



# Welcome to **Whittlesey Gate**



A unique collection of just 9, 3 and 4 bedroom family homes nestled in the Cambridgeshire town of Whittlesey. Situated in the heart of the Fens, Whittlesey Gate is set within a picturesque rural location, but with excellent facilities within the village and easy access to the local towns such as Peterborough and Spalding for further facilities.

Each home has been designed to suite a variety of needs, with modern design and thoughtful layouts.

# The perfect location

Whittlesey, dating from the Bronze age is an attractive town with a mix of architecture spanning several centuries. South of the town, a branch of the River Nene meanders alongside the Manor Fields and is a perfect spot to see boats moor and take a stroll.

The Buttercross in the Market Place is one of the most striking buildings and a reminder of Whittlesey's rich trading and agricultural history.

Each January Whittlesey celebrates the old agricultural custom of Straw Bear dancing with a three day festival that grows bigger and better each year. 'The Bear', a man in a costume made of straw, is accompanied by his keeper and several hundred dancers and musicians in a procession around the town and stops off for refreshments in pubs along the route.

Whittlesey Gate is also just a 25 minute drive away from the cathedral city of Peterborough, the largest city in East Anglia which offers a greater selection of high street shopping, restaurants, bars and entertainment venues.



# Development layout



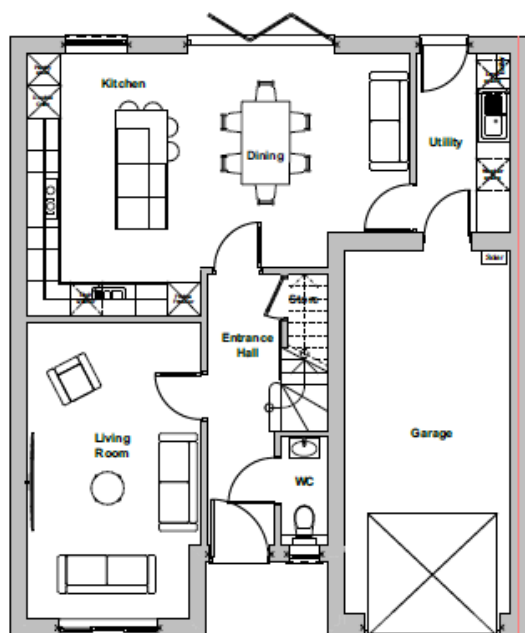




# The Stamford

4 Bedroom Semi detached home with integral garage, dedicated home office and sociable family kitchen.

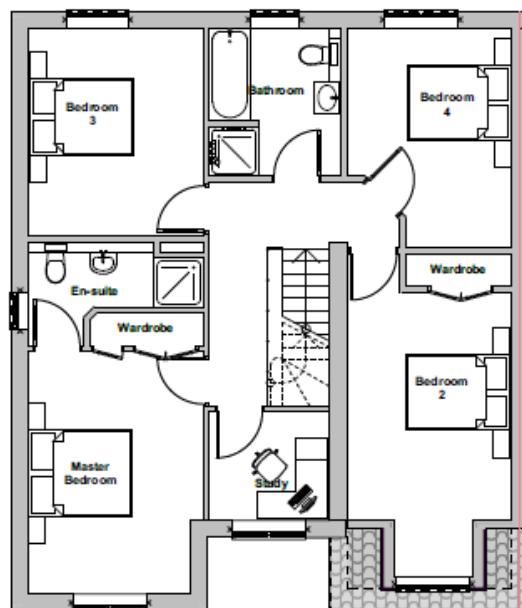
## Ground Floor



Lounge	5485 x 3206	~	17'9" x 10'5"
Kitchen/ Dining	4852 x 7080	~	15'9" x 23'2"
Utility	1738 x 3300	~	5'7" x 10'8"
WC	2023 x 875	~	6'6" x 2'8"

