Cherrywood Place

Soham

NEW HOMES QUALITY CODE

Linden Homes



A taste of **local life**

This exciting new development in the Cambridgeshire town of Soham and within easy reach of Ely, Newmarket, and Cambridge.

Cherrywood Place

Fordham Road, Soham CB7 5AH | **01353 260229**

Linden Homes

Welcome to **Cherrywood Place**

Step into a vibrant new chapter at Cherrywood Place, an inspiring collection of 2, 3, 4 and 5-bedroom new build houses designed with you in mind, located in the friendly market town of Soham, East Anglia.

Cherrywood Place offers a relaxed, well-connected lifestyle in Soham. With plenty of green space, local shops, gyms and cafés close by, everything you need is within easy reach. Excellent nearby schools make it ideal for families, while quick road and rail links to Ely, Cambridge, Newmarket and London keep you well connected. It's a calm, convenient place to settle, with nature, amenities and transport all on your doorstep.





The perfect **location**

Cherrywood Place is perfectly positioned for convenience and connectivity. Ely, Cambridge, and Newmarket are all within 30 minutes via the A142 and A10, while Ely Station offers trains to London King's Cross in just over an hour. Soham Station connects you to Ipswich and Peterborough, and Stansted Airport is under an hour away – making travel simple and stress-free.

Taking time out

At Cherrywood Place, you'll have plenty of green space just outside your door, perfect for relaxing or letting the kids play. Around 40% of the new housing development is open space, including two play areas and walking paths, so there's always room to enjoy the fresh air and nature nearby. Just outside of the town, Soham Fen nature reserve offers peaceful trails to explore and a chance to connect with local wildlife.

When it's time to stay active, Soham Fitness Centre has a great gym to work out in, complete with free weights, machines and cardio. There's also Ross Peers Sports Centre, which not only offers a gym but also a soft play area, giving the kids a fun place to burn off energy.

Soham is a friendly town with a strong community spirit. You'll find plenty of local cafés and restaurants to enjoy, like The Venue, perfect for a hearty Italian meal. And when it's time to catch up with those you care about, the traditional charm of pubs like The Cherry Tree make for a great spot to relax and connect in.

For days out, Ely, Cambridge and Newmarket are all within 30 minutes by car, giving you easy access to an even wider range of shops, restaurants and entertainment. And at the end of the day, you can come home to the calm and comfort of your new home at Cherrywood Place.

Going shopping

Everything you need is just a short drive away from our new builds in Soham, making everyday shopping easy and hassle-free. For your weekly groceries, Asda and Co-op supermarkets nearby have you covered with all the essentials.

If you enjoy supporting local shops, Soham town centre offers a welcoming mix of independent stores and regular markets where you can find fresh produce and unique local treats. When you're in the mood for some retail therapy, the bustling centres of Ely and Cambridge are less than 30 minutes away, with plenty of well-known shops to explore.

Getting an education

Our new homes for sale in Soham are located near a strong choice of schools, you can feel confident your family will have the education they need close to home. For families with young children, St Andrew's CofE Primary School and The Shade Primary School are just a short drive away, offering welcoming places where little ones can thrive.

Older kids will benefit from Soham Village College, a highly sought after school rated 'Outstanding' by Ofsted. If you're considering independent schooling, King's School Ely is roughly 15 minutes away by car, providing a trusted option for all ages.

Staying connected

With great transport links on your doorstep, moving into one our new houses for sale at Cherrywood Place means you're never far from where you want to be. With easy access to the A142 and A10, you can drive to Ely, Newmarket and Cambridge in 30 minutes or less.

If you prefer the train, Ely Station is just a short drive away, offering regular services to London King's cross in just over an hour. Soham Station also connects you to the Ipswich and Peterborough line, giving you flexible travel options for daily commuting or weekend adventures.

For trips further afield, London Stansted Airport is accessible in under an hour by car from Soham or train ride from Ely Station, making getting a well-deserved getaway hassle-free.

Cherrywood Place

St Andrew's CofE Primary School
1.0 miles | 3 mins drive

Soham Village College
1.0 miles | 3 mins drive

Co-op store
1.2 miles | 3 mins drive

Asda supermarket
1.2 miles | 4 mins drive

Soham Fitness Centre
1.5 miles | 5 mins drive

Soham Station
1.5 miles | 5 mins drive

Rail services from Soham

Ipswich 50 minutes

Bury St Edmunds 21 minutes

Peterborough 47 mins

Wicken Fen Nature Reserve
3.1 miles | 7 mins drive

Ely Station
5.5 miles | 13 mins drive

Rail services from Ely

Cambridge 15 minutes

Standsted Airport 53 minutes

London Kings Cross 77 mins









Purchase assistance **schemes**

Wherever you are in the home-buying market - a **first-time buyer,** looking to **step up** the property ladder or a **downsizer** - we have a variety of great purchase assistance schemes!



*Please note that all schemes are subject to Terms & Conditions. Schemes are not in conjunction with any other offers. For more details please visit our website or contact the Sales Consultant.

Smooth Move

Smooth Move is our scheme for all existing property owners to save time and money. We deal with the estate agents to sell your home and even pay the estate agents' fees!

Home Exchange

With **Home Exchange** you can have peace of mind knowing that we are your guaranteed buyer, meaning you'll have a chain-free move without the estate agents' fees.

