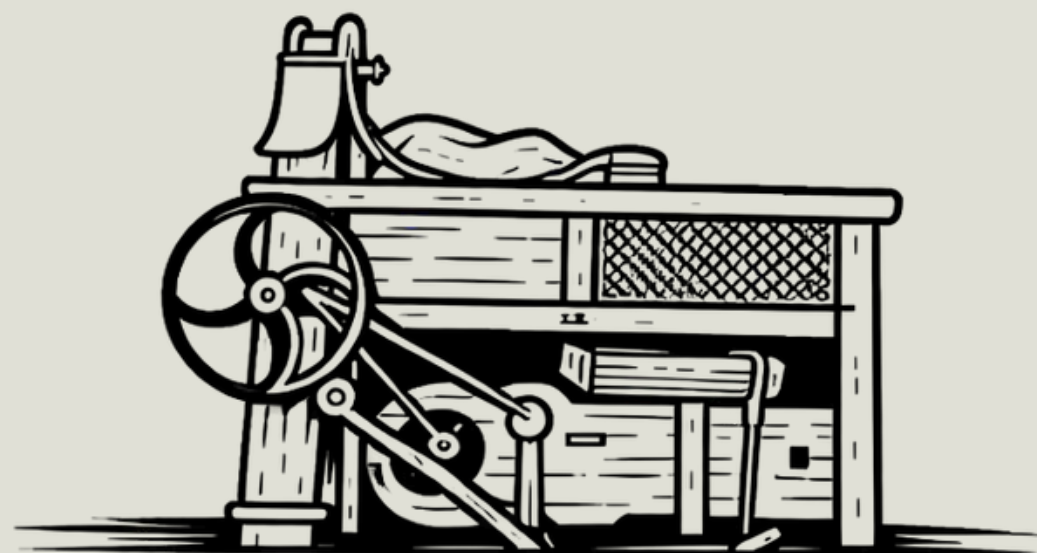




BANCROFT FARM

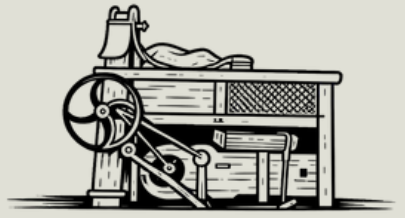
LITTLE ABINGTON



BANCROFT FARM LITTLE ABINGTON, CAMBRIDGESHIRE

A small collection of
thoughtfully designed
homes in a village setting,
just south of Cambridge.





BANCROFT FARM
LITTLE ABINGTON

Welcome to Bancroft Farm

Tucked just off Church Lane in the sought-after village of Little Abington, Bancroft Farm is an intimate development of six new homes designed for modern living in a rural setting.

Set behind landscaped green space and approached via a private drive, the homes sit comfortably within their surroundings. Traditional forms and materials have been carefully interpreted to create buildings that feel established, familiar and calm, while interiors are light-filled, practical and designed for everyday life.

This is a place intended to feel settled from the moment you arrive. A small, considered scheme where space, privacy and a natural sense of community come together with ease.





A Serene Village Setting

Little Abington forms part of The Abingtons, one of South Cambridgeshire's most popular village communities. Life here moves at a gentler pace, shaped by open countryside, established homes and a strong sense of local identity.

From Bancroft Farm, views extend towards neighbouring paddocks and St Mary's Church, reinforcing the village feel while keeping Cambridge comfortably within reach.

The layout of the development has been carefully planned to respect its setting. Generous spacing between homes, considered planting and shared green areas create a calm, uncluttered environment that feels both private and welcoming.





Designed For Everyday Life

The homes at Bancroft Farm have been designed with real life in mind. Whether you are working from home, raising a family or simply looking for a more balanced way of living, the layouts offer flexibility without compromise.

Across the six properties you will find:

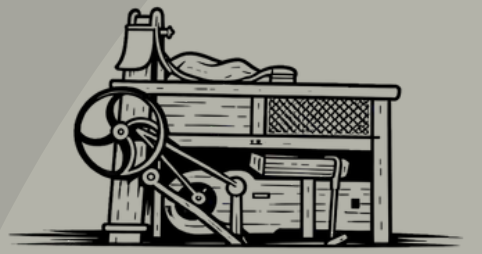
- A mix of detached and link-detached homes
- Predominantly single-storey living with generous internal space
- Private gardens and dedicated parking
- Carefully considered orientations to maximise light and outlook

Each home has its own character, but all share the same design principles: practical spaces, good natural light and a sense of ease.

Bancroft Farm is a small collection of just six homes, ranging from two to four bedrooms. Rather than uniformity, the scheme has been designed to feel natural and established, with subtle variation in form, rooflines and materials.

This approach reflects the agricultural buildings once found on the site, creating a development that sits comfortably within its village context while offering modern, well-considered homes for today.

