



# THE ACACIAS

LANDBEACH

CB25 9FD



A DEVELOPMENT  
BUSINESS



# This is The Acacias

Welcome to The Acacias, an exclusive new development of just two homes, built to the highest standards by This Land.

Situated in the attractive village of Landbeach in Cambridgeshire, these homes are built on a former farmstead, identified on historic maps as 'Acacias'. We are proud to offer one 5-bedroom and one 4-bedroom home, located within a delightful semi-rural location.

Combining the best of traditional and modern building materials, each home has a truly contemporary feel and has been designed to last for generations. Both properties are spacious, offering a balance of formal rooms and open-plan areas that make the best of natural light.

Situated just six miles north of the famous university city of Cambridge, The Acacias give you the opportunity to enjoy peaceful, rural living just a short distance away from excellent transport and commuter links.





# This is Landbeach

Landbeach, located in the heart of Cambridgeshire is a picturesque village steeped in strong history. The village's rich heritage is still evident today, especially in the largely 14th-century church of All Saint's, still resplendent with fine medieval woodwork. There's also a 15th-century Tithe Barn, now owned by a Trust, which hosts events ranging from art exhibitions to dramatic productions.

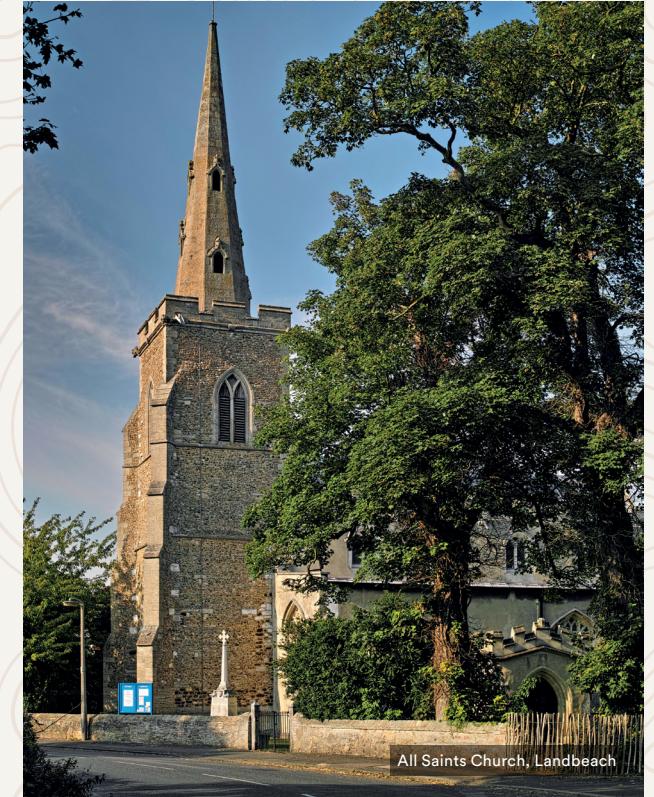
Nature enthusiasts will love exploring the nearby Worts and Bourne Wood, where you can wander through ancient woodland and discover a variety of flora and fauna. The wood is home to a plethora of wildlife, including deer, foxes, and a wide range of bird species.

For those interested in community events, the Landbeach Community and Social Club is a hub of activity. From quiz nights to charity events, there's always something happening at this vibrant community centre.

If fishing is more your thing, then the Waterbeach Angling Club is the place to be. With access to Dodds Water, a beautiful lake that's home to a range of fish species, including carp, tench, and roach, you can spend a day relaxing by the water's edge and casting your line.



Tithe Barn, Landbeach - [www.TitheBarnTrust.org.uk](http://www.TitheBarnTrust.org.uk)



All Saints Church, Landbeach

And when it's time for a break, head to the Emmaus coffee shop and café. Here, you can enjoy a freshly brewed coffee and a delicious pastry or sandwich, while admiring the stunning views of the surrounding countryside.