Key Worker

The **Key Worker** scheme is exclusively available to Key Workers and it offers a price discount of £1,000 for every £20,000 you spend on a Linden Home, up to a maximum of £25,000. Plus we'll also include your flooring to help save you even more!

Armed Forces

Helping members of the **Armed Forces** to own a home with assistance from Linden Homes, the government and the Ministry of Defence.

Family Assist

When your friends or family contribute a minimum of 5% to your deposit for a new Linden home, we'll say thanks to them with £2,000 and give you another 5% towards your deposit!



Personalise your new home with upgrades and extras from our **Enhance** range, where the choice is yours

There's nothing more exciting than reserving your dream new Linden home, with **Enhance** there is even more reason to look forward to moving day.

Enhance offers you the chance to personalise your new home with a wide range of options and upgrades available. It suits your needs and wants perfectly and moving day can't come quick enough!

From customising your kitchen with stylish cupboards and worktops to having the latest modern appliances.

Choose your tiles in the bathroom or complete your bedroom with fitted wardrobes. Whatever your style, it's your canvas to make your own and allow your personality to sing.

The best thing is that you don't have to decide all this at the time of reserving - you can think about how you want your new home to look in the comfort of your current home.

The availability of items is subject to the stage of build, and can vary by development and house type. Our sales consultants will be happy to provide you with guidance.

We're here to help you make it completely unique, so express yourself with **Enhance**.



GREENER BY DESIGN

Green living **starts here**

We know that the area surrounding your new home is just as important as the features within your new property. As well as bringing a range of new homes to the area, we also make a commitment, these commitments are chosen based on the needs of our new community and we work with the local council to deliver them. We are proud to have invested towards over **£2.5 million** in local schemes to support the community surrounding your new home in Soham.

Our homes are **Greener by Design**! From solar panels, high class installation and EV charging points, our homes have everything you need to save on your energy bills.

Green initiatives found at Cherrywood Place:

HEDGEHOG HIGHWAYS	WASTE WATER HEAT RECOVERY SYSTEMS	VEHICLE CHARGING POINTS	200 TREES PLANTED
PV SOLAR PANELS	BIRD AND BAT BOXES	A+ RATED DOUBLE-GLAZED WINDOWS	33% TIMBER FRAME CARBON REDUCTION







Some of our **community contributions** include:

IMPROVED PUBLIC TRANSPORT FACILITIES	PUBLIC OPEN SPACES	COMMUNITY INFRA-STRUCTURE	PLAY AREAS
INVESMENT INTO EARLY YEARS EXPANSION	LIBRARY	SOHAM VILLAGE COLLEGE CAPACITY	HIGHWAY AND ROAD IMPROVEMENT

A community to be **proud** of

At Linden Homes, we're passionate about creating communities where everyone can find somewhere to call home. Our approach goes beyond simply building houses - we focus on building thriving, welcoming neighbourhoods that bring people together.

A key part of this vision is our mixed tenure model. Our communities offer a diverse mix of ownership options to ensure that everyone, has the opportunity to call somewhere home. Whether you're a first-time buyer, a growing family, someone looking to downsize, looking for a private rental home or seeking affordable housing, our developments provide a range of homes to suit different lifestyles and budgets.

We believe that great places to live are built on more than just bricks and mortar - they're built on a sense of belonging. That's why our mixed tenure developments are thoughtfully designed to welcome people from all walks of life. By offering a blend of private sale, shared ownership, and affordable homes, we create inclusive spaces where everyone feels at home and valued.

Our commitment to community goes further than the homes themselves. Every Linden Homes development is carefully planned with green spaces, play areas, and local amenities that encourage connection and support wellbeing. We design homes with quality craftsmanship, modern layouts, and sustainable features that make everyday living comfortable and future-proof.

At Linden Homes, we're not just building for today - we're creating places where people can grow, connect, and feel proud to call home. Our goal is to foster vibrant, resilient communities where everyone is proud to call it their home!







Timber Frame Homes - **The future of home building**

At Linden Homes, we strive to continually innovate in the way we build homes. We know it should support the way you live, every single day. That's why we're embracing timber frame construction, a modern method that offers speed, sustainability, and superior comfort.

At Cherrywood Place, half of the homes will be built by timber frame. By building with precision-engineered timber, we create homes that are warmer and ready for you sooner, so your life can begin the moment you move in.



Timber frame homes are built faster, which means you could be moving into your dream home sooner than you think. And because timber is a natural insulator, your home stays warmer in winter and cooler in summer - helping you save on energy bills while staying comfortable all year round.

We use responsibly sourced timber from certified sustainable forests, so you can feel good knowing your home is kinder to the planet. In fact, timber stores carbon, making it one of the most environmentally friendly building materials available.

Every timber panel is precision-engineered in a factory-controlled environment, ensuring a consistently high-quality finish with fewer defects. That means less disruption, less waste, and more confidence that your home is built to last.



