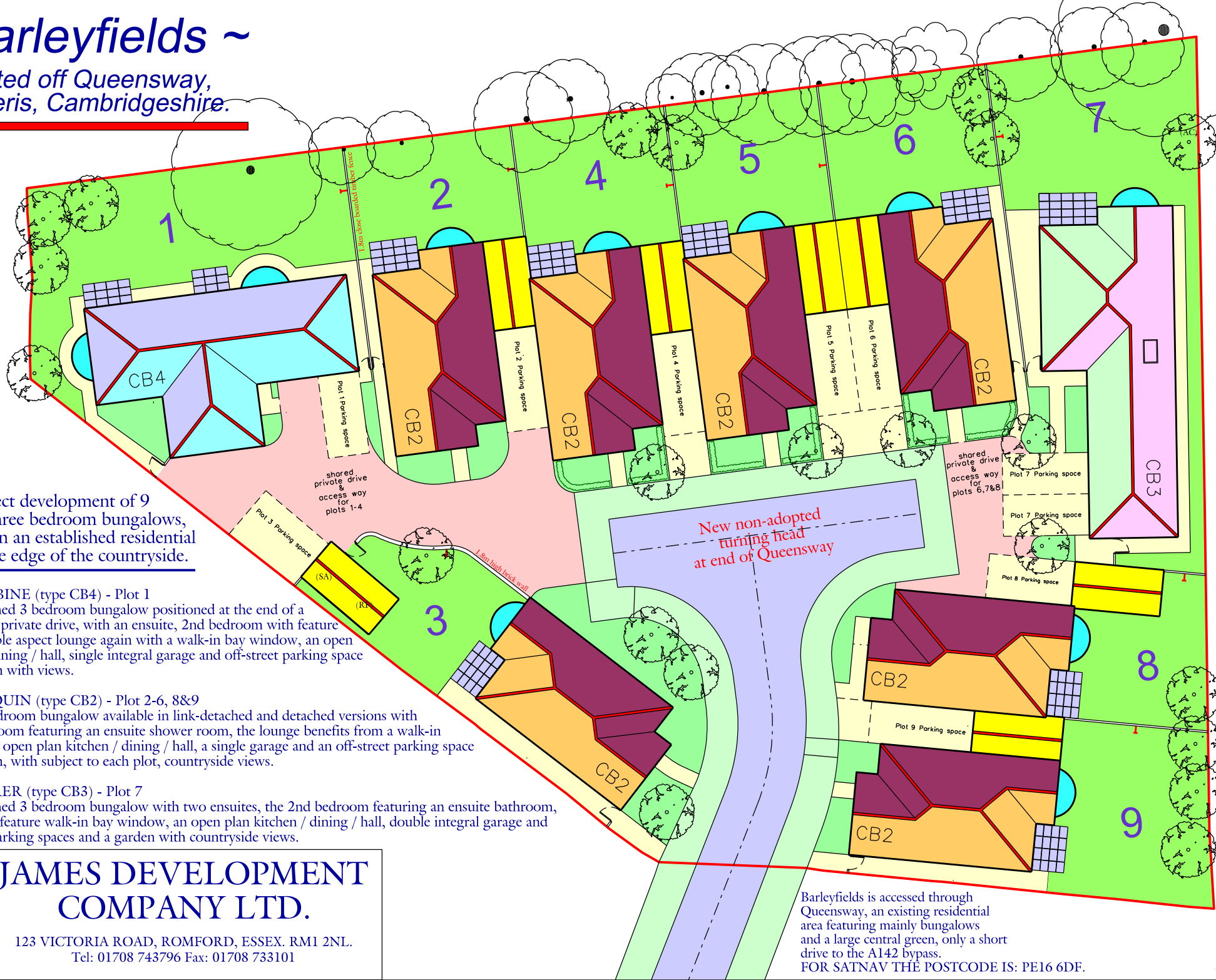


~ Barleyfields ~

located off Queensway,
Chatteris, Cambridgeshire.