# This is being well connected

While tranquil, Landbeach is far from isolated. Not only is it a short distance from Cambridge, but it's a stone's throw away from Waterbeach, a popular and growing village where you'll find plenty of amenities, from a bakery and coffee shop through to convenience stores and a pharmacy. If you have younger children, there's a primary school with a 'good' Ofsted rating.

When looking to venture further afield, nearby Waterbeach is home to a train station, giving you access to London's King's Cross station in 59 minutes, or to Cambridge in just 9 minutes.

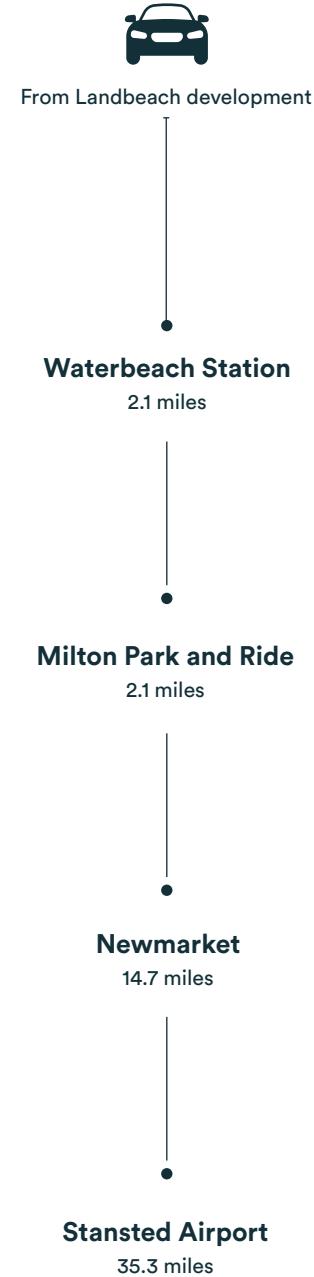
If you drive, Cambridge has seen huge investment in road networks, with a substantial upgrade to the

A14 between Cambridge and the A1. Via the M11, Stansted Airport can be reached in around 43 minutes, followed by London shortly after.

As you can see, with these great transport links you can enjoy a well-connected yet serene country lifestyle.



## By road



## By rail





“ There’s no place to rival it

### Vibrant Cambridge

At the Acacias, you’ll be just a short distance from cosmopolitan Cambridge. Home to one of the world’s oldest and most famous universities, it’s a city that combines a rich history with a modern outlook.

Nestled among the college buildings, you’ll find a superb variety of independent shops, upmarket restaurants, museums, galleries, cafés and market stalls.

In the summer you can enjoy punting on the river Cam and explore the famous Botanic Gardens. If you like music, there’s a great choice of venues from the Corn Exchange to the Cambridge Junction.

When you live near Cambridge, you’ll soon appreciate what a magical city it truly is. Whether you love culture, shopping, education or exploring some of the UK’s most historic buildings, there’s no place to rival it.