Development **plan**

Cherrywood Place

Fordham Road, Soham CB7 5AH | **01353 260229**

Linden Homes

Cherrywood Place

Soham

HAR — **The Hardwick**
2 bedroom home

EVE — **The Eveleigh**
3 bedroom home

BEC — **The Becket**
3 bedroom home

CRE — **The Cree**
3 bedroom home

GRE — **The Greta**
3 bedroom home

CHU — **The Churn**
3 bedroom home

MEO — **The Meon**
4 bedroom home

MYL — **The Mylne**
4 bedroom home

KNI — **The Knightley**
4 bedroom home

LAR — **The Lark**
4 bedroom home

PAR — **The Parrett**
4 bedroom home

COL — **The Coln**
4 bedroom home

NAS — **The Nash**
5 bedroom home

RIP — **The Ripley II**
4 bedroom home

CHE — **The Cherwell**
5 bedroom home

SEL Self-build plots

PRE Pre-sold homes

V Visitor parking

BCP Bin collection point



The site plan shown on this page has been produced for home identification purposes only and is not to scale.

The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Homes shown as "pre sold" and other properties sold on the general market may not be sold to individual owner occupiers and may instead be transferred to other purchasers, including private investors or affordable housing providers. As partner arrangements are agreed, the mix of tenures across a development can change significantly and rapidly.

Finishes and materials may vary from those shown. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production.

N

Scan me
for directions

Cherrywood Place

Fordham Road, Soham

CB7 5AH

01353 260229

Cover photograph of Burrows Field. Not view from the development. The street scene shown has been produced for illustrative purposes only. Please check the details of the homes you are interested in with our sales consultant.

Vistry East Anglia region
Ashurst, Southgate Park, Bakewell Road, Peterborough PE2 6YS. Telephone: 01733 396 600

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Linden Homes



The Hardwick

2 bedroom home

- Low energy lighting and ventilation systems
- Electric vehicle charging point
- PV solar panels
- Increased ventilation for excellent air quality

Cherrywood Place

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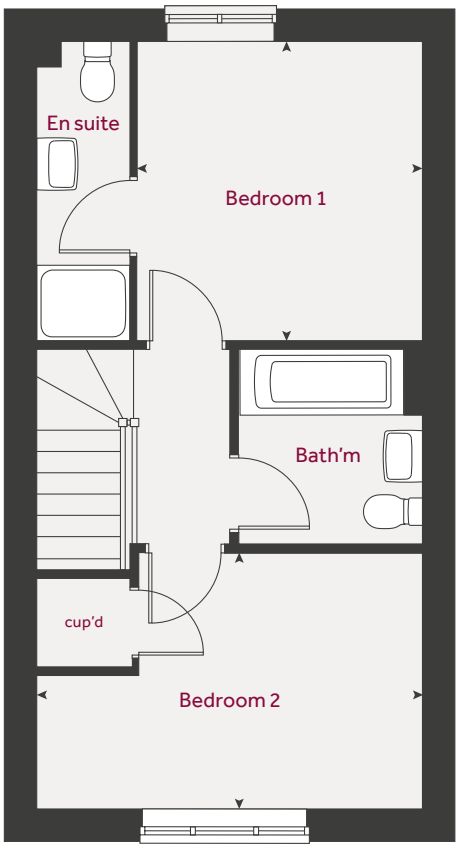
Linden Homes

The Hardwick

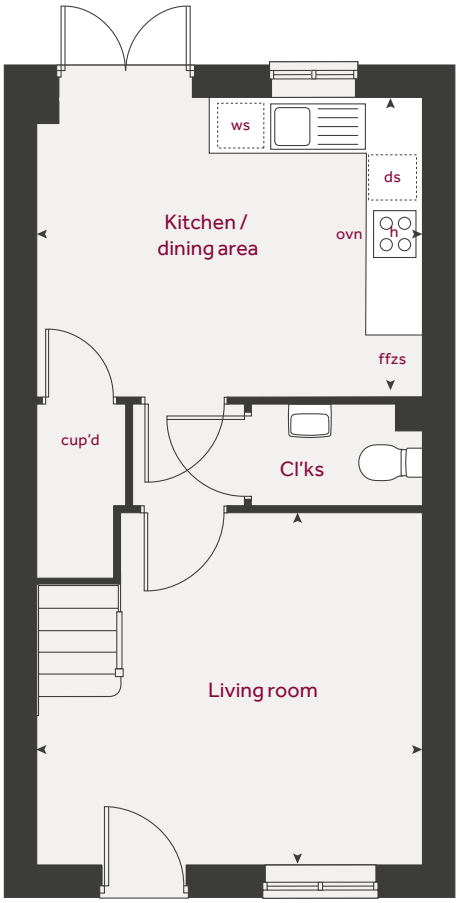
2 bedroom home



First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen / dining area	4.08 x 3.15	13' 5" x 10' 4"
Living room	4.08 x 3.60	13' 5" x 12' 2"

First floor		
Bedroom 1	3.15 x 2.99	10' 4" x 9' 10"
Bedroom 2	4.08 x 2.68	13' 5" x 8' 10"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◄ ►	measuring points
ds	dishwasher space		

The Hardwick | Cherrywood Place |

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The Eveleigh

3 bedroom home

- Low energy lighting and ventilation systems
- Electric vehicle charging point
- PV solar panels
- Highly efficient heating system