## First Floor

Bedroom 1	4482 x 3009	~	14'7" x 9'8"
En-suite	1926 x 3009	~	6'32" x 9'8"
Bedroom 2	4210 x 3051	~	13'8" x 10'0"
Bedroom 3	3835 x 3324	~	12'6" x 10'9"
Bedroom 4	4045 x 3050	~	13'2" x 10'0"
Home office	1987 x 2255	~	6'5" x 7'3"
Bathroom	2715 x 2531	~	8'9" x 8'3"



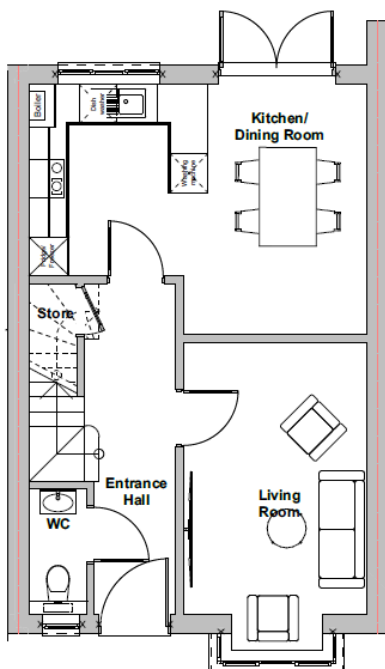
The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences confirm prior to reservation with Cooper Lennard Homes. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within the development. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Cooper Lennard home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of driveways may vary throughout the development.

Properties may also be built handed (mirror image). All information is correct at the time of going to press, January 2025



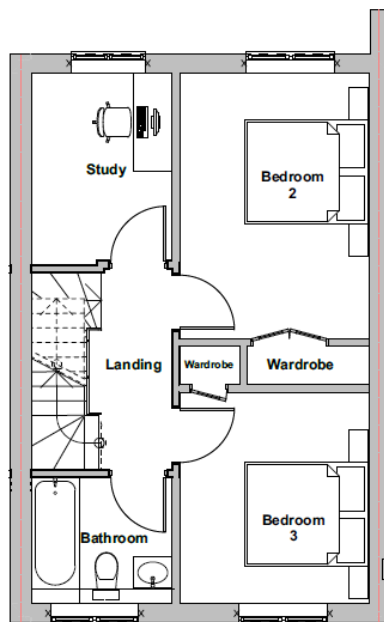
# The Carlby

3 bedroom townhouse with dedicated home office and luxurious master bedroom suite



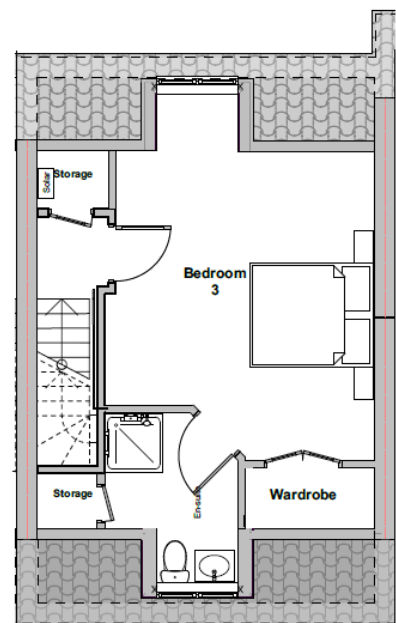
## Ground Floor

Lounge	
4207 x 2850	~ 13'8" x 9'3"
Kitchen/ Dining	
3885 x 5212	~ 12'7" x 17'0"
WC	
1952 x 875	~ 6'4" x 2'8"



## First Floor

Bedroom 2	
4100 x 2950	~ 13'5" x 9'6"
Bedroom 3	
3275 x 2950	~ 10'7" x 9'6"
Home office	
2960 x 2200	~ 9'7" x 7'2"
Bathroom	
1950 x 2200	~ 6'3" x 7'2"



## Second Floor

Master Bedroom	
4750 x 4172	~ 15'5" x 13'6"
En-suite	
2620 x 2055	~ 8'5" x 6'7"