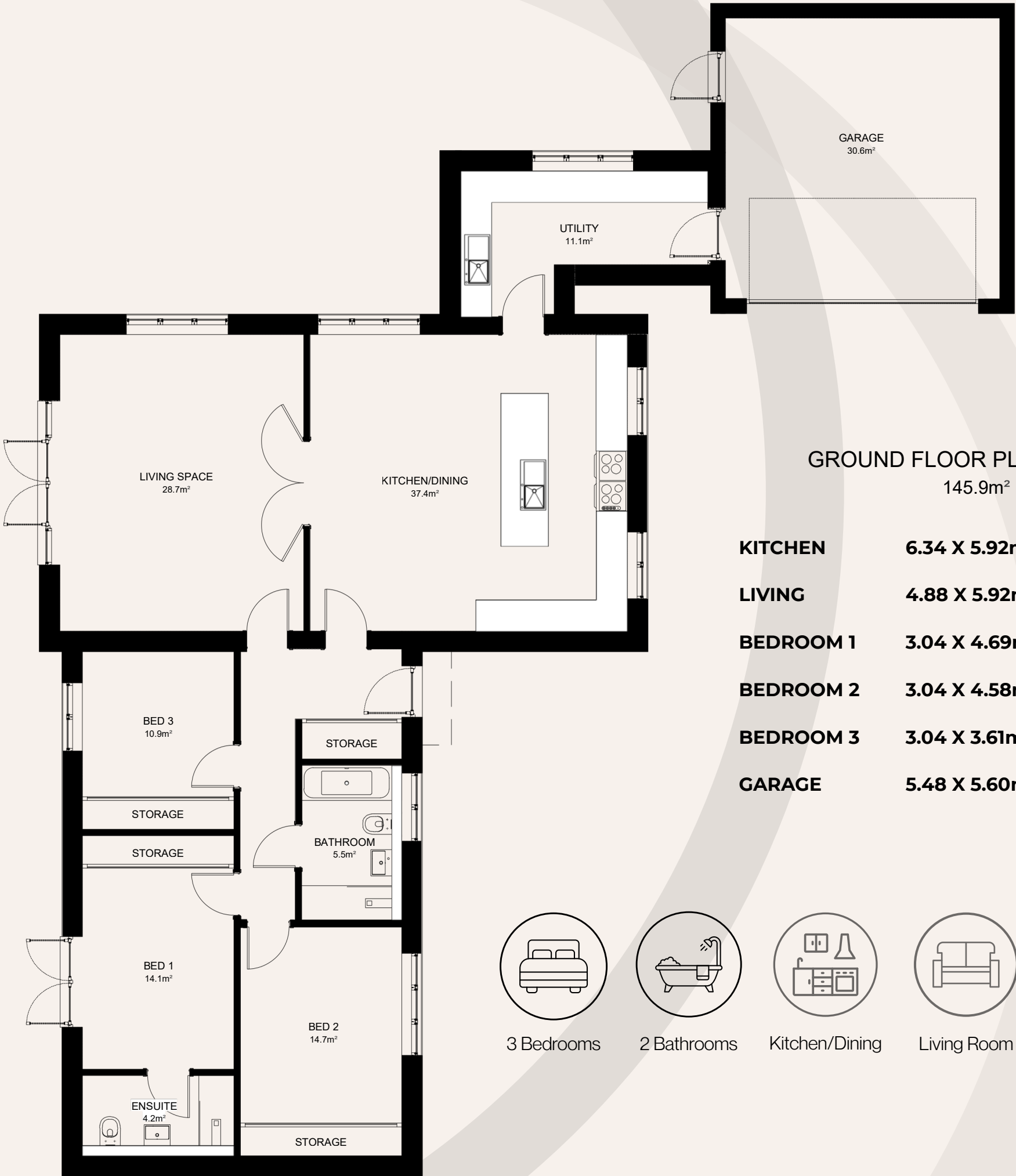




BANCROFT FARM

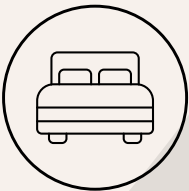
LITTLE ABINGTON

Plot One



GROUND FLOOR PLAN - PLOT 1
145.9m²

KITCHEN	6.34 X 5.92m	20.80 X 19.42ft
LIVING	4.88 X 5.92m	16.01 X 19.42ft
BEDROOM 1	3.04 X 4.69m	9.97 X 15.39ft
BEDROOM 2	3.04 X 4.58m	10.63 X 14.03ft
BEDROOM 3	3.04 X 3.61m	9.97 X 18.37ft
GARAGE	5.48 X 5.60m	17.98 X 18.37ft