Cherrywood Place

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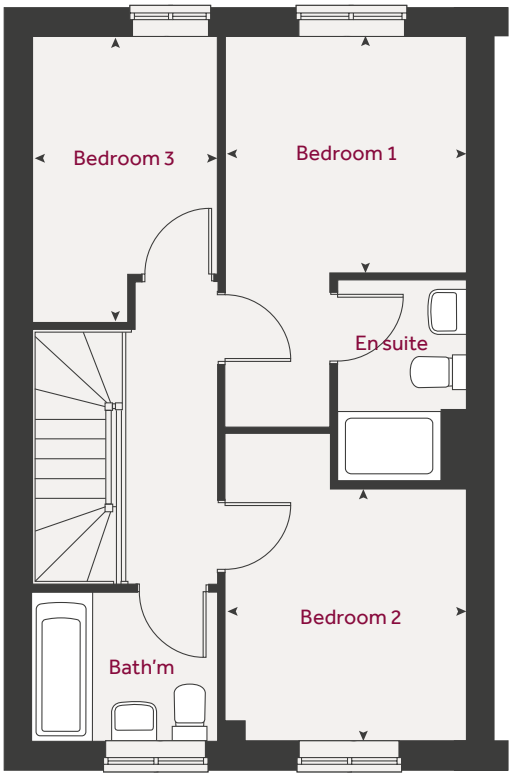
Linden Homes

The Eveleigh

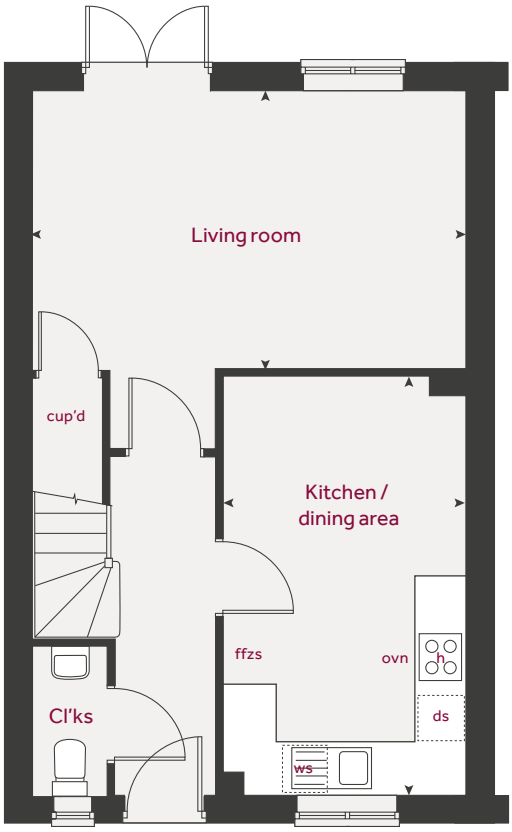
3 bedroom home



First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen / dining area	4.82 x 2.80	15' 9" x 9' 2"
Living room	4.95 x 3.19	16' 4" x 10' 6"

First floor		
Bedroom 1	2.77 x 2.71	9' 1" x 8' 11"
Bedroom 2	2.89 x 2.77	9' 6" x 9' 1"
Bedroom 2	3.19 x 2.12	10' 6" x 7' 0"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◄ ►	measuring points
ds	dishwasher space		

The Eveleigh | Cherrywood Place |

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Linden Homes



The Becket

3 bedroom home

- Low energy lighting and ventilation systems
- Electric vehicle charging point
- PV solar panels
- High quality insulation

Cherrywood Place

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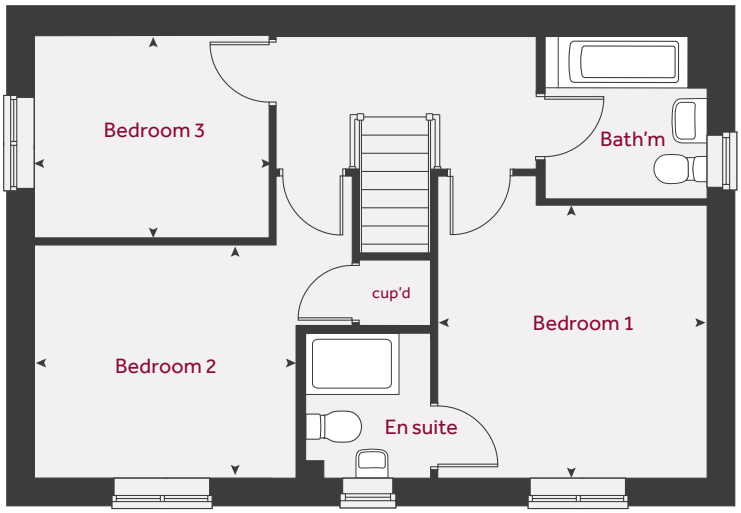
Linden Homes

The Becket

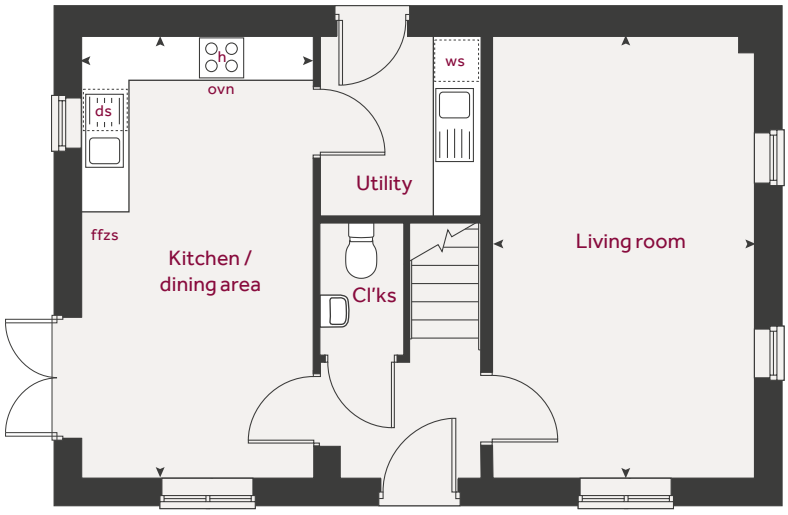
3 bedroom home



First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen / dining area	5.59 x 2.90	18' 4" x 9' 6"
Living room	5.59 x 3.33	18' 4" x 10' 11"

