



V
VICTORIA
HEIGHTS

VICTORIA WAY MELBOURN ROYSTON CAMBRIDGESHIRE SG8 6FE

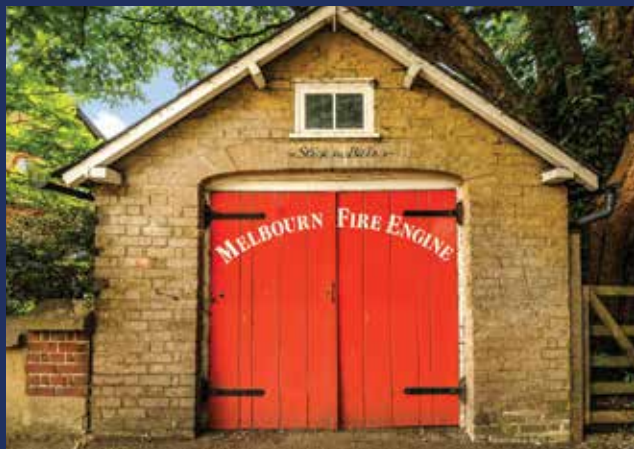
An exclusive development of detached luxury homes



Help
to Buy

A select development of stunning and highly individual detached properties situated in the well served village of Melbourn. Situated in south Cambridgeshire, Melbourn is just 2 miles north of Royston, 10 miles south of Cambridge and by-passed by the A10. It has maintained its popularity as a lively, thriving village and home to over 4400 inhabitants.

Being in such a prime position, with easy access to train stations in neighbouring Meldreth and Royston and bus routes, it is a popular location for commuters to Cambridge and London.



- High quality individually designed houses
- Bespoke kitchen with granite worktops
- Aluminium bi-fold doors to patio areas
- Underfloor heating to ground floor
- Oak flooring, porcelain tiling and carpets
- Remote controlled garage doors
- NHBC 10 year warranty
- Fantastic commuter village



All of the houses in Victoria Heights have been designed and built with quality and functionality in mind, offering the discerning buyer an opportunity to enjoy luxury and flair, coupled with superior craftsmanship. The use of carefully selected materials have been chosen to harmonise with the location and environment, Granary Developments have successfully married the best of traditional construction methods with modern materials and technologies. Externally the homes feature attractive brick detailing and handsome slate or clay tile roofs, and internally each house has been finished to a high standard with the specification carefully considered and co-ordinated to reflect the proportions and function of each room's space and function.

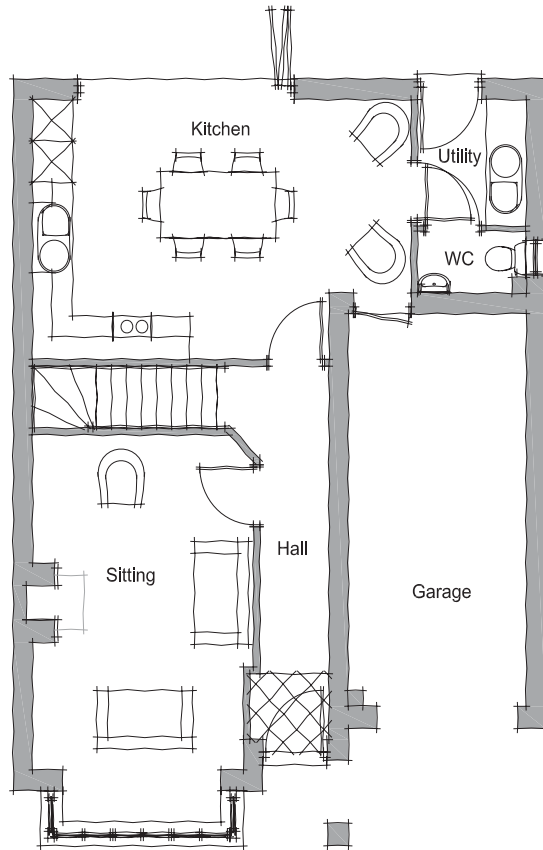
All fixtures and fittings are carefully tailored to harmonise with the overall architectural style and space with high specifications throughout. Only the best products are used, supplied by leading brand names to compliment the design of the houses. This care and attention to detail extends not just internally but out into the gardens and overall landscaping of the development.