# This is all a stone’s throw away

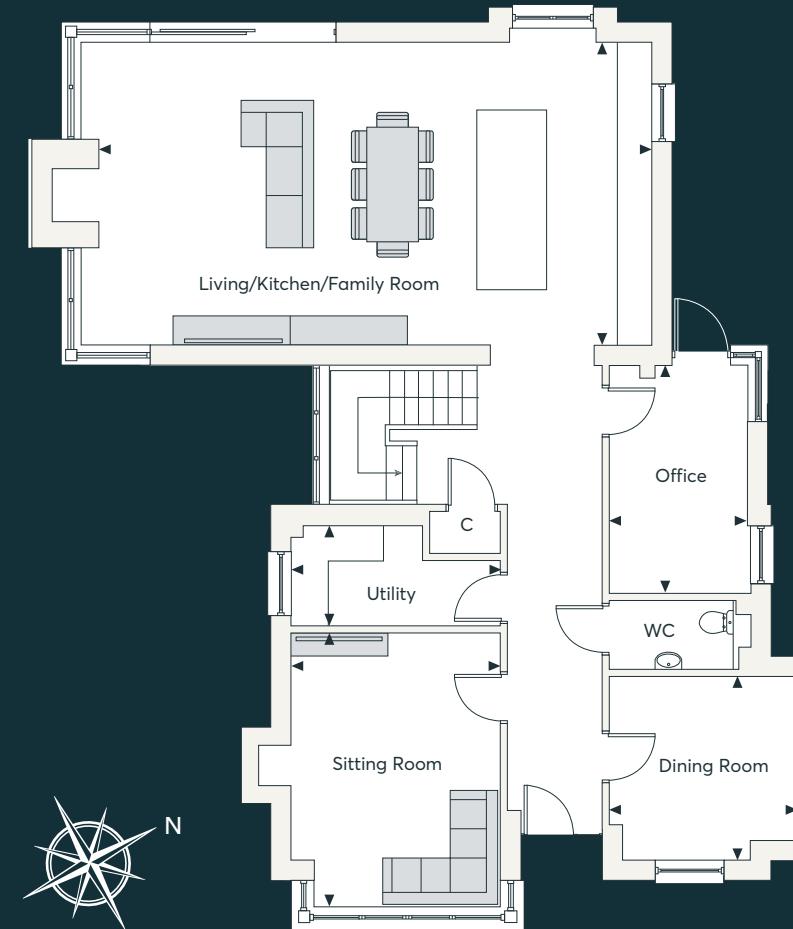
# Alata House

Beautifully set back from the road with an expansive front garden, Alata's double fronted elevation is not only striking in appearance but also features carefully considered layouts, perfect for modern family living.

As you enter, the welcoming hallway leads you directly into the dual-aspect open plan living, kitchen and dining room; which spans the entire width of the home. With slider doors exuding light and giving access to the rear garden, this is the ultimate entertaining space.

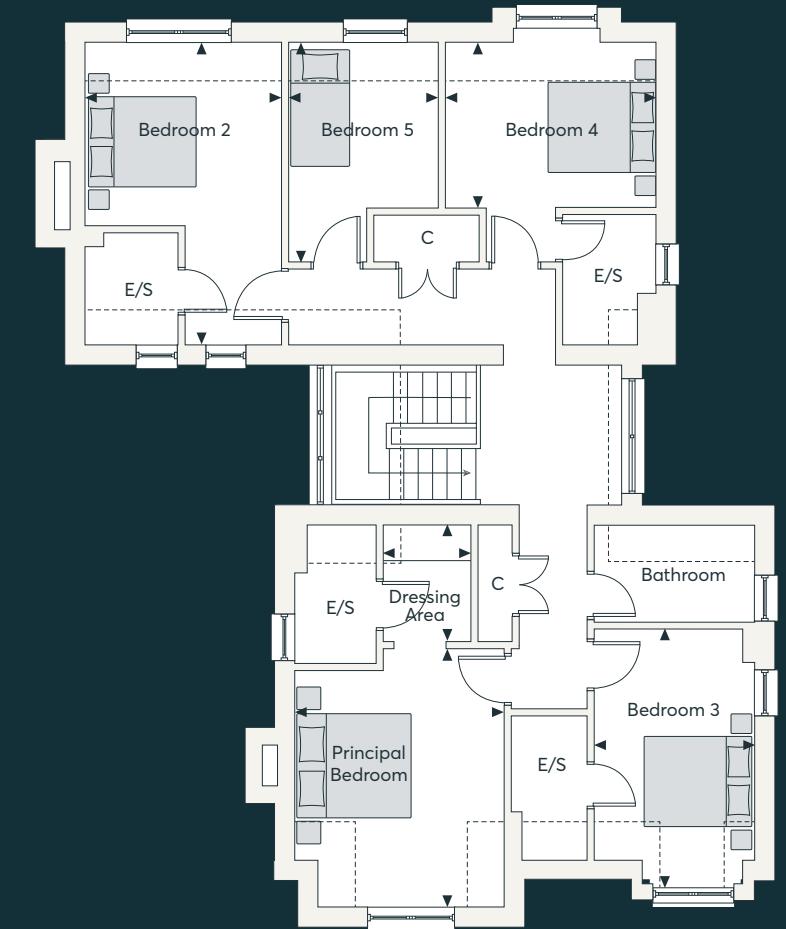
A large kitchen, complete with high specification integrated appliances and versatile island will allow you to cook up a storm. Head back down the hallway and you will find a separate office, utility room, WC, dining room and sitting room.