First floor		
Bedroom 1	3.43 x 3.39	11' 3" x 11' 2"
Bedroom 2	3.34 x 2.94	10' 11" x 9' 8"
Bedroom 3	2.99 x 2.56	9' 10" x 8' 5"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◄ ►	measuring points
ds	dishwasher space		

The Becket | Cherrywood Place |

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Linden Homes



The Mylne

4 bedroom home

- Low energy lighting and ventilation systems
- Electric vehicle charging point
- PV solar panels
- Waste water heat recovery

Cherrywood Place

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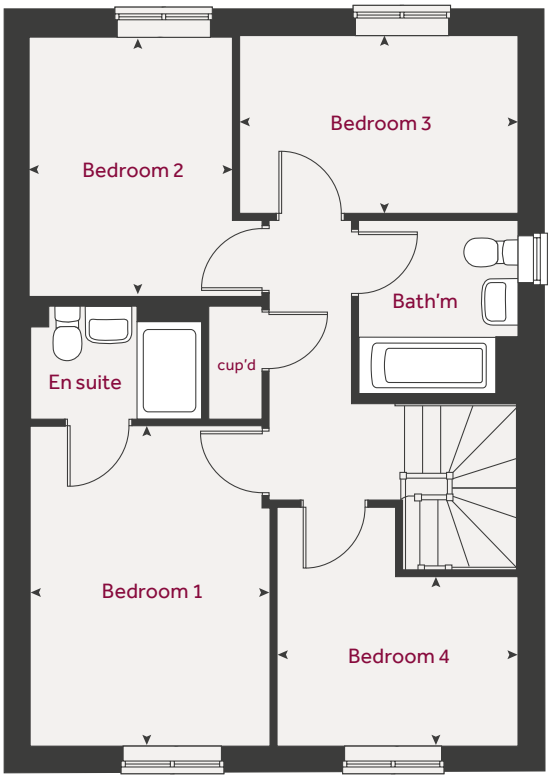
Linden Homes

The Mylne

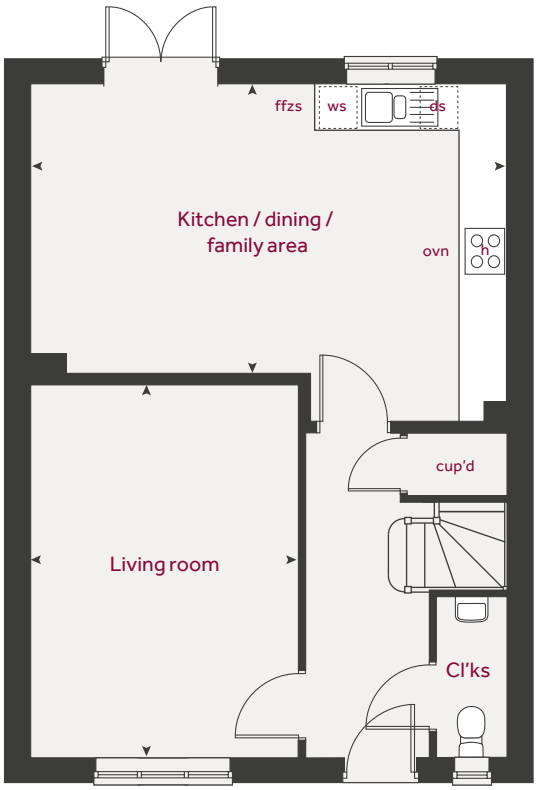
4 bedroom home



First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen / dining / family	6.04 x 3.76	19' 10" x 12' 4"
Living room	4.85 x 3.39	15' 11" x 11' 2"

First floor		
Bedroom 1	3.93 x 2.95	12' 11" x 9' 8"
Bedroom 2	3.20 x 2.52	10' 6" x 8' 3"
Bedroom 3	3.43 x 2.18	11' 3" x 7' 2"
Bedroom 4	3.00 x 2.08	9' 11" x 6' 10"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◄ ►	measuring points
ds	dishwasher space		

The Mylne | Cherrywood Place |

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The Knightley

4 bedroom home

- Low energy lighting and ventilation systems
- Electric vehicle charging point
- PV solar panels
- Renewable technologies