Granary Developments' aim with this project is to build properties with thought, care and attention to detail that will result in homes to be proud of. Victoria Heights has been designed with traditional values, yet is styled to meet all the needs of modern living.

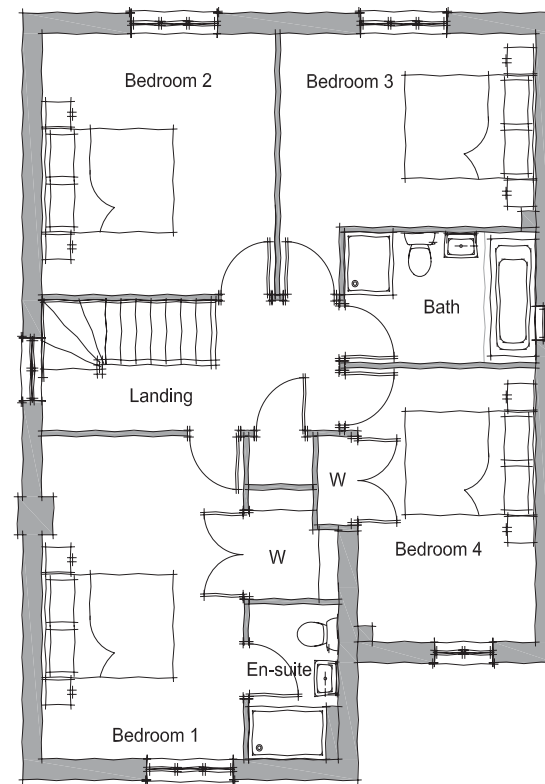
The bespoke kitchens offer unrivalled specification with high quality, branded integrated appliances and fixtures, granite work surfaces and are finished with care and an attention to detail that ensures a feeling of quality and functionality.

The bathroom sanitary ware is by Villeroy & Boch, with carefully selected porcelain floor and wall tiling to create a luxurious feel.