3 Bedrooms



2 Bathrooms



Kitchen/Dining



Living Room

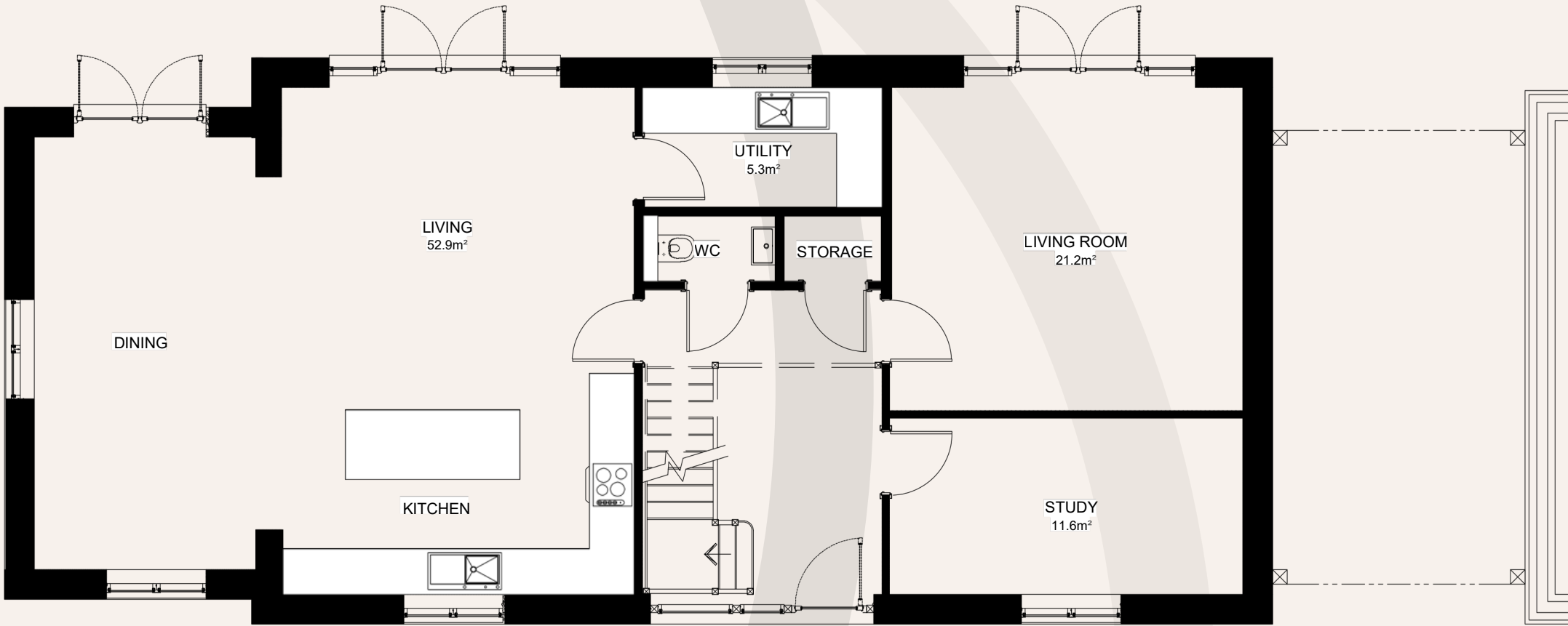


Utility



Double Garage

Plot Two

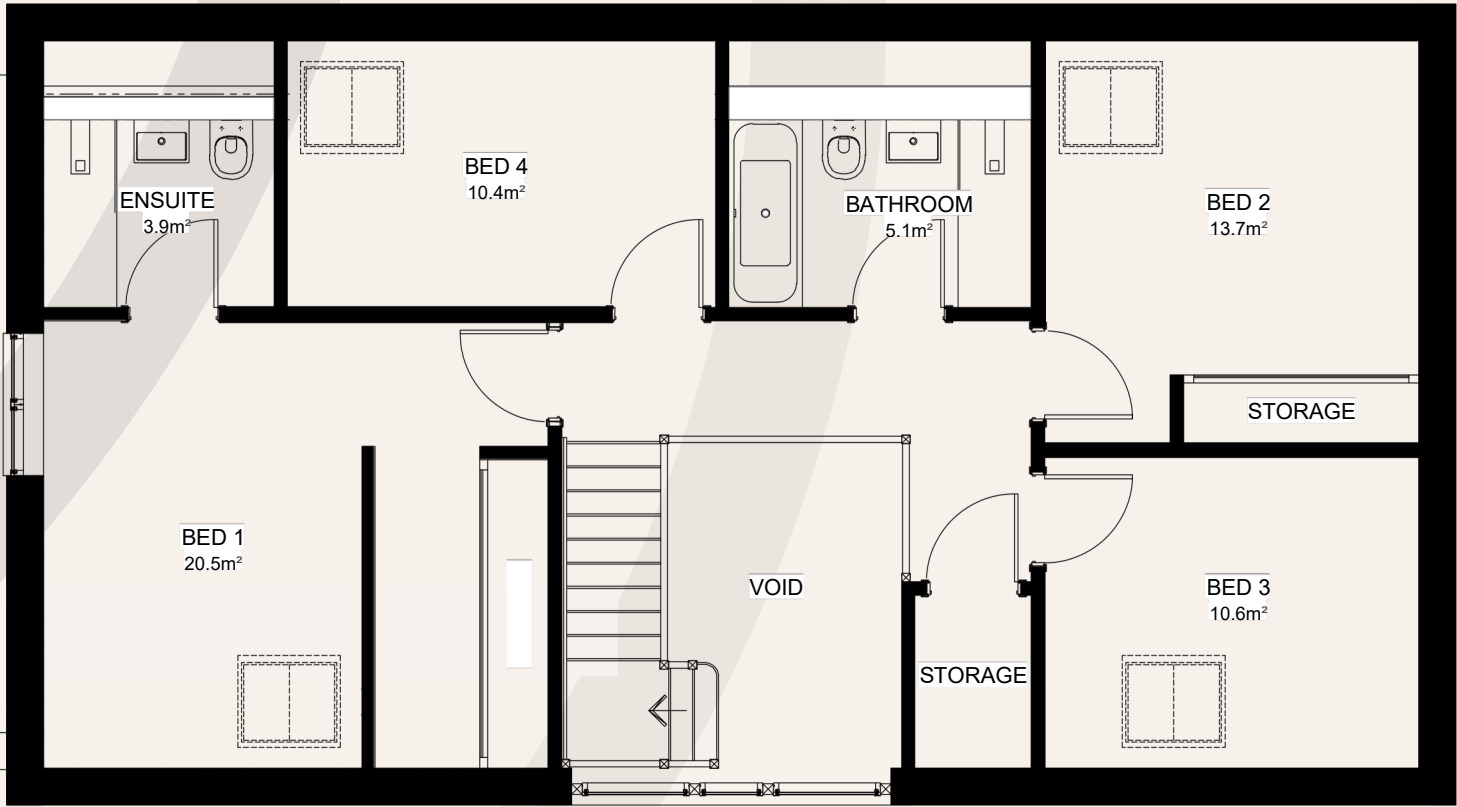


GROUND FLOOR PLAN - PLOT 2
198.8m²

KITCHEN/LIVING	8.20 x 6.93m	26.90 x 22.74ft
LIVING	4.83 x 4.42m	15.85 x 14.50ft
STUDY/SNUG	4.83 x 2.41m	15.85 x 7.91ft

FIRST FLOOR PLAN - PLOT 2

BEDROOM 1	4.83 x 4.28m	15.8 x 14.04ft
BEDROOM 2	3.59 x 3.85m	11.78 x 12.63ft
BEDROOM 3	3.59 x 2.99m	11.78 x 9.81ft
BEDROOM 4	4.11 x 2.56m	13.48 x 8.40ft



