



Leaden Hill, Orwell, SG8 5QH



Leaden Hill

Orwell,
SG8 5QH

- Orchard and far reaching views over the Countryside
- Significant stamp duty savings
- Opportunity to create your dream home
- Highly sought-after village location
- Exclusive development of 9 homes

A stunning and substantial brand new detached chalet-style home in this highly desirable village in a most picturesque position on the edge of the south-Cambridgeshire countryside

4 3 2

Guide Price £1,250,000



Location

Often considered one of South Cambridgeshire's most picturesque and well-connected villages, Orwell offers an attractive balance of rural charm and modern convenience – ideal for those seeking a peaceful lifestyle without compromising on accessibility.

Community life centres around the Orwell Village Hall and Pavilion, which host a wide variety of clubs and activities, including the Orwell Film Club, Hillsiders Line Dancers, the Women of Orwell social group, table tennis, and carpet bowls. The recreation ground further enhances village life, with tennis courts and a cricket pitch providing excellent outdoor facilities.

The village provides a range of amenities to meet everyday needs while fostering a strong sense of community. A local convenience store, which also incorporates a post office, ensures easy access to essential services. For dining and socialising, The Chequers pub offers a welcoming atmosphere and traditional fare, while personal care needs are catered for by the village hairdresser and nail bar.

For those who enjoy the outdoors, Orwell Clunch Pit – a designated Site of Special Scientific Interest – offers scenic walks and far-reaching views. The nearby National Trust's Wimpole Estate also provides extensive parkland and further opportunities for leisure and exploration.

Description

The homes at Leaden Hill have been expertly designed in a variety of sizes, layouts and styles, offering buyers a high degree of flexibility to create their forever home. The exclusive development is comprised of nine homes ranging from 4-5 bedrooms in an idyllic location on the edge of this highly sought-after village adjacent to wide-spanning Cambridgeshire countryside.

Each property benefits from accommodation ranging between 1,957- 2,798 with generous plots, integral garages and driveway parking.

Plot 5

Plot 5 occupies a delightful position at the rear of the site. Extending to 2,798sq.ft the property boasts a high degree of space and flexibility. The property boasts a substantial principal reception space, perfect for entertaining. This kitchen/dining/family room features a high quality fully fitted kitchen and integrated appliances which also leads to the utility room. A generously proportioned sitting room to the front of the property as well as useful study/snug and cloakroom complete the ground floor. On the first floor, there are 4 generous double bedrooms, all with fitted wardrobes and en-suite and dressing area to the principal bedroom. A family bathroom completes the first floor.

Outside the gardens are principally laid to lawn with natural stone patio area. To the front of the property there is a paved driveway with ample parking as well as landscaped garden area.

Benefits & Advantages:

The thoughtfully developed design gives purchasers the opportunity to tailor and refine the home to suit their individual requirements, striking a rare balance between flexibility, convenience, and creative control, something seldom available with standard new-build properties.

In addition, the scheme presents clear financial benefits when compared to buying a completed home of equivalent value. One of the most significant advantages relates to Stamp Duty Land Tax (SDLT). With a conventional purchase, SDLT is calculated on the full market value of the property. In contrast, with a custom or self-build project, SDLT is payable only on the value of the plot, not on the final completed home.

This distinction can represent a substantial saving, enabling buyers to allocate more of their budget towards design development, enhanced specifications, and higher-quality finishes. Combined with the ability to create a home precisely aligned with personal preferences, this approach delivers meaningful value, both financially and in terms of lifestyle.

Important information:

All plots at Leaden Hill, Orwell are allocated exclusively for self-build or custom-build homes in accordance with the Self-build and Custom Housebuilding Act 2015. Each completed dwelling must be occupied by the self- or custom-builder as their principal residence for a minimum period of three years from first occupation (the "Protected Occupation Period"). The occupancy restriction will remain in place until the Protected Occupation Period has expired.



Plot	Size sq.ft (Excl Garage)	Property Price
1	1,957	£895,000
2	1,957	£895,000
3	1,957	£895,000
4	2,798	£1,250,000
5	2,798	£1,250,000
6	2,798	SSTC
7	2,798	SSTC
8	2,691	£1,200,000
9	2,691	SSTC

Specification

1. Structure & External Fabric

- Reinforced concrete foundations to Structural Engineer's design
- Traditional masonry cavity wall construction with high-quality facing brickwork, monocouche render and/or timber cladding outer leaf
- Full-fill mineral wool cavity insulation achieving enhanced thermal performance
- Inner leaf: blockwork with plasterboard on dabs
- Beam and block ground floor with 150mm rigid PIR insulation and 75mm screed
- Engineered timber upper floor joist structure
- Trussed or cut roof construction with breathable membrane
- Clay Plain Tile or Natural Slate Roof Finish
- Powder Coated aluminium double-glazed windows (low-E, argon filled)
- Powder Coated aluminium large format sliding doors to rear (where applicable)
- Composite entrance door with multi-point locking
- Softwood painted soffits and fascias
- Galvanised steel rainwater goods

2. Internal Finishes

- Walls: skim plaster finish, painted in white emulsion
- Ceilings: skim plaster finish, white emulsion
- Internal joinery: white prefinished moulded four panel doors
- Satin chrome ironmongery
- Softwood painted skirting and architraves
- Floor finishes:
- Tiled flooring to kitchen / utility / bathrooms/ ensuites
- Carpet to living areas and bedrooms

3. Kitchen & Utility

- Shaker Style fitted kitchen units with quartz worktops
- Stainless steel sink with mixer tap
- Integrated electric oven, induction hob and stainless steel extractor hood
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated washing machine
- Space and plumbing for washing machine (utility where applicable)
- Under-unit LED lighting (subject to design)

4. Bathrooms & En-suites

- Wall mounted vanity unit with built-in basin
- Mirror to infill above toilet and sink
- Wall hung close-coupled WC with soft-close seat and concealed cistern
- Basin with chrome mono mixer tap
- Thermostatic mixer shower (over bath or enclosure)
- Chrome ladder-style heated towel rail
- Full height tiles to walls around shower/bath (tiles to be full bodied porcelain)
- Tiled floor (tiles to be full bodied porcelain)

5. Heating, Electrical & Energy

- Air Source Heat Pump
- Underfloor heating to ground floor
- Radiators to first floor
- Zoned heating controls
- Pressurised hot water cylinder
- Recessed LED downlights to kitchen, bathrooms and living areas
- Pendant lighting to bedrooms
- TV and data points to living room and principal bedroom
- Mains-wired smoke and heat detectors
- EV charging point provision (7KW)
- High levels of insulation exceeding Building Regulations
- Fibre broadband ready
- External power sockets
- Photovoltaic panels (additional cost)

6. External Works

- Block paved driveway with parking
- Landscaped front garden
- Turfed rear garden
- Limestone paved patio
- Close-board fencing with concrete posts and gravel boards
- External lighting to front and rear
- Secure side gate access

7. Compliance & Warranty

- Designed and constructed in accordance with current UK Building Regulations
- EPC rating target: B (or better)
- 10-year structural warranty
- 2-year developer defects liability period

This is a custom build, please contact Cheffins for further information



Proposed Ground Floor

Total GIA CIRCA—260sqm (2,798sq.ft) Excl Garage

Total GIA—282sqm (3,035sq.ft) Incl Garage

Proposed First Floor

Proposed Elevations