PLOT 1 & 2

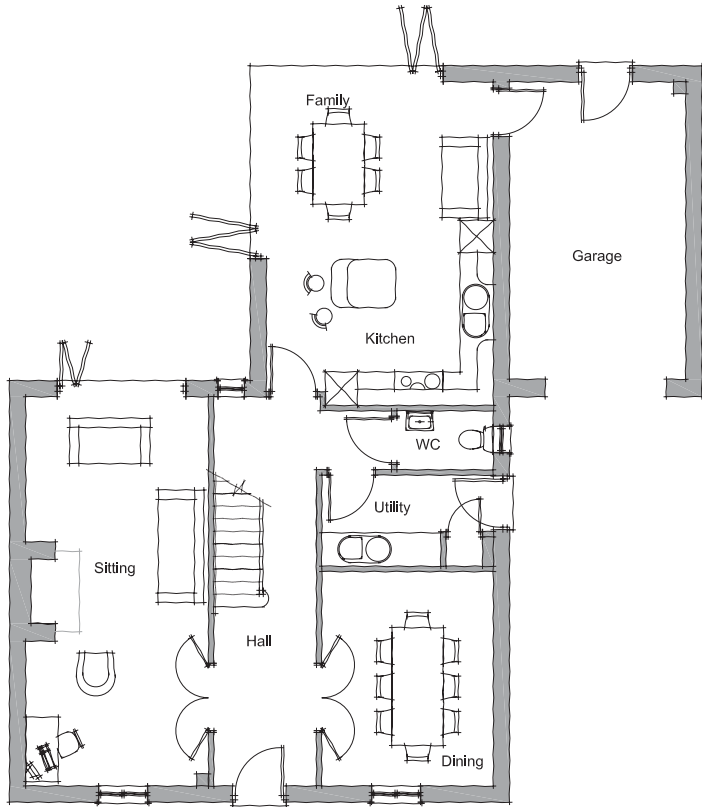


GROUND FLOOR

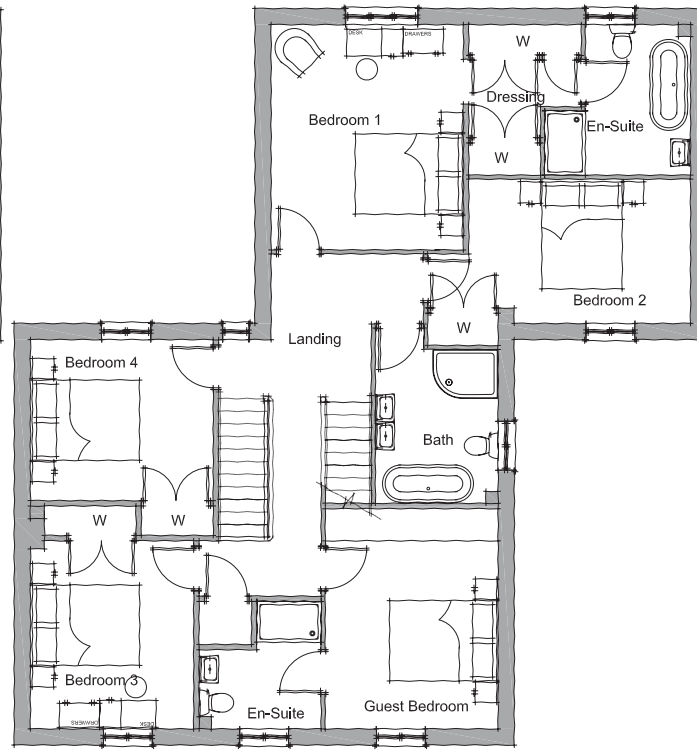


FIRST FLOOR

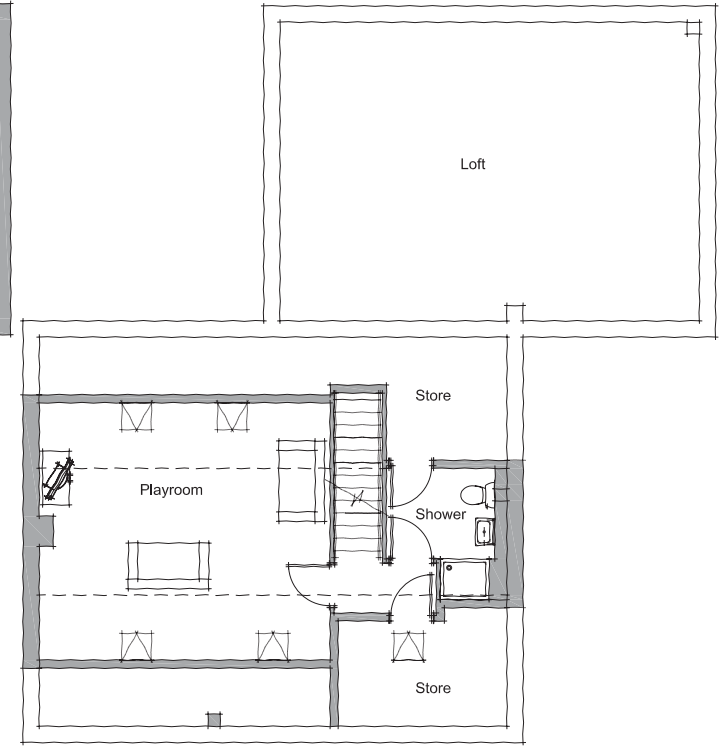