4 Bedrooms



2 Bathrooms



Kitchen/Dining



Living Room



Utility

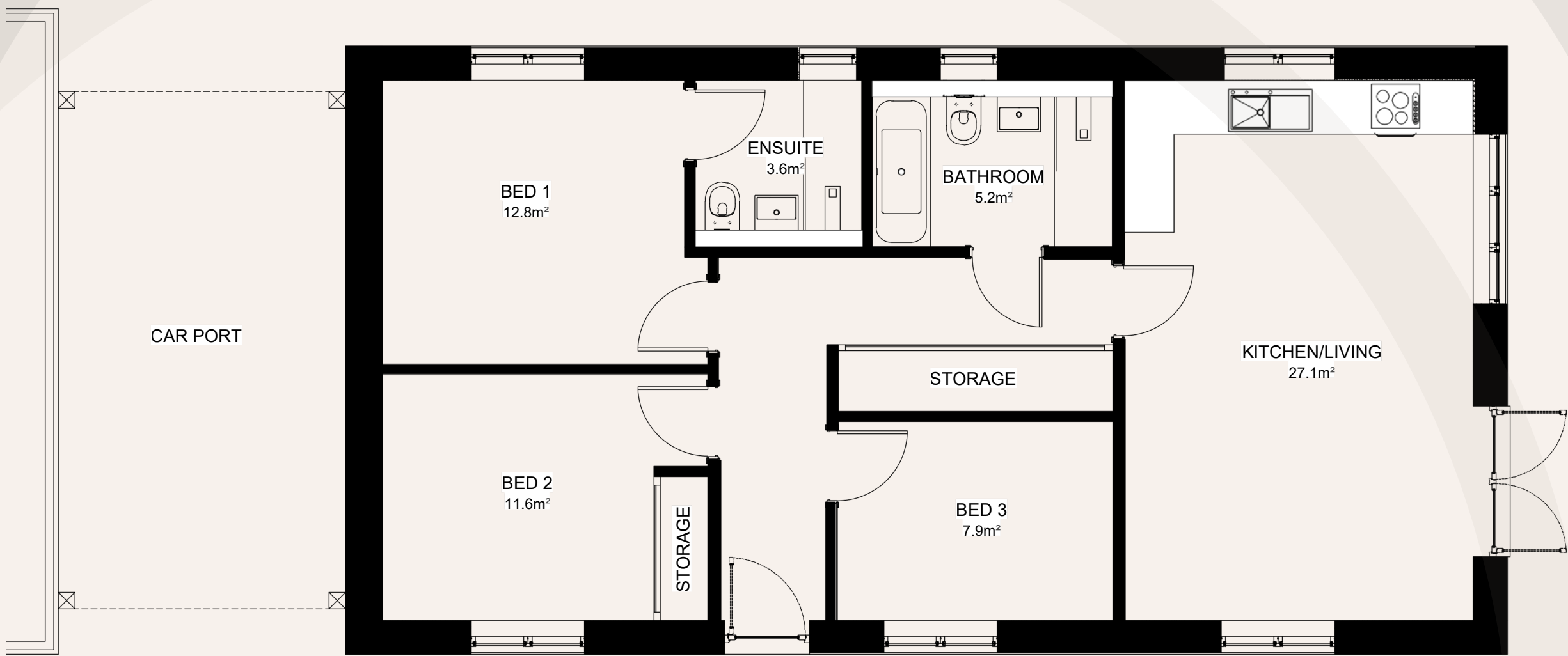


Car Port



Study

Plot Three



GROUND FLOOR PLAN - PLOT 3
85.0m²



2 Bedrooms



2 Bathrooms



Kitchen/Dining



Living Room



Car Port

KITCHEN/LIVING	4.21 x 6.49m	13.81 x 21.29ft
BEDROOM 1	3.67 x 3.42m	12.04 x 11.22ft
BEDROOM 2	3.95 x 2.96m	12.96 x 9.71ft
BEDROOM 3	3.33 x 2.40m	10.93 x 7.87ft

Plot Four



GROUND FLOOR PLAN - PLOT 4 125.7m²

KITCHEN/LIVING	9.97 x 5.92m	32.71 x 19.42ft
BEDROOM 1	3.04 x 4.69m	9.97 x 15.39ft
BEDROOM 2	3.24 x 4.58m	10.63 x 15.03ft
BEDROOM 3	3.04 x 3.61m	9.97 x 11.84ft