A select development of 9 two and three bedroom bungalows, positioned in an established residential area, on the edge of the countryside.

THE COLUMBINE (type CB4) - Plot 1
A unique detached 3 bedroom bungalow positioned at the end of a secluded private drive, with an ensuite, 2nd bedroom with feature walk-in bay, triple aspect lounge again with a walk-in bay window, an open plan kitchen / dining / hall, single integral garage and off-street parking space and wide garden with views.

THE HARLEQUIN (type CB2) - Plot 2-6, 8&9
A versatile 2 bedroom bungalow available in link-detached and detached versions with the master bedroom featuring an ensuite shower room, the lounge benefits from a walk-in bay window, an open plan kitchen / dining / hall, a single garage and an off-street parking space and wide garden, with subject to each plot, countryside views.

THE WAYFARER (type CB3) - Plot 7
A unique detached 3 bedroom bungalow with two ensuites, the 2nd bedroom featuring an ensuite bathroom, a lounge with a feature walk-in bay window, an open plan kitchen / dining / hall, double integral garage and two off-street parking spaces and a garden with countryside views.



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Barleyfields is accessed through Queensway, an existing residential area featuring mainly bungalows and a large central green, only a short drive to the A142 bypass.
FOR SATNAV THE POSTCODE IS: PE16 6DF.

The Harlequin

TYPE CB2: A detached or link-detached two bedroom bungalow with en-suite shower room to master bedroom, family bathroom, bedroom 2, open-plan dining / hall / kitchen, lounge with bay window, single garage, single parking spaces and subject to variations on each plot a garden with countryside views.

ROOM SIZES
(between red arrows
& horizontal first)

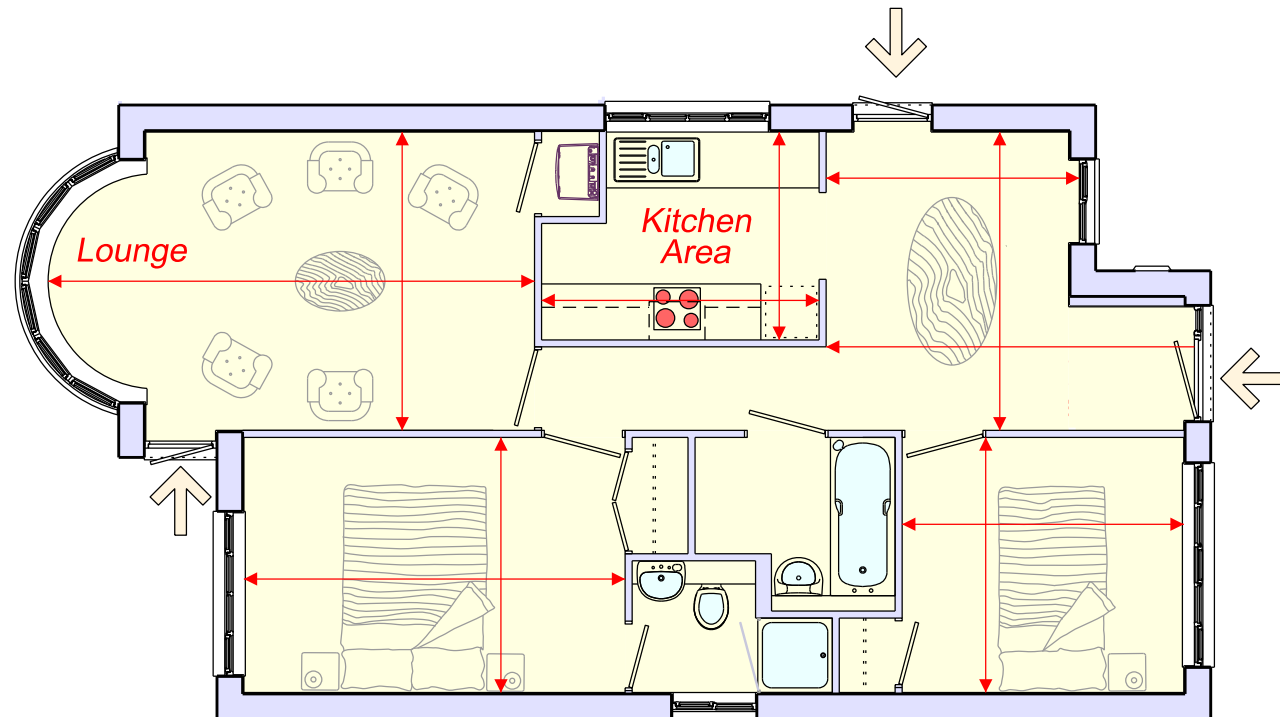
Lounge
5.20m x 3.20m
(17'0" x 10'6")