PLOT 3 & 4



GROUND FLOOR

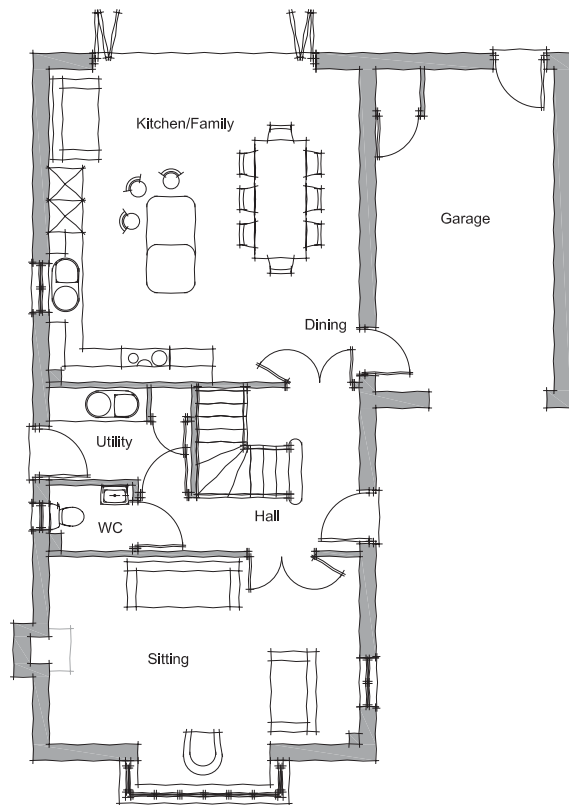


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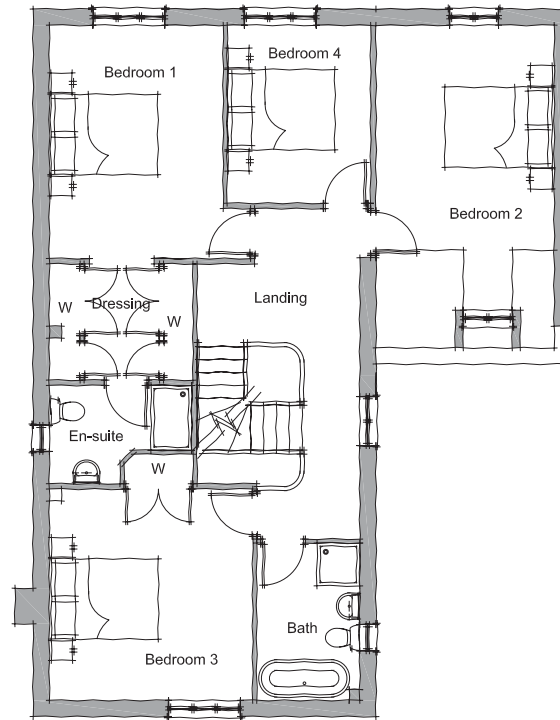