3 Bedrooms



2 Bathrooms



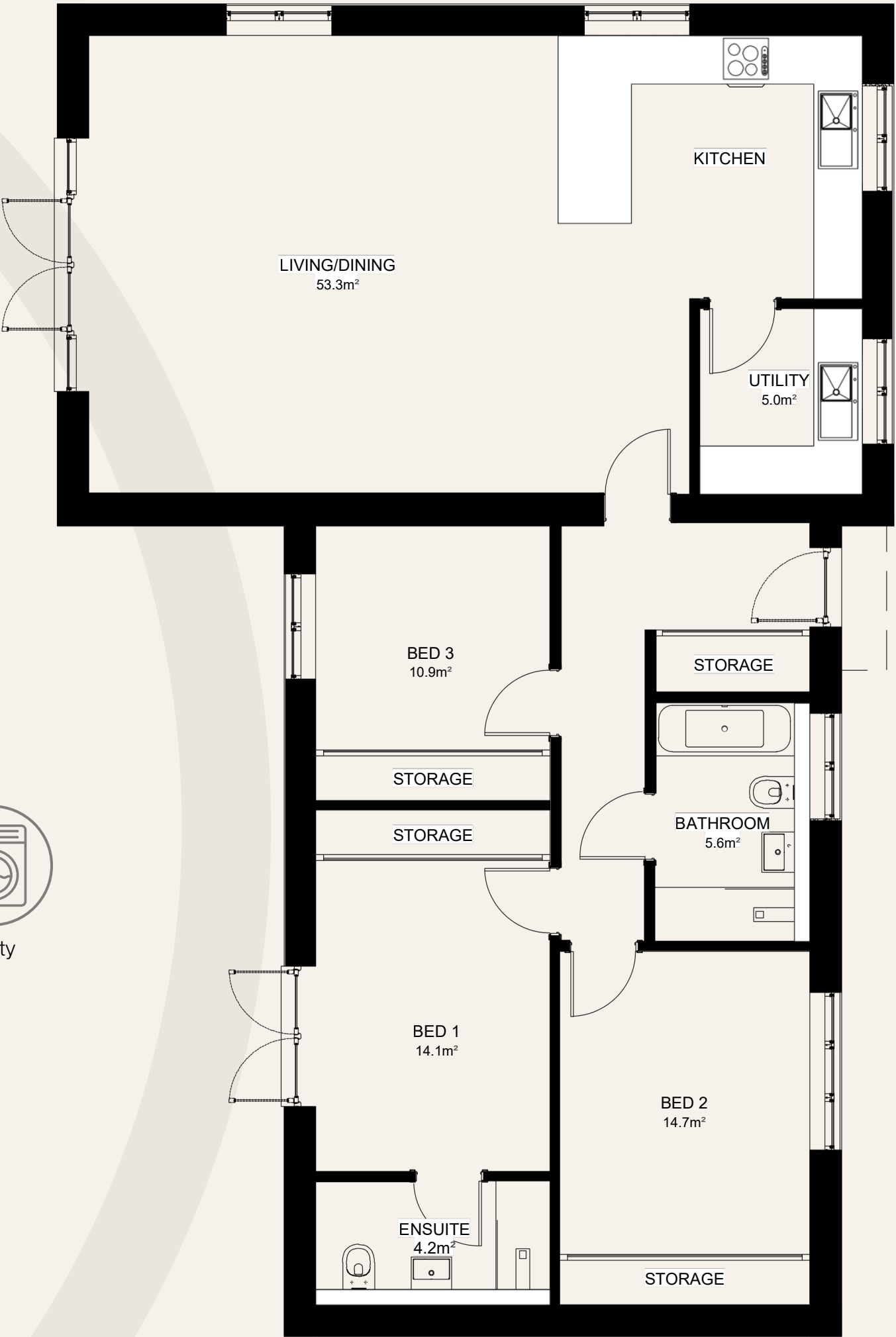
Kitchen/Dining



Living Room



Utility

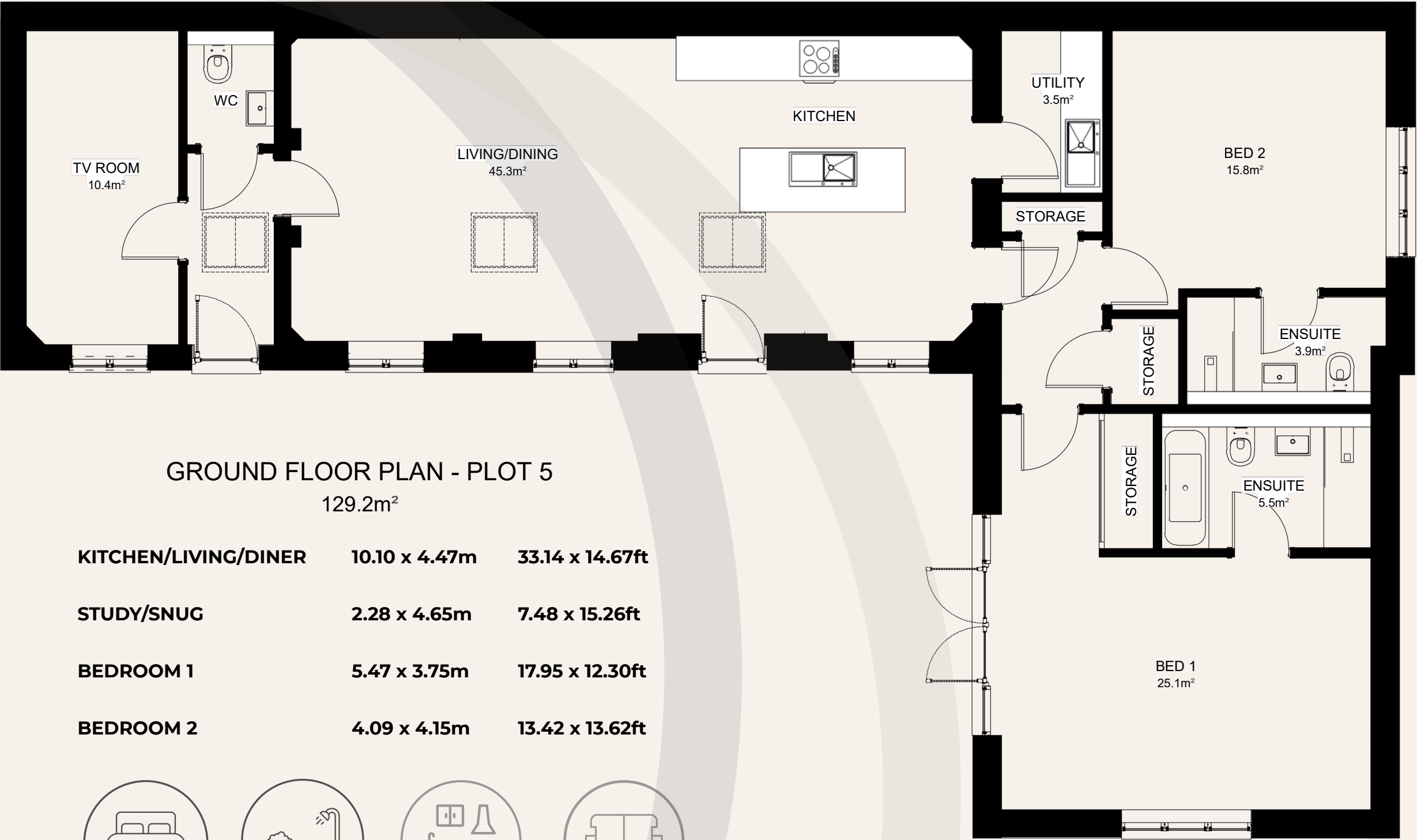




BANCROFT FARM

LITTLE ABINGTON

Plot Five



GROUND FLOOR PLAN - PLOT 5
129.2m²

KITCHEN/LIVING/DINER	10.10 x 4.47m	33.14 x 14.67ft
STUDY/SNUG	2.28 x 4.65m	7.48 x 15.26ft
BEDROOM 1	5.47 x 3.75m	17.95 x 12.30ft
BEDROOM 2	4.09 x 4.15m	13.42 x 13.62ft