Kitchen Area
2.95m x 2.23m
(9'8" x 7'3")

Dining / Hall
2.69m x 3.20m
(8'10" x 10'6")

Master Bedroom
4.07m x 2.74m
(13'4" x 8'11")

Bedroom 2
3.00m x 2.74m
(9'10" x 8'11")



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plot 2-6, 8&9

Note: The illustration and floor plans show the intrinsic character of the Harlequin design. The design can be available in a 'handed' version. In order to provide visual interest and to take full advantage of a specific location, elevational features and material finishes will often vary from one home to another. Landscaping will of course vary on each home and the illustrations, floor plan and site plan are therefore only indicative. Room dimensions are approximate and should not be used for carpet sizes etc. James Development reserve the right to alter the design and specification at it's absolute discretion. Copyright of JDC 4th May 2011.

The Columbine

TYPE CB4: Three bedrooms, en-suite bathroom, family shower room, open-plan dining / hall / kitchen, triple aspect lounge with bay window, single integral garage, off-street parking space and wide garden with countryside views.

ROOM SIZES
(between red arrows
& horizontal first)

Lounge
4.74m x 5.06m
(15'6" x 17'7")

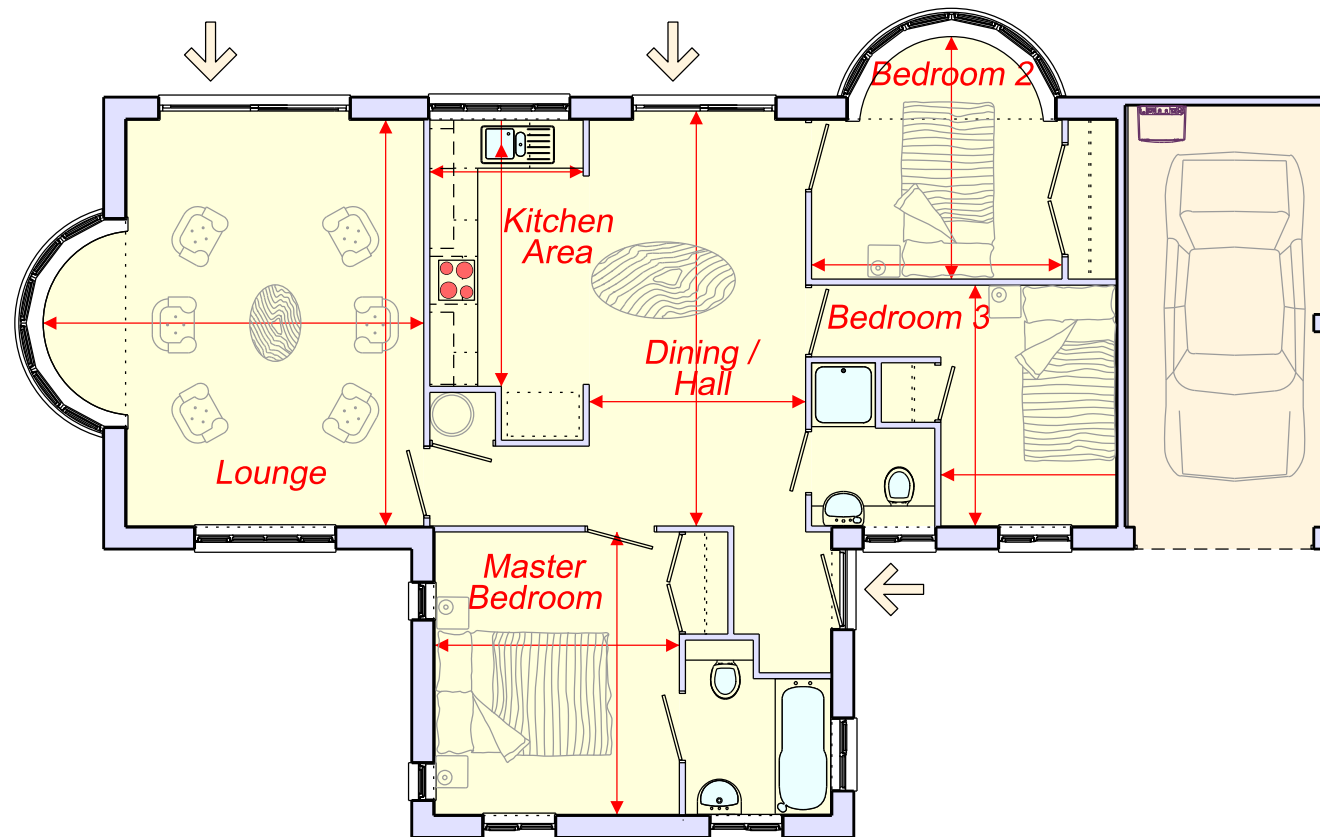
Kitchen Area
1.89m x 3.35m
(6'2" x 10'11")