ATTIC FLOOR

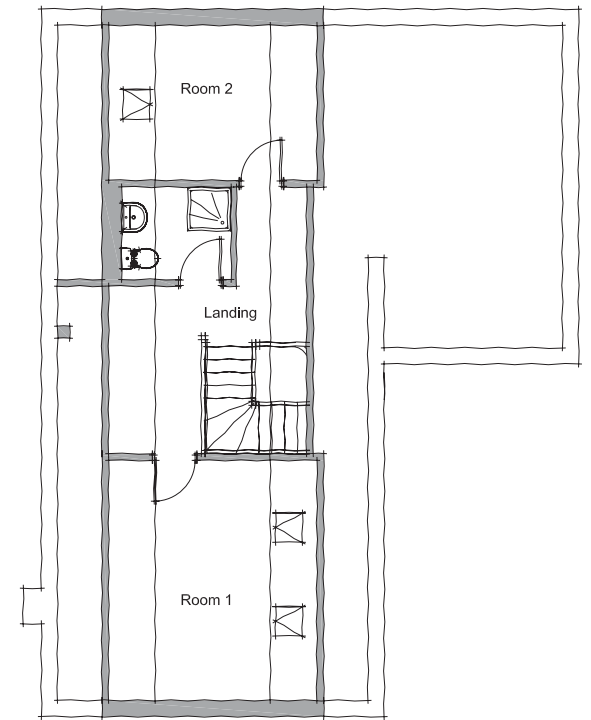
PLOT 5 & 6



GROUND FLOOR

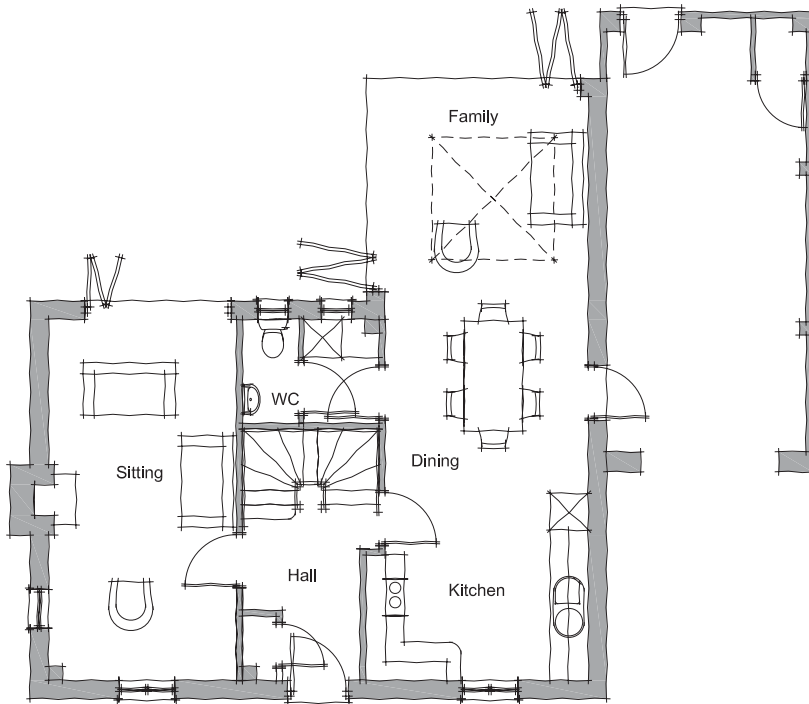


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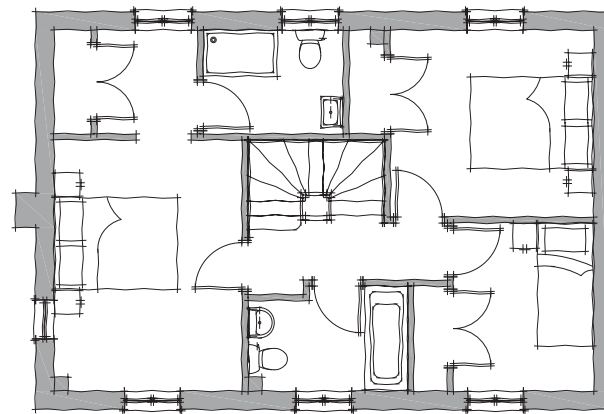


