



Leaden Hill, Orwell, SG8 5QH

CHEFFINS

Leaden Hill

Orwell,
SG8 5QH

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

A brand new and most stylish 4 bedroom home in this highly desirable village in a most picturesque position on the edge of the south Cambridgeshire countryside

4 3 2

Guide Price £895,000



Location

Often regarded as one of South Cambridgeshire's most picturesque and well connected villages, Orwell offers a harmonious blend of rural charm and modern convenience, making it an ideal setting for those seeking a tranquil lifestyle without sacrificing accessibility.

The village boasts a variety of amenities that cater to daily needs and foster a strong sense of community. The local convenience store, which also houses a post office, ensures residents have easy access to essential services. For dining and socializing, The Chequers pub offers a warm atmosphere and traditional fare. Personal care needs are met by the on site hairdresser and nail bar.

Community life thrives around the Orwell Village Hall and Pavilion, which host a diverse array of groups and activities. These include the Orwell Film Club, Hillsiders Line Dancers, Women of Orwell social group, table tennis sessions, and carpet bowls. The village also features a recreation ground equipped with tennis courts and a cricket pitch, providing ample opportunities for outdoor leisure.

Nature enthusiasts will appreciate the proximity to the Orwell Clunch Pit, a designated Site of Special Scientific Interest, offering scenic walks and panoramic views. Additionally, the nearby National Trust Wimpole Estate provides further opportunities for exploration and recreation.

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 1

Plot 1 is a 4 bedroom detached home of circa 1,957sq.ft and occupies a prominent position to the front of the site. The property features a light and sociable kitchen/dining/family room to the rear with high quality fully fitted kitchens and integrated appliances. There is also a useful utility room with access to the integral garage. A bay-fronted sitting room to the front of the property as well as cloakroom completes the ground floor. On the first floor, there are 4 generous double bedrooms, all with fitted wardrobes and en-suite to the principal bedroom and bedroom 2. 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 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)

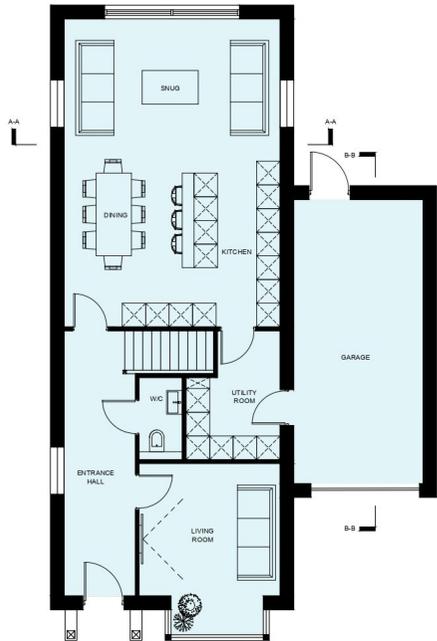
6. External Works

- 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

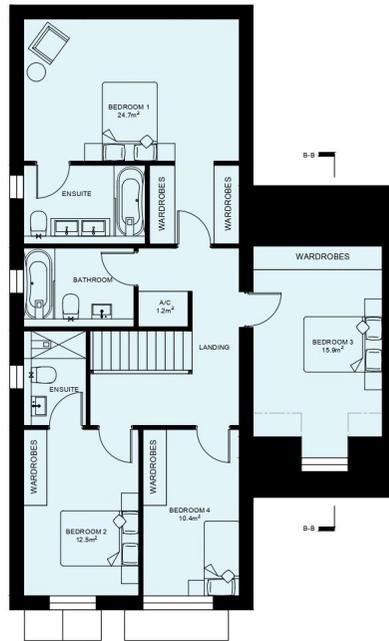
This is a custom build, please contact Cheffins for further information



Proposed Ground Floor

Total GIA CIRCA—182sqm (1,957sq.ft) Excl Garage

Total GIA—208sqm (2,239sq.ft) Incl Garage



Proposed First Floor



Proposed Elevations