2 Bedrooms



2 Bathrooms



Kitchen/Dining



TV Room



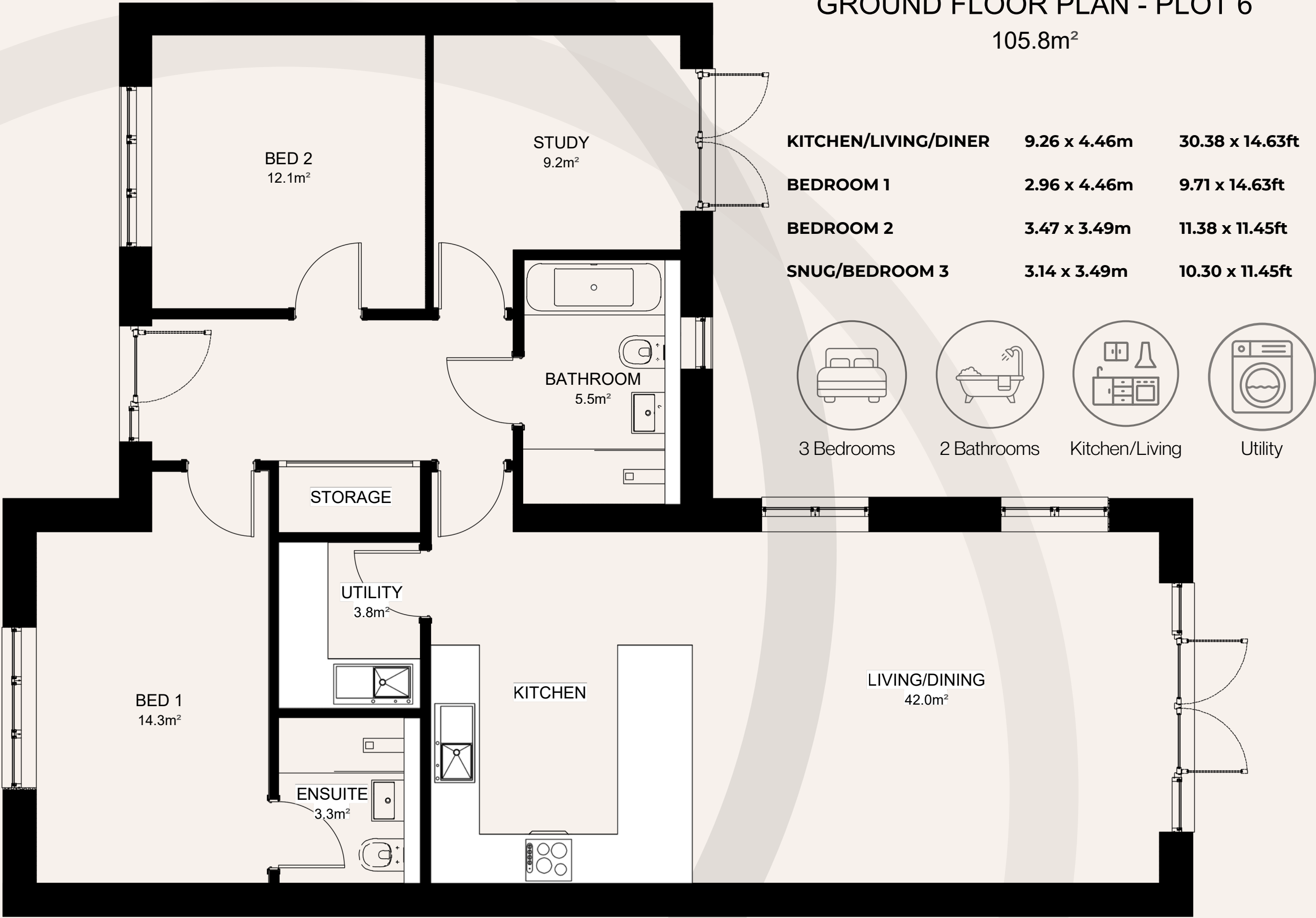
BANCROFT FARM
LITTLE ABINGTON

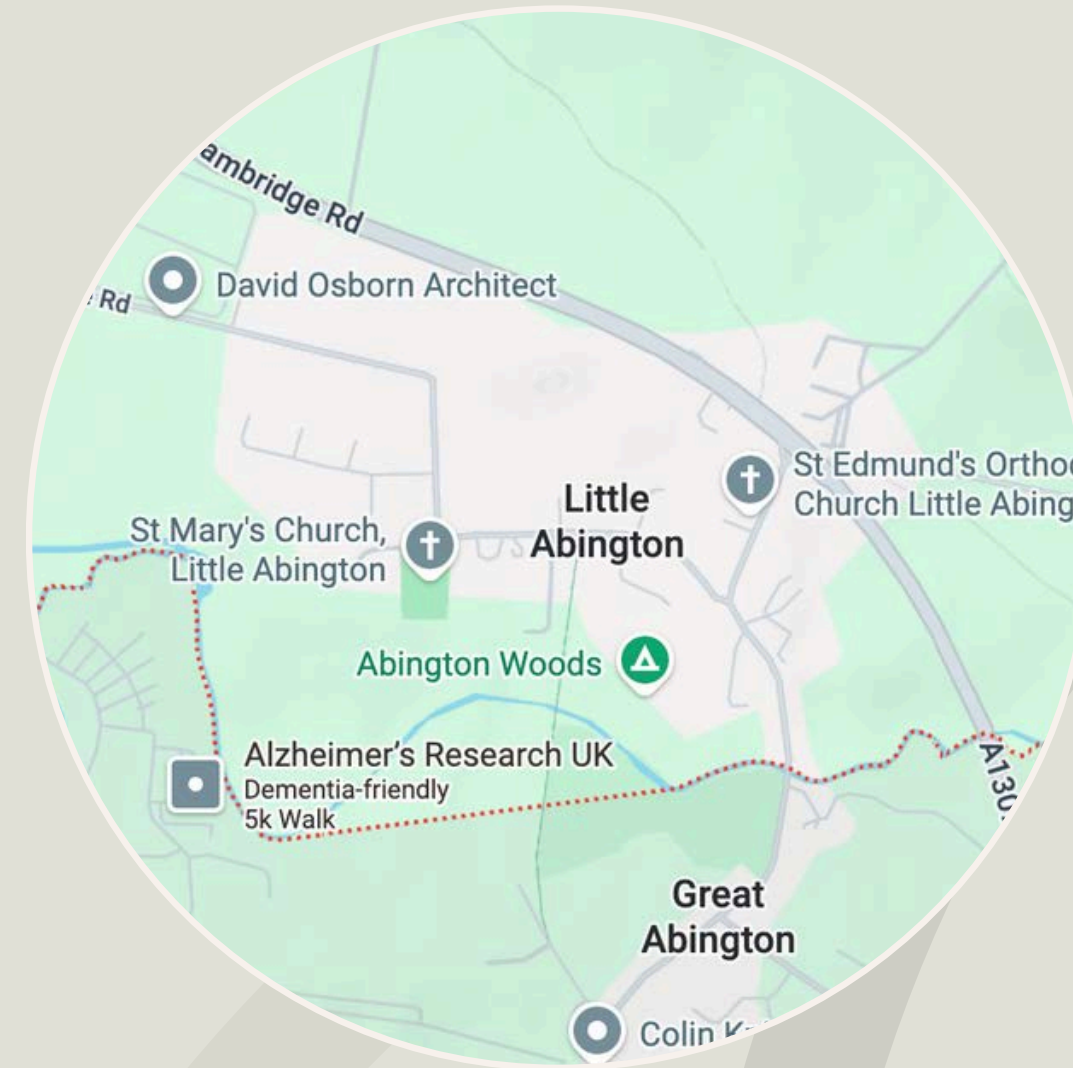
Plot Six



GROUND FLOOR PLAN - PLOT 6

105.8m²





Countryside Charm, Close to the City

Bancroft Farm offers the rare balance of village life with excellent connectivity.

Cambridge sits just to the north, making the development particularly appealing for those working in the city's education, science, technology and healthcare sectors. The nearby research campuses at Granta Park, Babraham and the Cambridge Biomedical Campus are all within easy reach.

For commuters, Whittlesford Parkway station provides direct rail services into Cambridge and London, while road links via the A11, A505 and M11 make travel straightforward in all directions.

This is a location that works as well during the working week as it does at weekends.





A Community to Grow Into