Dining / Hall
2.68m x 5.20m
(8'9" x 17'0")

Master Bedroom
3.05m x 3.53m
(10'0" x 11'7")

Bedroom 2
3.11m x 3.04m
(10'2" x 9'11")

Bedroom 3
2.16m x 3.01m
(7'1" x 9'10")



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plot 1 only

Note: The illustration and floor plans show the intrinsic character of the Columbine design. The design can be available in a 'handed' version. In order to provide visual interest and to take full advantage of a specific location, elevational features and material finishes will often vary from one home to another. Landscaping will of course vary on each home and the illustrations, floor plan and site plan are therefore only indicative. Room dimensions are approximate and should not be used for carpet sizes etc. James Development reserve the right to alter the design and specification at it's absolute discretion. Copyright of JDC 4th May 2011.

The Wayfarer

TYPE CB3: A detached three bedroom bungalow with en-suite shower room to master bedroom, family shower room, bedroom 2 with ensuite bathroom, open-plan dining / hall / kitchen, lounge with bay window, double integral garage, two off-street parking spaces and garden with countryside views.

ROOM SIZES
(between red arrows
& horizontal first)

Lounge
5.00m x 3.81m
(16'4" x 12'6")

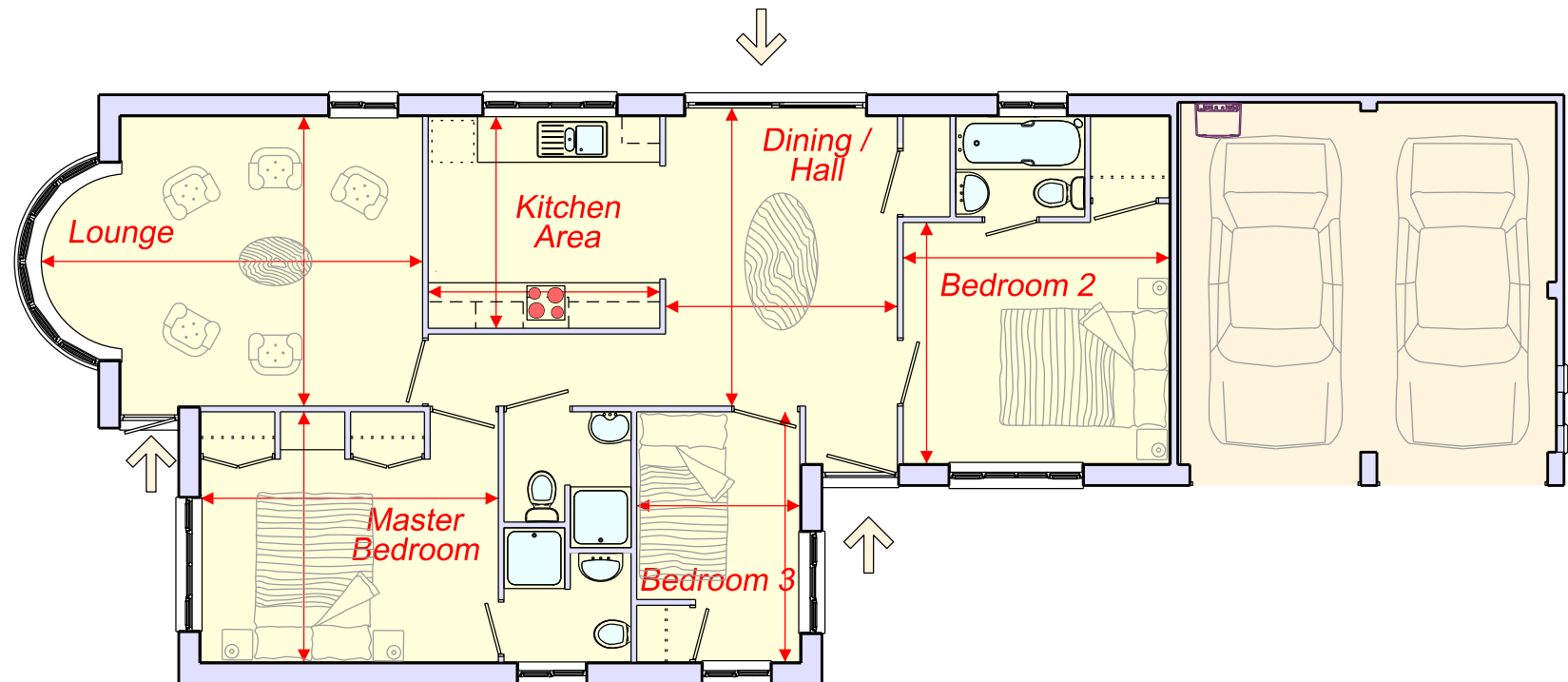
Kitchen Area
3.02m x 2.78m
(9'11" x 9'1")

Dining / Hall
3.03m x 3.92m
(9'11" x 12'0")

Master Bedroom
3.89m x 3.29m
(12'9" x 10'9")

Bedroom 2
3.48m x 3.17m
(11'5" x 10'5")

Bedroom 3
2.12m x 3.29m
(6'11" x 10'9")