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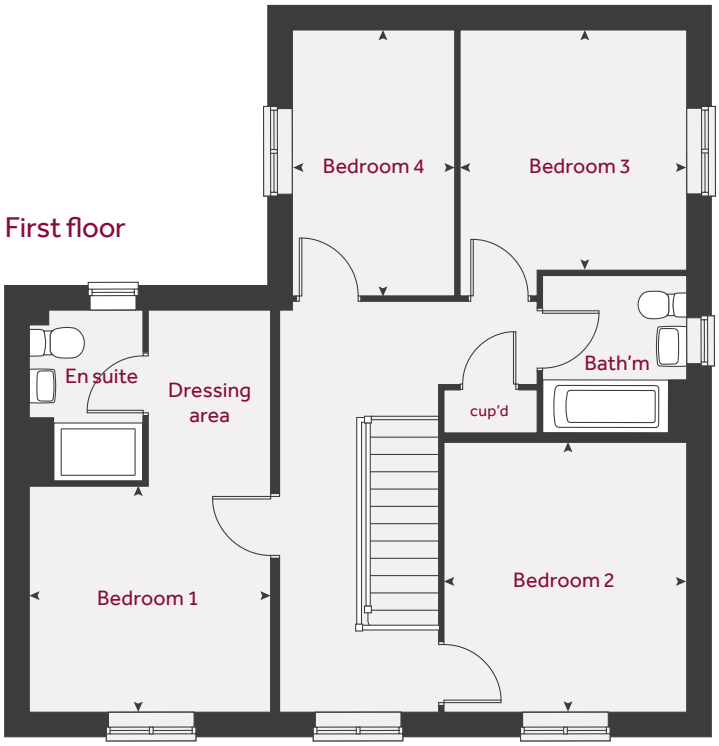
Linden Homes

The Knightley

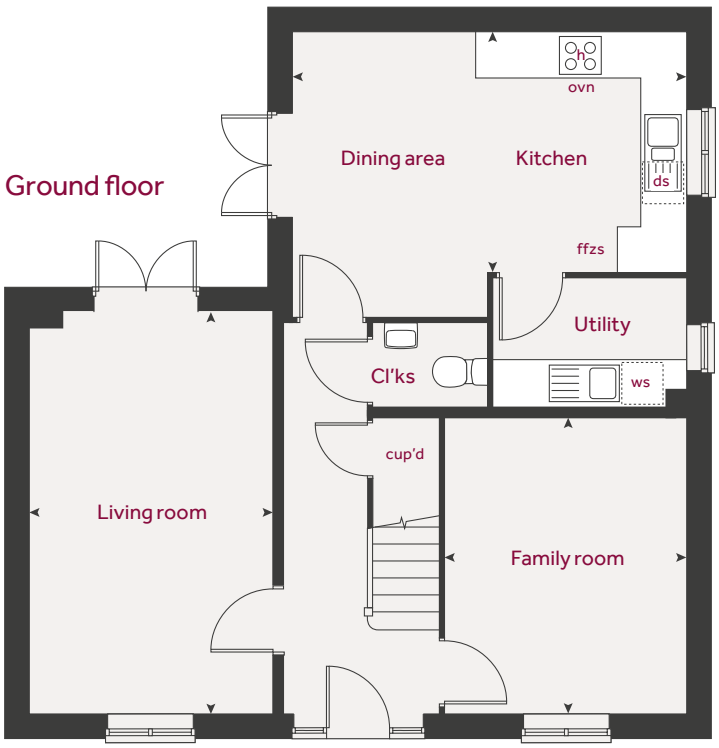
4 bedroom home



First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen / dining area	5.25 x 3.20	17' 2" x 10' 5"
Living room	5.36 x 3.22	17' 7" x 10' 7"
Familyroom	3.95 x 3.21	12' 11" x 10' 5"

First floor		
Bedroom 1	3.20 x 2.98	10' 6" x 9' 10"
Bedroom 2	3.58 x 3.21	10' 7" x 11' 9"
Bedroom 3	3.17 x 3.01	10' 5" x 9' 11"
Bedroom 4	3.52 x 2.15	11' 7" x 7' 1"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzr	fridge freezer space	◄ ►	measuring points
ds	dishwasher space		

The Knightley | Cherrywood Place |

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The Ripley II

4 bedroom home

- Low energy lighting and ventilation systems
- Electric vehicle charging point
- PV solar panels
- High quality insulation

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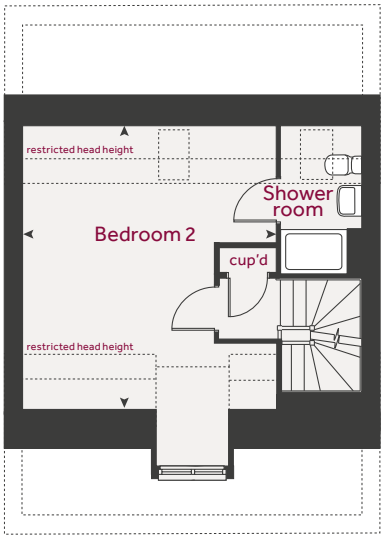
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The Ripley II

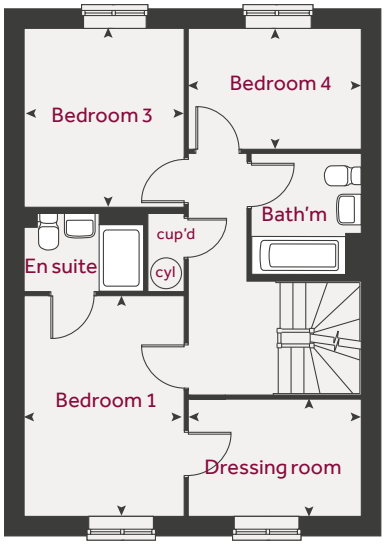
4 bedroom home



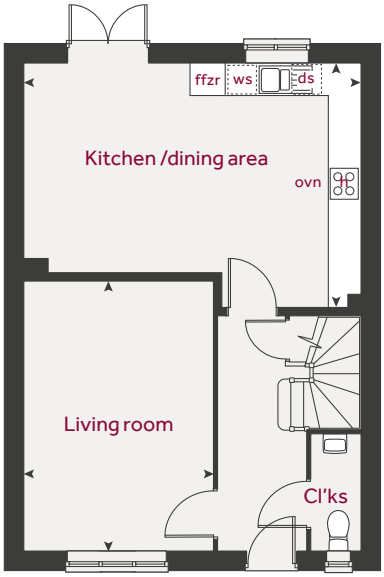
Second floor



First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen / dining area	6.04 x 4.40	19' 8" x 12' 5"
Living room	4.83 x 3.39	15' 10" x 11' 1"

