

The Draycote, The Orchards, Fulbourn, CB21 5EE

CHEFFINS

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The Orchards

Fulbourn,
CB21 5EE

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Guide Price £549,750



- Brand new 2 bedroom home ready to move in to
- Great Start scheme available with just a 5% deposit
- Beautiful specification with high quality bathrooms and kitchens
- Underfloor heating to ground floor
- Carport and parking space to the rear
- 10 Year NHBC warranty

Buy this home with just a 5% deposit!A beautifully presented and generously proportioned brand new 2 bedroom home forming part of this highly successful development with easy access to Cambridge, major routes and transport links.

Our Great Start Scheme

The Great Start scheme is designed to ensure your finances go that little bit further when buying a new home. With Great Start, you could purchase a selected new Shelbourne Estates home with just a 5% deposit and a 45% mortgage, while enjoying 100% ownership of your home from day one. Shelbourne Estates then provides a 50% equity loan, interest-free for the first five years.

So how does it work?

Step 1: Reserve your home
Choose your preferred eligible home and reserve it with a nominal reservation fee.

Step 2: Pay a 5% deposit
You'll contribute a deposit equivalent to just 5% of the purchase price.

Step 3: Arrange a 45% mortgage
You'll then secure a mortgage for 45% of the property's value.

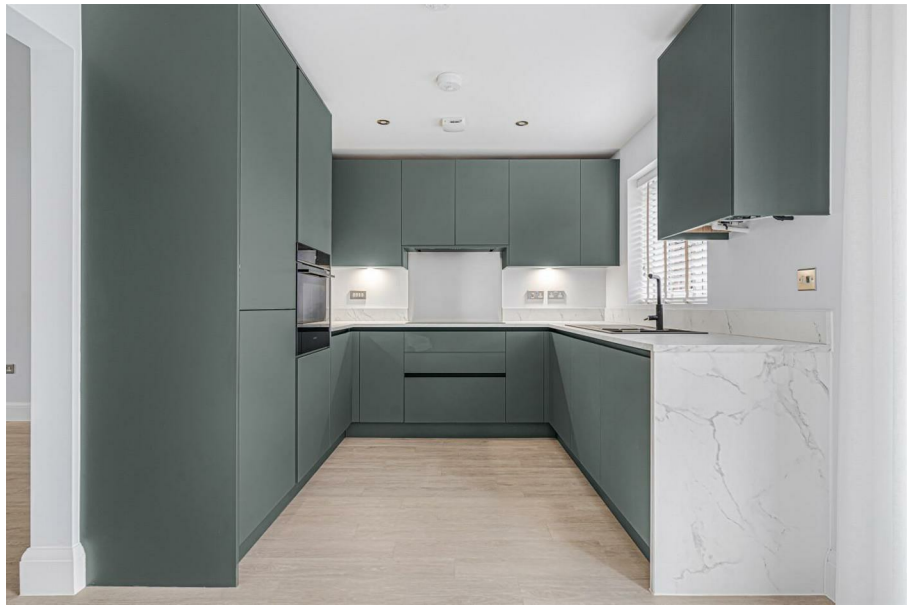
Step 4: Receive a 50% equity loan
Shelbourne Estates provides the remaining 50% through an equity loan, which is interest-free for the first five years.

Step 5: Move in and enjoy
Your new home is 100% yours to live in and enjoy from the moment you complete.

A simple example
Purchase price: £400,000
Your deposit (5%) = £20,000
Your mortgage (45%) = £180,000
Great Start equity loan (50%) = £200,000
Total = £400,000

This means you can secure your new home with a smaller deposit and mortgage than you might traditionally require.

(Terms and conditions apply- please ask our sales representative for more details)





The Draycote at The Orchards

This luxury 2 bedroom home features a welcoming lounge and open plan kitchen/dining area with French doors leading out to the garden. Upstairs discover a spacious master bedroom with an elegant en-suite, a second bedroom and family bathroom. The Draycote creates a warm and welcoming home with a carefully curated specification.

