



Your place to grow at Orbit at Spiregrass Square



Your place
to thrive



Find your place to thrive at Orbit at Spiregrass Square

You'll find a warm welcome at Spiregrass Square in the picturesque village of Over, a tranquil hamlet of unique character. At just over 10 miles north of the vibrant university city of Cambridge, this stunning, new development offers two and three bedroom homes through the Shared Ownership scheme, perfect for first time buyers, young couples and families alike. Ideal for those in search of a lifestyle that combines the traditional pleasures of an idyllic village with all the comforts and convenience of contemporary living.



The Pike and Eel Pub, Hotel and Marina, Needingworth

Your place to relax...

Over itself is the ideal place to relax. You'll find all the essentials of day-to-day life on your doorstep, with a primary school, a local shop, plus the Admiral Vernon, a welcoming, family-run village pub with a great selection of locally brewed beers and delicious homemade food. You can enjoy rambling walks in the rich, fenland countryside and discover a fascinating variety of wildlife in the surrounding fields and woodlands. The Over Community Centre is a recent addition to the village, offering sporting facilities and hosting plenty of events, clubs and activities. The charming villages of Swavesey, with its annual festival, and Willingham, with its enticing choice of pubs and restaurants, are close by, both also providing a variety of clubs and activities for all ages.

So much to see and do...

The River Great Ouse flows by only a mile from Over, perfect for boating adventures, scenic walks, kayaking or fishing. Or you can take a river cruise south to bustling Cambridge or north to historic Ely, taking your pick of any number of secluded waterside pubs for a refreshing drink or leisurely lunch.



Over Village sign

Take a trip to Needingworth Nature Reserve & River Ouse, just a few miles away. Perfectly serene, this three mile walk takes you through an RSPB Nature Reserve, leafy lanes and a riverside thriving with wildlife and wild flowers. If you want to take the kids on a sunny afternoon walk or a picnic, this is the place to go. Or discover Fen Drayton Lakes, a nature reserve and RSPB bird sanctuary, made up of lakes, lagoons, ponds and a river, also on your doorstep. The natural beauty of the authentic English countryside surrounds Spiregrass Square residents.

To the south, the prestigious city of Cambridge is less than 20 mins drive away, home to one of the world's oldest, most respected Universities. There's a breathtaking variety of culture and leisure opportunities, whether you're looking for contemporary theatre, art, literature and film, sport, or festivals. There's world-class shopping, with everything from designer stores to big name retailers, plus exciting nightlife with every type of music, theatres, bars and restaurants. Or you can just hire a punt, drift down the River Cam, and enjoy the glorious scenery...



Rose Crescent, Cambridge

For lovers of history, Ely lies 16 miles to the north, once home to Oliver Cromwell and boasting the magnificent Ely Cathedral dating back to 1083. A weekly market has taken place in Ely Market Square since at least the 13th century, with markets now held on Thursdays, Saturdays and Sundays, with a farmers' market being held on the 2nd and 4th Saturdays of each month, well worth a visit.

Find your easy connections...

Over has easy access to multiple transport connections. The Cambridgeshire Guided Busway runs nearby at Swavesey (1.6 miles), linking to Cambridge to the south east and west to St Ives, Huntingdon and Peterborough. The new mainline station of Cambridge North (11.3 miles) is also served by the Busway, with regular trains to London Kings Cross, the fastest getting you there in under an hour.



By Busway from Swavesey



By car from Orbit at Spiregrass Square



Distances are approximate only and are taken from maps.google.com and Stagecoachbus.com



Outright Sale

- **The Bourn**
2 bedroom houses
- **The Wicken**
3 bedroom houses

- **Private Sale**
- **Affordable Rental Homes**

Development layout is not shown to scale and is given as a guide only. Orbit has a policy of continuous improvement and reserves the right to make changes at any time. Please ask your Sales Consultant for current information when reserving your new home. Information correct at time of going to print.



