" x 11'3"
Bedroom 3	2.70m x 3.72m	8'10" x 12'2"

## The Mill Cottage Floor Plans



FIRST FLOOR PLAN



GROUND FLOOR PLAN

# The Mill Cottage

An attractive 2-storey, 3 bedroom terraced home with enclosed gardens, parking and cart lodge style garage where applicable.



Lounge / Dining Room	5.05m x 3.65m	16'7" x 12'0"
Kitchen	2.90m x 4.56m (max)	9'6" x 15'0"
Bedroom 1 (with built-in wardrobe)	2.96m x 3.92m	9'9" x 12'10"
Bedroom 2	3.34m x 2.75m	11'0" x 9'0"
Bedroom 3	2.40m x 2.21m	7'10" x 7'3"

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

Cheffins