The Draycote, an elegant two-bedroom home offering approximately 902 sq ft of thoughtfully designed accommodation, perfectly combining contemporary style with comfort and practicality. The ground floor welcomes you with a spacious lounge, ideal for relaxing and unwinding, alongside an impressive open-plan kitchen and dining area. French doors open directly onto the garden, creating a wonderful connection between indoor and outdoor living — perfect for entertaining guests or enjoying relaxed evenings at home. A convenient downstairs WC completes the ground-floor layout.

Upstairs, the generous principal bedroom benefits from its own stylish en-suite, while a second well-proportioned bedroom and a separate family bathroom provide flexibility for guests, home working or everyday living. With its carefully curated specification, inviting living spaces and practical layout, The Draycote is an ideal choice for first-time buyers, couples or those seeking a stylish home with room to grow.

A collection of 2, 3, 4 & 5 bedroom homes, nestling on the fringes of Fulbourn village, The Orchards enjoys an idyllic parkland setting, and borders open fields and countryside for that perfect blend of community, convenience, and natural surroundings. Designed with sustainability in mind and with so much on the doorstep, including Cambridge just four miles away, you're perfectly placed to enjoy the best of both city and country.

Energy efficiency is central to homes here at The Orchards, each of which has an impressive A or B energy rating. Many of our homes also benefit from electric car chargers and PV panels, with selected homes featuring the latest in air-source heat pumps.













The Location

Fulbourn offers all that makes village life so attractive, including a thriving community, great schools, sports and local shops. For a meal out with friends or family, local restaurants offer a choice of cuisine, or, sample the traditional fare at one of the nearby country pubs. Fulbourn village has local shops for everyday needs including a nearby Tesco Superstore. Three doctors' surgeries are within a mile of The Orchards, as well as a library and an excellent range of schools, catering from pre-school to secondary.

Education facilities are high-calibre, with a wide choice of independent, boarding, and state schools. Outstanding Cambridge schools include St Faith's, The Leys and The Perse, with extensive extra-curricular programmes and strong academic records.

Sports facilities within the 16 acres of Fulbourn Recreation Ground include football, cricket, bowls, and netball. The neighbouring Fulbourn Centre offers a range of activities from toddler groups to Bridge. Alternatively serve up an ace at Fulbourn Tennis Club which welcomes all ages and abilities to its four all-weather courts.

Ten minutes away is the David Lloyd Club, with its recent addition of a Spa Retreat as well as the existing racquets facilities, gym, exercise classes and indoor & outdoor pools. At Cambridge Lakes Golf Course you can improve your skills or start from scratch at this 20 acre 9-hole course.

For a wider selection of venues, the thriving city of Cambridge is just four miles away and easily accessible by cycle path and a regular bus service. In recent years, Cambridge has attracted many global companies, including Google, Apple, Amazon, Astra Zeneca, and Microsoft. The global headquarters of technology giant, Arm, is just a mile from The Orchards. CamLife is a 42-acre 'lab and innovation-focused environment' coming to Fulbourn in 2024. Cutting-edge science meets classic academia in this thriving location.