SECOND FLOOR

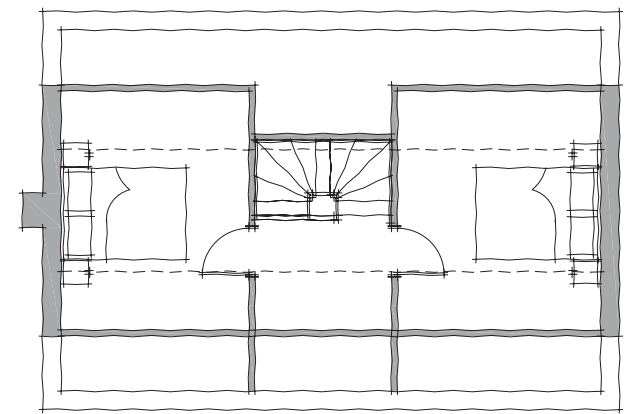
PLOT 44



GROUND FLOOR

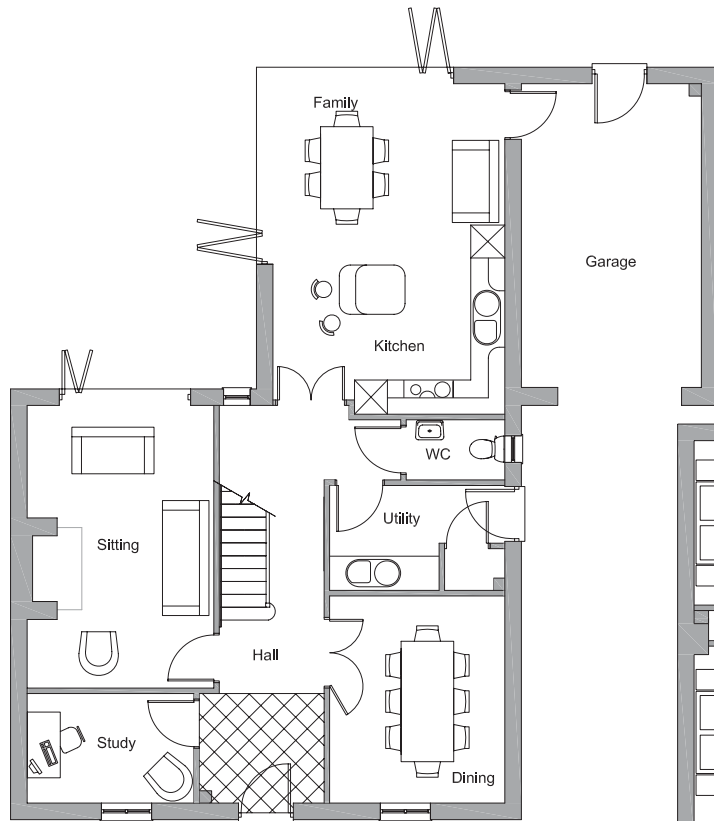


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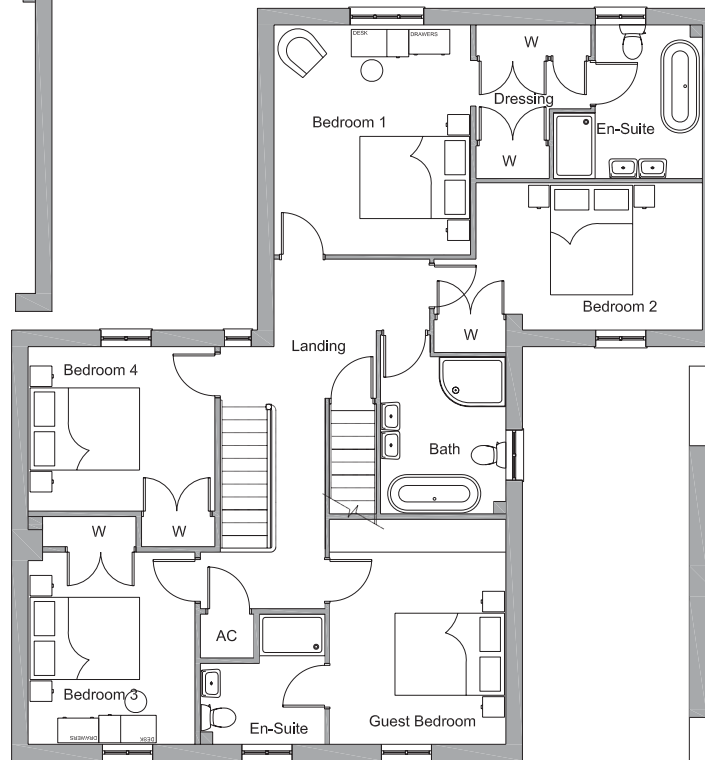