Little Abington benefits from a strong village infrastructure, including a primary school, village shop, public house, recreation grounds and community facilities. For families, this offers the reassurance of a well-established place to settle, with schools, green space and local activities close at hand.

For couples and downsizers, it offers something equally valuable: space, calm and a sense of belonging, without feeling remote.

Built with Care and Longevity in Mind

Bancroft Farm is being delivered by an experienced local developer with a track record of creating high quality homes across Cambridge and the surrounding villages.

From materials and detailing to landscaping and layout, every element has been considered with longevity in mind, creating homes that feel timeless rather than trend led.

A full specification will be available within the brochure, alongside warranty and sustainability details.



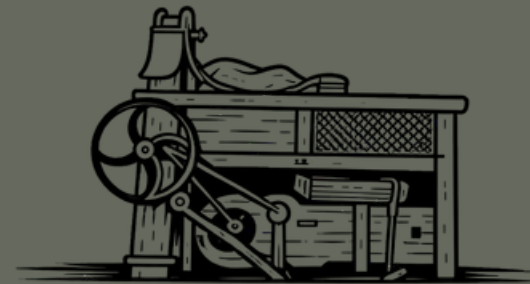
Appointed Selling Agent

CHEFFINS

Cheffins New Homes

Phone: 01223 271 999

Email: New.homes@cheffins.co.uk



BANCROFT FARM

LITTLE ABINGTON

10 Year New Build Structural Warranty by ICW



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