Specification

Kitchen

- Stylish, contemporary fitted kitchen with a range of wall and base units
- Laminate worktops
- Stainless steel single oven
- Induction hob
- Extractor hood
- Stainless steel 1½ bowl sink with chrome mixer tap
- Fridge/freezer
- Track light LED spotlight

Bathroom, cloakroom and en suite

- Contemporary white sanitaryware
- Thermostatically controlled shower over bath with shower screen with full-height tiling to bath
- Heated towel rail
- Mirror-fronted lockable cabinet with shaver socket

Plumbing

- Air Source Heat Pump heating system
- Thermostatically controlled radiators

Electrical

- TV points to living room
- Telephone points to living room and bedroom 1
- Mains wired smoke detector and alarm to hallway and landing
- Mains wired heat detector and alarm to kitchen
- PIR outside light to front and rear

Windows and doors

- PVCu double glazed windows
- GRP front door

Internal

- Walls and ceilings in matt white emulsion
- Woodwork in white gloss

Flooring

- Vinyl to bathroom, kitchen and WC
- Carpet to living room, hall, stairs, landing and bedrooms

General

- Turf to front and rear garden
- 10-year LABC warranty

Orbit reserves the right to alter specification without prior notice. Please ask your Sales Consultant for current information when reserving your new home. Information correct at time of going to print. Images shown are from other Orbit show homes.

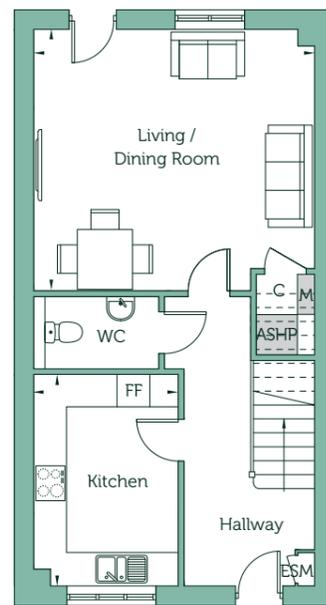




The Bourn

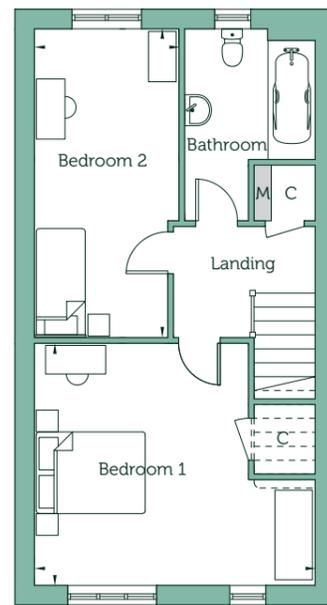
Two Bedroom House

Plots 35 and 36



Ground Floor

Living / Dining Room	12'11" x 13'11"	3.95m x 4.25m
Kitchen	10'4" x 6'8"	3.16m x 2.04m



First Floor

Bedroom 1	11'10" x 13'11"max	3.63m x 4.25m
Bedroom 2	15'1" x 7'2"	4.62m x 2.19m
Gross Internal Area	753 sq ft	70.0 sq m

Handed Plots 35

Key

C Cupboard FF Fridge Freezer ASHP Air Source Heat Pump M Manifold ESM Electric Smart Meter

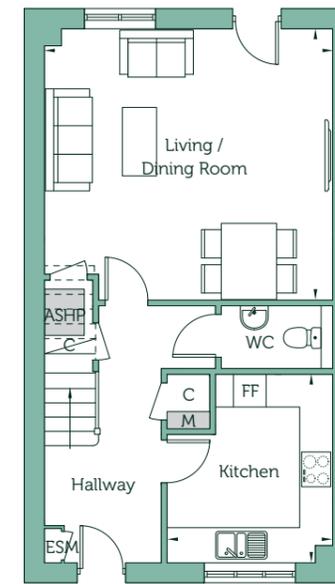
Floorplans are not drawn to scale. Measurements are taken from areas marked ►. They are maximum approximate dimensions and given as a guide only. These should not be used as a basis for purchasing flooring or furniture. Orbit reserves the right to alter plans, specification, position of doors and windows and change tenure subject to demand without prior notice. External elevations vary from plot to plot. Please ask your Sales Consultant for current information when reserving your new home. Computer generated image. Information correct at time of going to print.