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plot 7 only

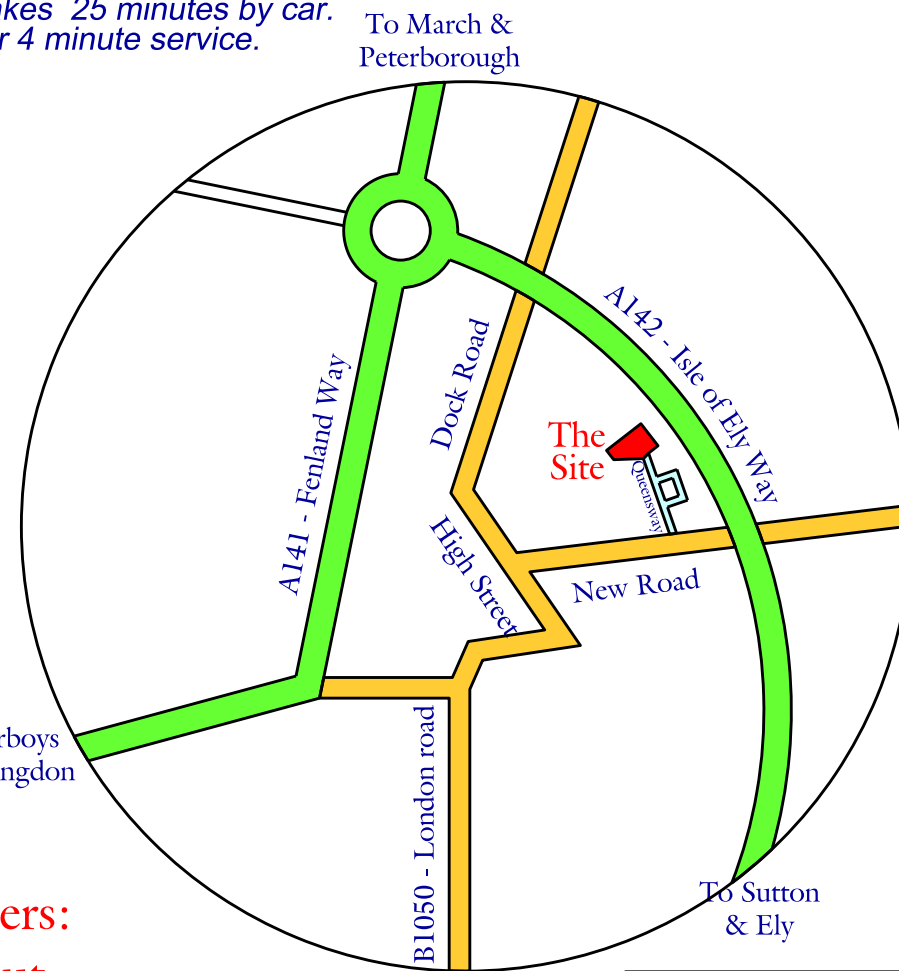
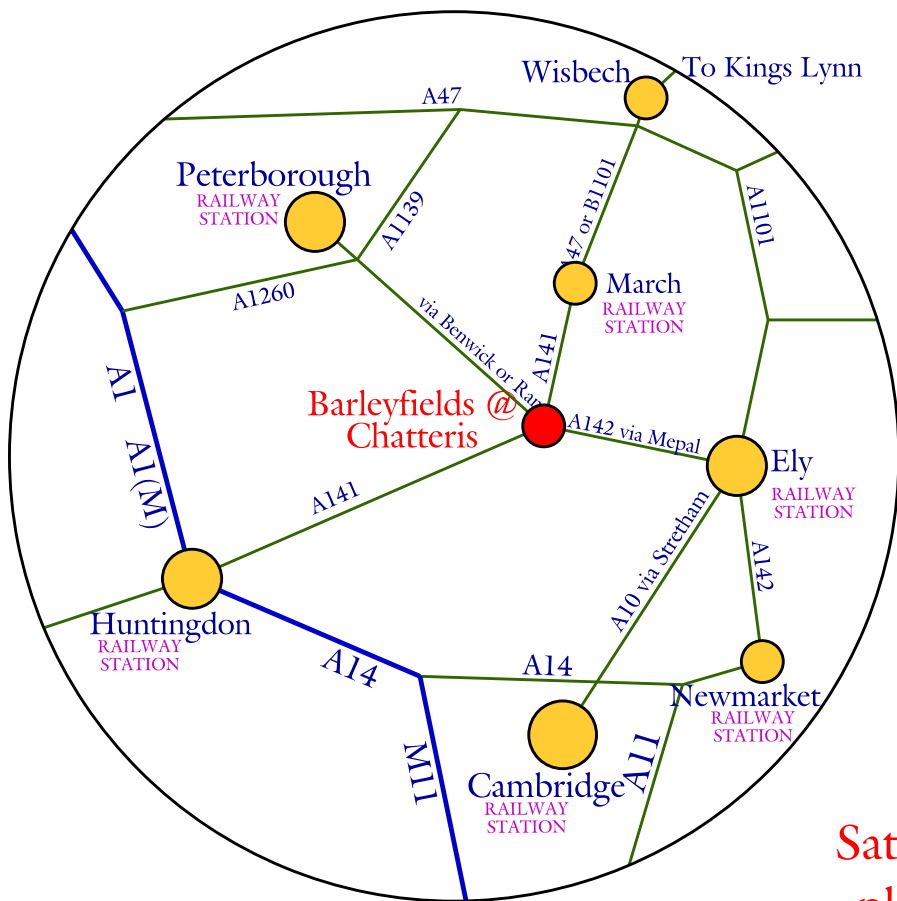
Note: The illustration and floor plans show the intrinsic character of the Wayfarer design. The design can be available in a 'handed' version. In order to provide visual interest and to take full advantage of a specific location, elevational features and material finishes will often vary from one home to another. Landscaping will of course vary on each home and the illustrations, floor plan and site plan are therefore only indicative. Room dimensions are approximate and should not be used for carpet sizes etc. James Development reserve the right to alter the design and specification at it's absolute discretion. Copyright of JDC 4th May 2011.