On the first floor discover five bedrooms, four of which are doubles, complete with an en suite. The spacious principal bedroom situated at the front of the home also has a dressing area. A family bathroom and two storage spaces complete the accommodation.



## Ground Floor

Living/Kitchen/ Family Room	9800mm x 5200mm	32'2" x 17'1"
Sitting Room	4705mm x 3600mm	15'5" x 11'10"
Dining Room	3235mm x 3152mm	10'7" x 10'4"
Utility	3600mm x 1730mm	11'10" x 5'8"
Office	3915mm x 2435mm	12'10" x 8'0"



## First Floor

Principal Bedroom	4438mm x 3600mm	14'7" x 11'10"
Bedroom 2	5200mm x 3372mm	17'1" x 11'1"
Bedroom 3	4500mm x 2780mm	14'9" x 9'1"
Bedroom 4	3610mm x 2845mm	11'10" x 9'3"
Bedroom 5	3785mm x 2586mm	12'5" x 8'6"

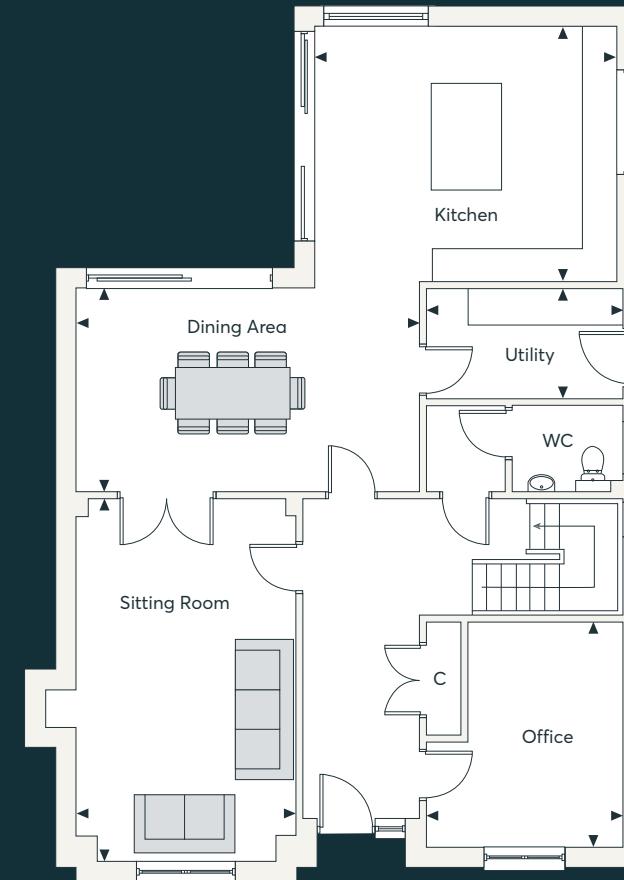
# Pellita House

Greeted by a stunning double fronted facade and generous front garden, designed with modern living in mind and traditional materials to complement the surrounding area, Pellita House is a generously proportioned four bedroom family home.