SECOND FLOOR

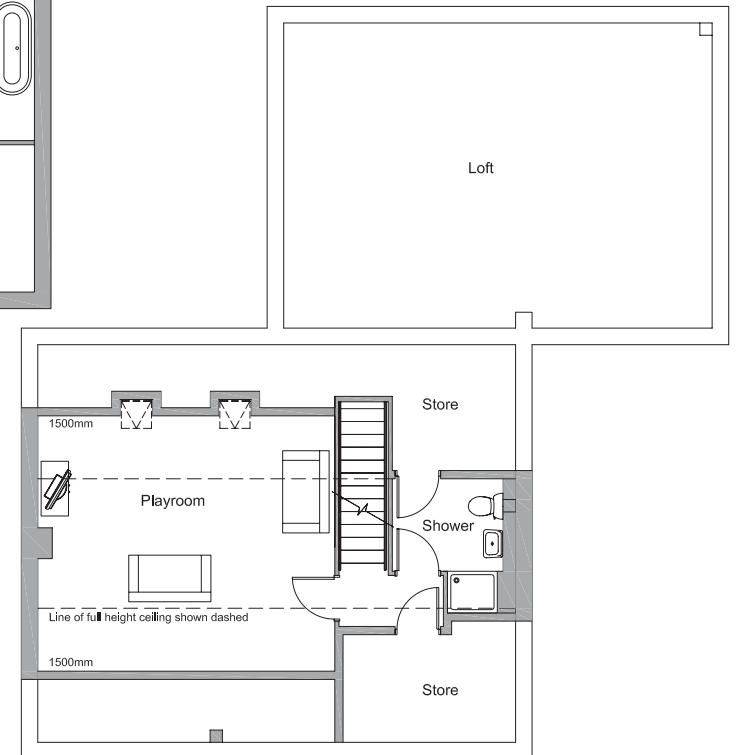
PLOT 62



GROUND FLOOR



FIRST FLOOR



ATTIC FLOOR

SITE PLAN



Cemetery



NORTH



SPECIFICATION

KITCHEN

- Bespoke good quality kitchen units
- Black Nero granite worktops, breakfast bars*, upstands and window cill(s*)
- Integrated appliances:
- Bosch stainless steel double/single oven*
- Bosch stainless steel 4/5 burner gas hob*
- Bosch stainless steel & glass hob extractor units
- Bosch fully integrated dishwashers
- Bosch fully integrated full height fridge/freezer units (2 Nr*)
- Glazed display wall units*
- Franke undermounted stainless steel bowl and a half sink
- Franke monobloc chrome mixer tap
- Fold out corner units

UTILITY

- Bespoke good quality kitchen units
- Good quality worktops
- Inset Franke stainless steel sinks and monobloc chrome mixer taps
- 2 no. spaces for washing machine and separate tumble dryer*

BATHROOMS/EN-SUITES

- Villeroy & Boch (or similar) contemporary white sanitaryware and taps
- Fitted vanity units to master ensuites
- Aqualisa Dream (or similar) thermostatic shower mixers*
- Porcelain wall tiling, 600mm x 300mm, ivory matt finish*
- Porcelain tiled flooring, 600mm x 300mm, ivory polished finish*
- Dual fuel heated chrome towel rails to bathrooms and ensuites
- Bespoke mirrored recesses to family bathroom and ensuites*
- Shaver sockets to all bathrooms and ensuites

PLUMBING

- Good quality energy efficient vaillant (or similar) gas fired boilers complete with Megaflo-type cylinders
- Underfloor heating to ground floors with individually controlled, fully programmable independent room thermostats
- Compact radiators complete with thermostatic valves to upper floors
- Split ground/upper floors 2 Zone heating systems
- Outside taps (1 nr)