Chatteris - General Information & Directions

Chatteris is a delightful and historic market town in the heart of the Fens. The vibrant market still runs every Friday. This former abbey town is well-connected and a good base from which to explore East Anglia, though with good access to London, as well as the provincial centres of Cambridge, Huntingdon and Peterborough.

Railway Information:

March railway station is approximately 10 miles away which typically takes 20 minutes by car.
 The 7.14am departs March and arrives at Kings Cross at 08.45 - a direct 1hr 27 minute service.
 Huntingdon railway station is approximately 15 miles away which typically takes 25 minutes by car.
 The 5.26am departs March and arrives at Kings Cross at 06.30 - a direct 1hr 4 minute service.



Sat Nav users:
 please input
PE16 6DF

directions

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Note: The location diagrams are for indicative purposes and illustrate general geographic positioning.
 All purchasers are advised to fully research train times, train line routes, road connections.
 Our sales staff are happy to assist in this capacity as you wish. Copyright of JDC 4th May 2011.

Specification

James Development crafts homes and creates environments. We determine our specification based on your comfort and needs for a practical and affordable home, which can comfortably accommodate your family's needs.

Warranty

NHBC 10 Year "Buildmark" new homes warranty

Structure

*Thermally efficient masonry insulated cavity walls, precast concrete beam & insulated block and screed floor slab
Real clay interlocking roof tiles on timber roof trusses with 200mm insulation, white UPVC windows, fascias, soffites*

Internal Finishes

*Ceramic floor tiling to kitchen areas, magnolia emulsion to walls, white gloss to woodwork, artex textured ceilings
6 panel white gloss doors and MDF skirting boards and architraves, built-in wardrobes to all bedrooms*

Heating System

*The Harlequin (CB2) Glowworm Flexicom Combination Boiler,
The Wayfarer (CB3) & The Columbine (CB4) Glowworm Flexicom System Boiler with an unvented cylinder for hot water storage
All bungalows have radiators with thermostatic valves*

Electrical

*Power & light to garages (CB3 & CB4 only), drop pendant light fittings to reception, bedrooms & kitchen, batten holder lighting to bathrooms
BT points provided at least 1 socket in lounge and master bedroom, TV point in lounge and master bedroom
Porch and exterior front garage lighting (PIR) and front door bell, Smoke detector to hall*

Kitchen

*High quality fitted kitchen units with postformed worktops and splashback tiling, dishwasher space, stainless steel oven,
gas hob with Stainless steel 'Chimney' style extract hood, space for fridge / freezer, washing machine space*

Bathroom / Ensuites

White designer sanitary ware, wall tiling (full coverage in shower enclosure with partial coverage elsewhere), door enclosure to showers

External Works

*Single garage to CB2 (plots 2-6, 8&9 only), tarmac to driveway, paved rear patio area
Turf to front gardens, fencing (all plots vary please ask for guidance)*



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specification

Note: Please note that all specifications in this brochure are correct at the time of printing. All of the details listed should be discussed with the Sales Advisor to clarify exactly which items are to be included within the property of your choice. James Development reserve the right to alter the specification, which is for guidance purposes only and does not form part of any contractual obligation. Copyright of JDC 4th May 2011.