The Wicken

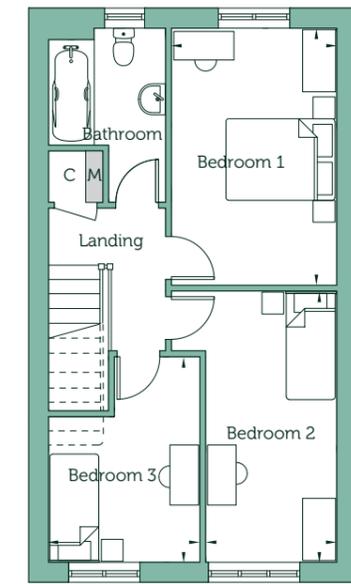
Three Bedroom House

Plots 6, 7, 8 and 9



Ground Floor

Living / Dining Room	14'9" x 15'9"	4.51m x 4.81m
Kitchen	10'4" x 9'0"	3.16m x 2.75m



First Floor

Bedroom 1	14'0" x 9'1"	4.28m x 2.78m
Bedroom 2	14'10" x 7'2"	4.53m x 2.19m
Bedroom 3	11'2" x 8'4"	3.41m x 2.55m
Gross Internal Area	910 sq ft	84.5 sq m

Handed Plots 6 and 8

Key

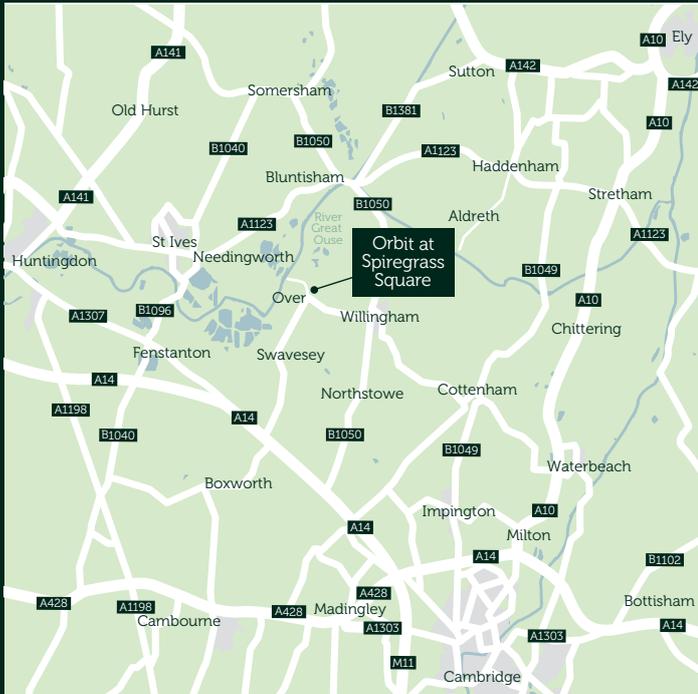
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Outer cover coated with Anti-Bacterial lamination

Orbit at Spiregrass Square Windmill Close Off Mill Road Over Cambridgeshire CB24 5PE Sat Nav: CB24 5PY



Wider Area

Directions to Orbit at Spiregrass Square

Travelling from Cambridge, take the A14 until you reach junction 25 signposted Longstanton, Northstowe, Bar Hill, B1050 and turn off. At the roundabout take the exit towards Longstanton, Northstowe, B1050, Oakington, Lolworth, continue for approximately 800 meters to the roundabout. Take the first exit and continue along the B1050 for approximately 1 kilometre to the next roundabout, take the first exit B1050 and continue for approximately 1.60 kilometres to the next roundabout. Take the first exit signposted Over, Swavesey, after 160 meters turn right into Over Road. Continue along this road which will become Gravel Bridge Road and then Longstanton Road for 2.7 kilometres, then turn right into King Street, signposted Willingham, Earith, stay on this road for 260 meters and as the road bears left, turn right into Mill Road and continue for approximately 600 metres, you'll see Spiregrass Square on your right-hand side.

Local Area

Travelling from Kettering and Thrapston, take the A14 until you reach junction 24 signposted Fenstanton, Swavesey, Lolworth A1307 and Services, turn off. At the roundabout take the second exit towards Huntingdon, Godmanchester, Swavesey A1307, St Ives A1096 and over the A14. At the next roundabout take the second exit signposted Bar Hill, Lolworth, Swavesey A1307, to the next roundabout and take the first exit towards Swavesey onto Buckingham Way Road, this will become Boxworth End, then Middle Watch and High Street at Swavesey. Continue through Swavesey where the road becomes Station Road and then Over Road. Remain on this road until you reach St Mary's Church, over where this road becomes Church End, and bear right into High Street. Follow High Street for approximately 500 meters. Carry straight on into Willingham Road with Over Cricket Ground on your right. Continue for approximately 385 meters and turn right into Mill Road and you'll see Spiregrass Square on your right-hand side.



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