Radiating off the central hallway is a private office - perfect for working from home – WC, and an expansive sitting room with double doors leading to the open plan dining and kitchen area. Two sets of slider doors create a seamless connection between the indoor and outdoor spaces and provide direct access

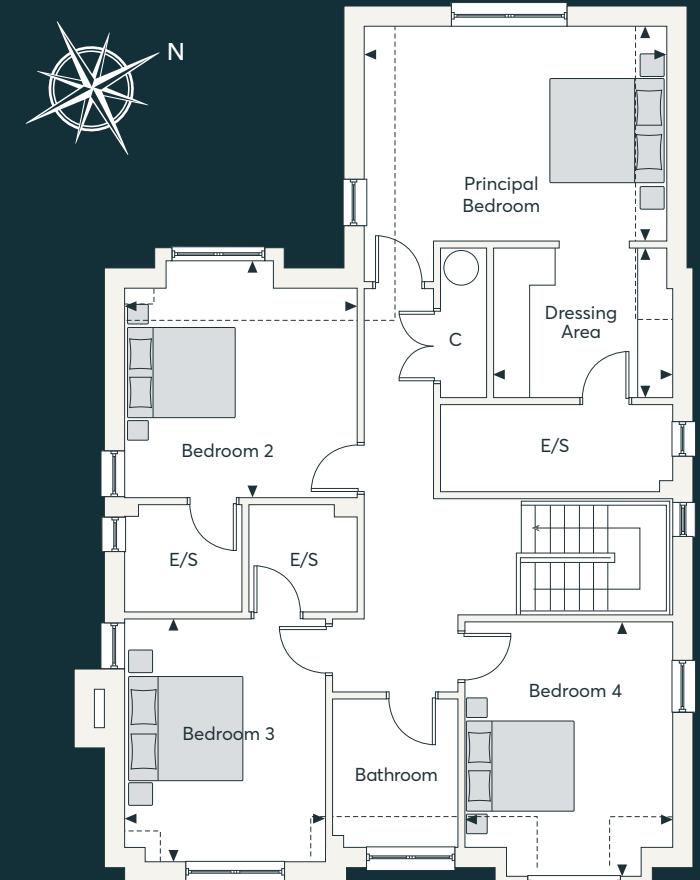
to the rear garden; an ideal place to spend summer evenings relaxing or entertaining. In the expansive, contemporary kitchen, high-end integrated appliances and a substantial island take centre stage. Additionally, a separate utility room with outdoor access can be found in this space.

Head upstairs and you will find four generous dual-aspect double bedrooms, three of which feature en suites. The principal bedroom comes complete with a large dressing area while a family bathroom and storage cupboard finishes the accommodation.



## Ground Floor

Sitting Room	6235mm x 3785mm	20'5" x 12'5"
Dining Area	5900mm x 3500mm	19'4" x 11'6"
Kitchen	5200mm x 4385mm	17'1" x 14'5"
Utility	3385mm x 1885mm	11'1" x 6'2"
Office	3870mm x 3385mm	12'8" x 11'1"



## First Floor

Principal Bedroom	5200mm x 3735mm	17'1" x 12'3"
Dressing Area	3097mm x 2585mm	10'2" x 8'6"
Bedroom 2	4135mm x 3985mm	13'6" x 13'1"
Bedroom 3	4117mm x 3445mm	13'6" x 11'4"
Bedroom 4	4400mm x 3570mm	14'5" x 11'8"

# Specification



## General

- Traditionally constructed in brick and block, finished with either mouse grey or natural white Parex render, buff brick with slate roof
- Hardwood Oak staircase with glass balustrades
- High performance Velfac double glazed UPVC windows and doors
- Security locking systems and window locks to ground floor
- High level of insulation to walls and floors
- Premium four line horizontal moulded doors – white painted with chrome door furniture
- Detailed skirting and architrave painted white to compliment the internal painted doors
- Plastered smooth and white painted ceilings and walls
- Aluminium guttering to the property and garage
- 10 year warranty provided by LABC
- Double garage to both properties with Horman premium electrified m-ribbed door in anthracite grey. Power and light connected

## External

- Landscaped front garden with fencing
- Dusk til Dawn lighting to front door and PIR lighting on garages  
External lighting provided
- Outside tap
- Patio to rear gardens with paths to garages  
(please ask the agent for details of the size of patio)
- Wired for 7KW electric car charging point  
(to be installed by purchaser)

## Bathrooms and En suites

To improve the sustainable performance of your home, the white sanitaryware has been selected from ROCA who offer over 100 years of bathroom expertise and specialise in water and energy saving bathroom solutions, reinforcing their commitment to the environment.