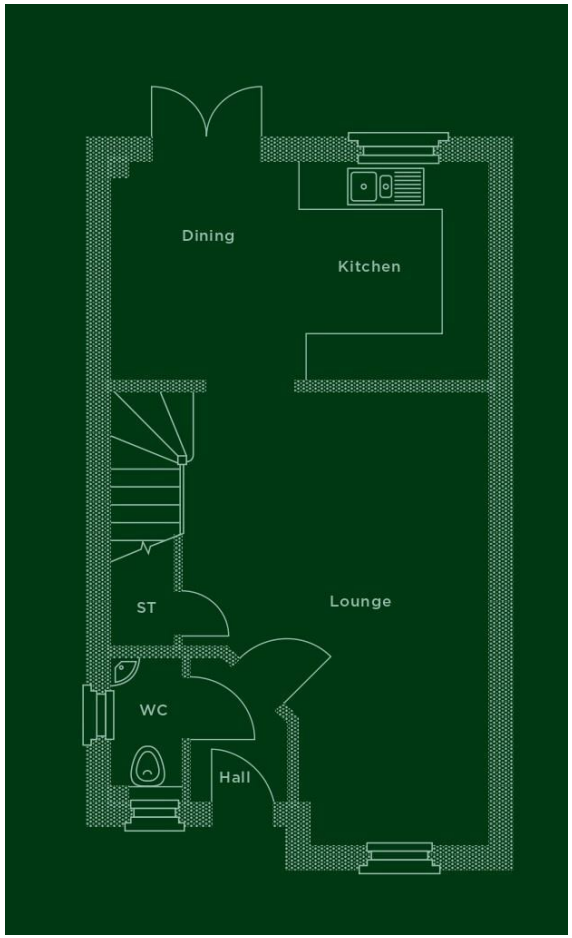




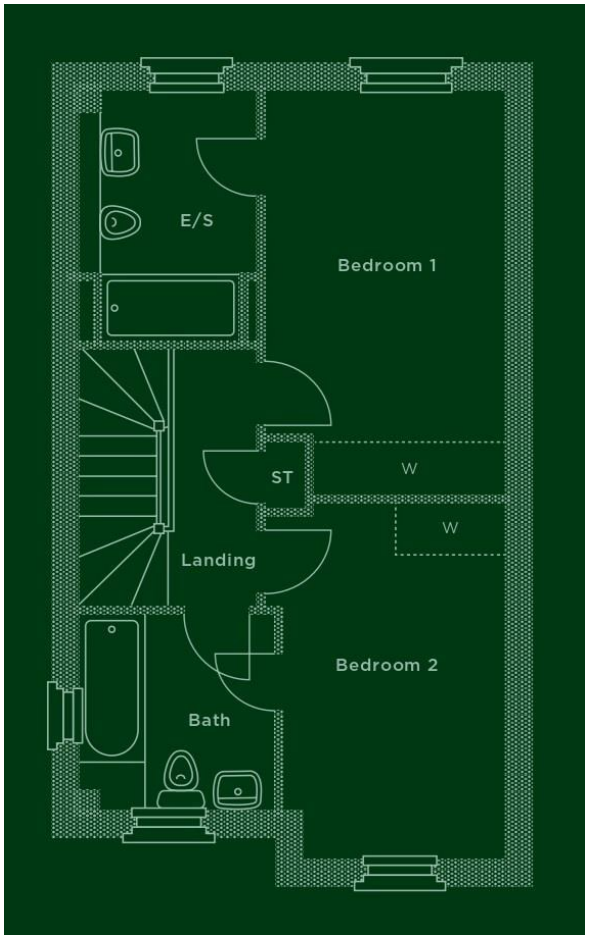
About The Developer

Shelbourne Estates are a residential property developer dedicated to creating luxury new build homes and well planned communities across England. Every aspect of their homes is carefully considered, from exceptional locations to expertly curated interiors finished to the highest standards, providing you with the perfect blend of modern living and timeless style. Shelbourne Estates has a simple philosophy– 'excellence in every home, expertise in every step'. It ensures their luxury homes are built to the highest of standards, resulting in Shelbourne Estates being awarded development of the year for several of their locations .They are proud to have been recognised by industry standards such as LABC Bricks Property Awards and The International Property Awards for several of their luxury property developments.

Ground Floor Plan



First Floor Plan



Guide Price £549,750
Tenure - Freehold
Council Tax Band - New Build
Local Authority - South Cambs District Council

For more information on this property please refer to the Material Information Brochure on our website.
Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.

Please do not take photographs, videos or recordings during viewings without prior consent. This includes the use of smart glasses and wearable devices.