ELECTRICAL FITTINGS

- Downlighters to entrance halls, kitchen/diners, upper floor landings, bathrooms and master ensuites
- Low energy pendants lighting to lounge, dining/family rooms*, bedrooms and Utilities*
- Motion activated night lights to vanity units in family bathrooms and ensuites*
- Downlighters to recessed mirrors in family bathrooms and ensuites*
- Minimum of 3 double sockets per room
- Minimum of 6 double sockets to kitchen/diner
- Kitchen wall cupboard downlights
- Electrically heated chrome towel rails to bathrooms and ensuites
- Mains powered, interconnected smoke detectors
- Ceiling extract fans to utilities*, bathrooms and ensuites
- TV points to Lounges (2nr.), kitchen/diners, dining/family rooms* and bedrooms
- 2 No. BT points, (entrance hallway and 2nd for Sky etc)
- Mains powered burglar alarm, with battery back-up
- External contemporary wall lanterns to front entrances, garages and rear patios, motion sensor lights to side access paths

SPECIFICATION

FINISHES

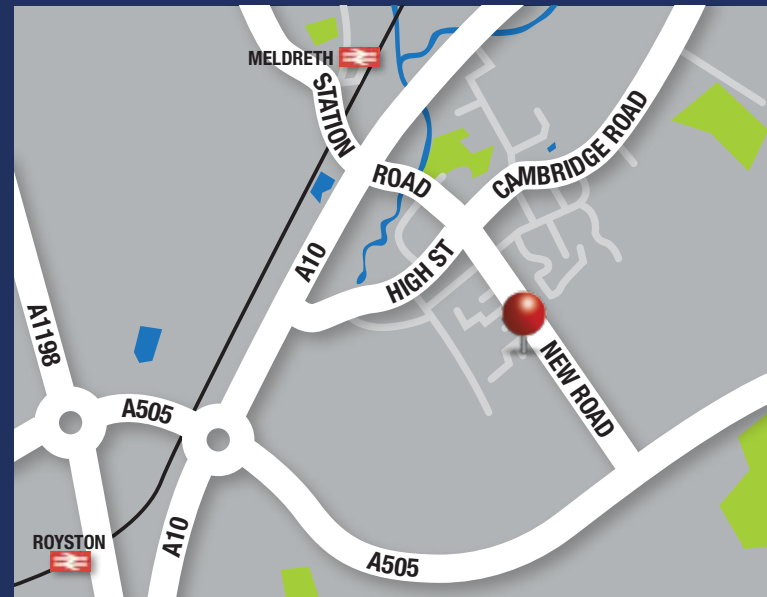
- Oak 'Worcester' (or similar) internal doors throughout
- Glazed 'Worcester' (or similar) doors*
- Bespoke white painted skirtings and architraves
- Dulux (or similar) brilliant white coloured wall paint
- Real oak flooring to entrance hallways and some lounges* (carpet optional)
- Porcelain 600mm x 600mm tiled flooring to kitchen/diners and utilities
- Porcelain 600mm x 300mm tiled flooring to bathrooms, ensuites and WCs
- 80/20 wool blend carpets to staircases and throughout upper floors (excluding bathrooms) and some lounges
- Bespoke staircases with oak handrails and newel caps with white painted spindles and newel posts
- Fireplace with woodburning stove to lounges* (purchaser allowance TBA)
- Bespoke white double glazed UPVC sash windows*
- Aluminium double glazed casement windows*
- UPVC double glazed casement windows*
- Origin aluminium slate grey Bi-Fold doors (Corner sets with no structural post*), with 20 year manufacturers warranty
- Chrome carlisle brass ironmongery
- Velux rooflights
- Painted integral garages*
- Hormann remote controlled electrically operated garage doors
- Hormann front door
- Built in wardrobes and cupboards where shown

EXTERNAL WORKS

- Block paved driveways
- Granite sets to front driveway borders
- Indian stone patios and paths
- Established fully planted landscaped gardens and lawns*

** Where applicable*





haart

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www.victoria-heights.co.uk