- Sleek sanitaryware from ROCA including rimless back-to-wall WC with soft close seat
- Chrome mixer taps with Evershine and SoftTurn technology
- Full height tiling from Porcelanosa to all en-suites and bathrooms



## Electrics and Lighting

- Low voltage recessed lighting to kitchen/breakfast areas as well as bathrooms and en suites
- Pendant lighting to all other habitable areas
- Mains powered smoke detectors
- TV points to sitting room, dining, office and all bedrooms
- Generous provision of sockets throughout

## Kitchen and Utility

Traditional handleless, FSC certified kitchens by ROK. The FSC promotes responsible management of the World's forests via timber certification.

- Two Bosch 50/50 fridge freezers
- Bosch induction hob with downdraft extractor
- Bosch oven with separate combination microwave
- Multi recycling pull out bin
- Wide pan drawers under hob with cutlery drawers
- Tau brushed anthracite handles
- Abode Althia brushed nickel mixer tap
- 500mm single bowl undermounted sink
- LED lighting in diffused light profiles to underside of wall units
- Silestone composite worktops

*Silestone is made up of more than 90% natural quartz which means it possesses strength in its surfaces, providing outstanding resistance and durability properties that you need in your home.*

- Utility Room with 22mm laminate worktop and base units to match kitchen. Space and plumbing for washing machine and tumble dryer

## Heating and Hot Water

- A Mitsubishi Air Source Heat Pump provides the central heating and hot water

*With an Air Source Heat Pump, your home is future proofed and the need for costly fossil fuels eliminated and in turn your carbon footprint and energy bills reduced.*

- Underfloor heating to ground and first floors
- Fireplace to accommodate a woodburner
- Mechanical Ventilation and Heat Recovery (MVHR) system provides fresh filtered air while retaining heat that would normally be wasted

# This Land

We build high-quality homes and help drive the delivery of new communities across Cambridgeshire and the surrounding counties in the East of England.



Our developments are designed with the future in mind. We blend the old with the new to create time-proof, future-fit homes with a focus on protecting surrounding areas and reducing environmental impact, whilst setting new standards through our design-led approach.

This Land's shareholder is Cambridgeshire County Council. Our partnership with the Council provides financial stability and ensures that together we can focus on the regeneration and creation of quality homes for the local area.

**“ We set new standards for future developments ”**



## Environment

We recognise the importance of maintaining and adopting measures to reduce and mitigate the negative impact of construction on both the environment and the local community. Whether it is protecting habitats and enhancing biodiversity, minimising waste or preventing pollution, these measures are part of our ethos and a crucial aspect of each development.

We also place particular importance on the selection and quality of materials and understand the value of creating green spaces within our developments wherever possible.

## Community

We are a community-minded housebuilder, taking a long-term view which looks at the impact of our investment to ensure projects support and meet the growing needs of the local community.

We understand the importance of working with local communities and creating a dialogue throughout the build process. This approach helps to create residential developments that are transformative and have a positive identity for the long-term.

# Find Us



#### OUTDOORS

1. Waterbeach Angling Club
2. Worts Meadow & Bourne Wood Nature Reserve
3. Quiet Haven, Wetlands Trust
4. Tithe Barn

#### EDUCATION

5. Landbeach Beach Babies Nursery
6. Waterbeach Little Stars Nursery
7. Waterbeach Community College
8. Cottenham Village College
9. Cottenham Village Primary School
10. Waterbeach Community Primary School

#### DINING NEARBY

11. Brewery Tap
12. The White Horse
13. The Bridge

#### TRAVEL

14. Waterbeach Station
15. Milton Park & Ride

#### SHOPPING

16. One Stop, Waterbeach
17. Co-op, Cottenham
18. Tesco, Milton

## Contact Us

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BUSINESS



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