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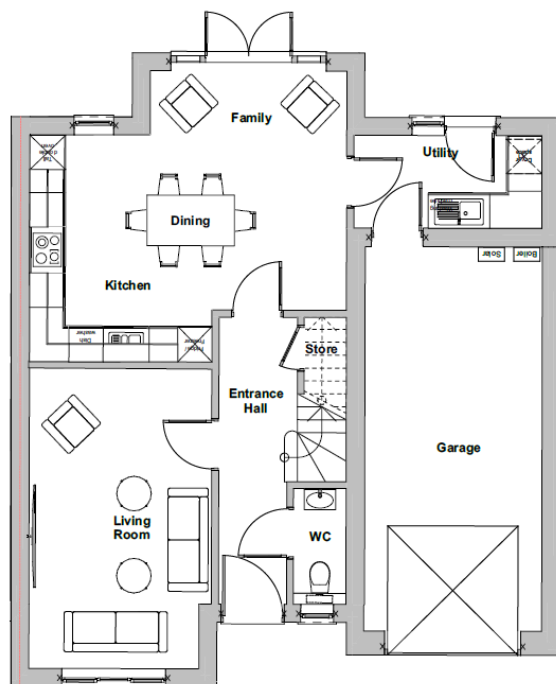




# The Easton

4 Bedroom Semi detached home with integral garage, dedicated home office and sociable family kitchen.

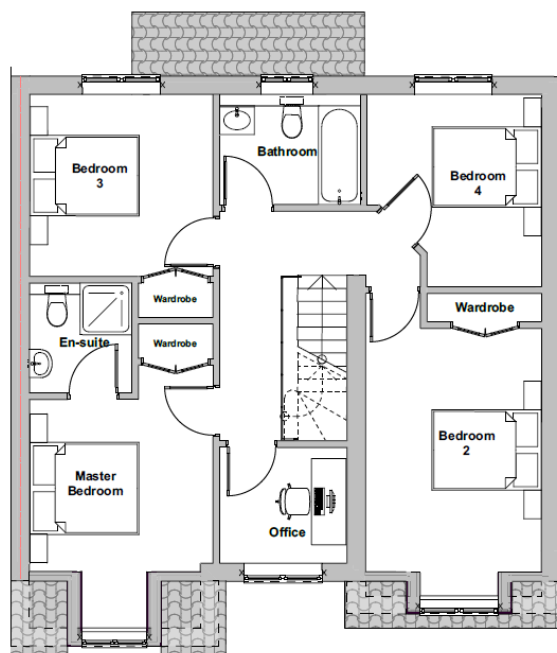
## Ground Floor



<b>Lounge</b>	
5248 x 3206	~ 17'2" x 10'5"
<b>Kitchen/ Dining</b>	
5070 x 5525	~ 16'6" x 18'2"
<b>Utility</b>	
1626 x 3280	~ 5'3" x 10'7"
<b>WC</b>	
2023 x 875	~ 6'6" x 2'8"

## First Floor

<b>Bedroom 1</b>	
3455 x 3200	~ 14'7" x 10'4"
<b>En-suite</b>	
1926 x 1718	~ 6'3" x 5'6m"
<b>Bedroom 2</b>	
4210 x 3051	~ 13'8" x 10'0"
<b>Bedroom 3</b>	
3175 x 3223	~ 10'4" x 10'5"
<b>Bedroom 4</b>	
3378 x 3069	~ 11'0" x 10'0"
<b>Home office</b>	
1987 x 2255	~ 6'5" x 7'3"
<b>Bathroom</b>	
1922 x 2570	~ 6'3" x 8'3"



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At Cooper Lennard Homes, we believe you shouldn't have to compromise when buying your new home and so we provide a high quality specification including tiling, integrated appliances and bifold doors to selected plots as standard.

Depending on build stage, all purchasers will have the opportunity to personalise their homes with a range of choices from our selected ranges including;

Door styles and door furniture

Bathroom and vanity units, taps and tiling styles and colours

Kitchen cupboard and worktop styles and colours, tiled splashbacks

Flooring throughout from our ranges of carpet and LVT in selected locations throughout the property.

To enquire or to discuss our specification, please contact Cooper Lennard Homes;

Telephone our team on 01455360183

Or e-mail [info@cl-homes.co.uk](mailto:info@cl-homes.co.uk)