First floor		
Bedroom 1	3.95 x 2.86	12' 11" x 9' 5"
Bedroom 3	3.20 x 2.86	10' 6" x 9' 5"
Bedroom 4	3.10 x 2.16	10' 2" x 7' 1"
Dressing room	3.10 x 2.10	10' 2" x 6' 10"

Second floor		
Bedroom 2	4.97 x 4.50	16' 3" x 14' 8"

h	hob	ws	washing machine space
ovn	oven	cyl	hot water cylinder
ffzr	fridge freezer	cup'd	cupboard
ds	dishwasher space	◄ ►	measuring points

The Ripley II | Cherrywood Place |

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Linden Homes



The Nash

5 bedroom home

- Low energy lighting and ventilation systems
- Electric vehicle charging point
- PV solar panels
- Spacious living room with feature bay window

Cherrywood Place

Fordham Road, Soham CB7 5AH | **01353 260229**

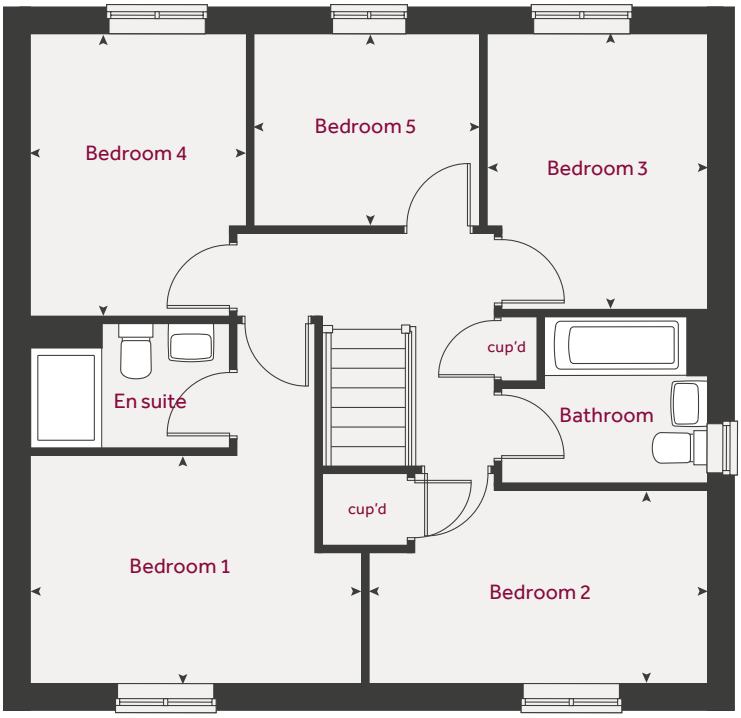
Linden Homes

The Nash

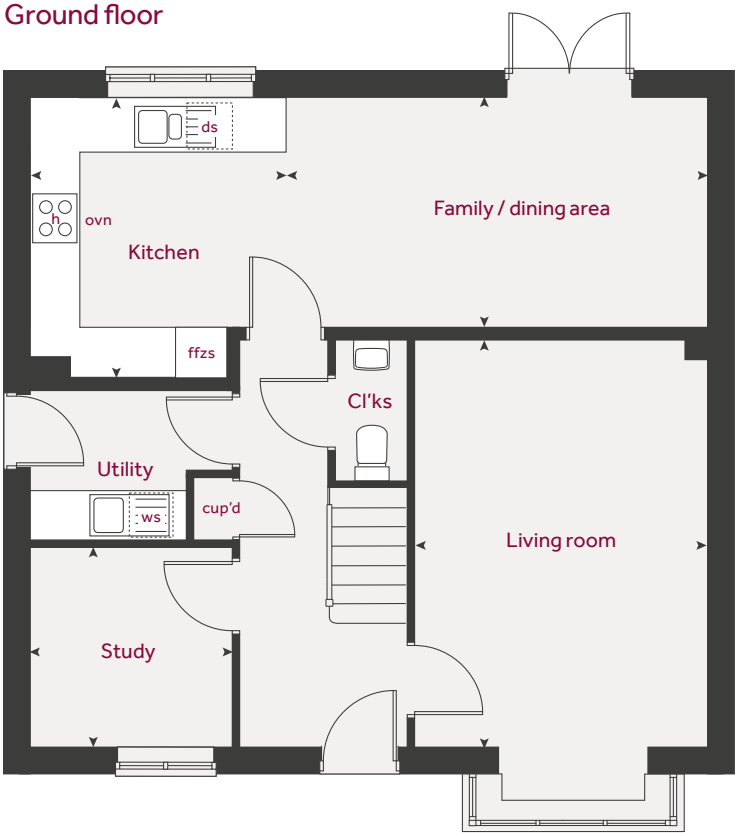
5 bedroom home



First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen	3.35 x 3.05	10' 11" x 10' 0"
Living room	4.83 x 3.49	16' 0" x 11' 5"
Family / dining area	5.02 x 2.75	16' 5" x 9' 0"
Familyroom	2.40 x 2.36	7' 10" x 7' 9"

First floor		
Bedroom 1	3.94 x 2.71	12' 11" x 8' 10"
Bedroom 2	4.04 x 2.30	13' 3" x 7' 7"
Bedroom 3	3.28 x 2.63	10' 9" x 8' 7"
Bedroom 4	3.35 x 2.58	11' 0" x 8' 5"
Bedroom 5	2.70 x 2.28	8' 10" x 7' 6"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzr	fridge freezer space	◄ ►	measuring points
ds	dishwasher space		

The Nash | Cherrywood Place |

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right-handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.

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Specification

Use this guide to see what features are included in your new home. Your sales consultant will be happy to discuss the **Enhance** range of extras available.

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Cherrywood Place

Specification

Phase One – Applicable to selected plots only*

Every home comes thoughtfully designed and beautifully appointed with a high-quality standard specification that reflects our commitment to craftsmanship and comfort. From sleek, contemporary kitchens, to stylish bathrooms featuring modern fittings and elegant tiling, every detail has been carefully considered.

Energy-efficient heating systems, double-glazed windows, and superior insulation ensure your home is as practical as it is beautiful. With a focus on both form and function, our standard specification offers everything you need to move in and start enjoying your new lifestyle from day one.

	2 bedroom The Hardwick	3 bedroom The Eveleigh	The Becket	4 bedroom The Mylne	The Knightley	The Ripley II	5 bedroom The Nash
Kitchen							
Standard range kitchen with laminate worktop	■	■	■	■	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■	■	■				
Stainless steel sink and drainer (Bowl and 1/2) with chrome mixer tap				■	■	■	■
Indesit gas hob (60cm) with Indesit built-in single under oven, with stainless steel splashback and integrated silver hood	■	■	■				
Indesit gas hob (60cm) with built-in single under oven, with stainless steel splashback and 60cm stainless steel chimney hood				■	■	■	■
White batten light holder	■	■	■	■	■	■	■
Fridge / freezer space	■	■	■	■	■	■	■
Space for dishwasher with plumbing and electrics	■	■	■	■	■	■	■
Space for washing machine with plumbing and electrics in kitchen	■	■		■		■	
Space for washing machine with plumbing and electrics in utility			■		■		■
Bathrooms and en suite(s)							
Ideal Standard contemporary white sanitaryware	■	■	■	■	■	■	■
Ideal Standard close coupled WC to cloakroom	■	■	■	■	■	■	■
Ideal Standard low profile shower tray with glass enclosure in en suite	■	■	■	■	■	■	■
Choice of standard Saloni wall tiling (splashback, 450mm height over bath, and full-height to shower cubicle)	■	■	■	■	■	■	■
White batten light holder	■	■	■	■	■	■	■

■ Fitted as standard - included in the property

* Only applicable to plots: 1, 2, 3, 4, 5, 6, 7, 8, 9, 16, 17, 18, 19, 20, 21, 22, 23, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 55, 56, 57, 58, 161, 162, 168, 197, 198 and 199.





	2 bedroom The Hardwick	3 bedroom The Eveleigh	The Becket	4 bedroom The Mylne	The Knightley	The Ripley II	5 bedroom The Nash
Doors and Windows							
Front door with multi-point security locking system and security chain	■	■	■	■	■	■	■
Chrome plated front door numerals	■	■	■	■	■	■	■
PVCu double glazing to windows	■	■	■	■	■	■	■
Double glazed PVCu French doors	■	■	■	■	■	■	■
Internal ladder style doors with satin finish handles	■	■	■	■	■	■	■
Paving outside French door	■	■	■	■	■	■	■
General							
PV Solar Panels	■	■	■	■	■	■	■
White painted walls and smooth white ceilings	■	■	■	■	■	■	■
TV point to lounge and family room (where applicable)	■	■	■	■	■	■	■
Master telephone socket to lounge and study (where applicable)	■	■	■	■	■	■	■
Ideal combi-boiler with Honeywell heating control	■	■	■	■	■	■	■
Contemporary lantern to front door and wiring only to the rear door	■	■	■	■	■	■	■
Mains wired smoke detectors with battery back-up	■	■	■	■	■	■	■
Battery powered Carbon Monoxide detector to be provided for each floor	■	■	■	■	■	■	■
Power and lighting to garage (where in curtilage of the plot)				■	■	■	■
Enclosed fenced/ walled rear garden, and garden gate (where applicable)	■	■	■	■	■	■	■
Landscaped front garden	■	■	■	■	■	■	■
NHBC Buildmark cover	■	■	■	■	■	■	■
First two years' customer service support from Linden Homes	■	■	■	■	■	■	■

This specification indicates, by means of a dot (■), the items that are included within the home. If there is no dot in a column, the item is not included. Any item not expressly listed or indicated within this specification is excluded from the standard build. For information on the Enhance upgrade options available depending on build stage, please speak with a sales consultant.

Scan me
for directions

Cherrywood Place

Fordham Road, Soham

CB7 5AH

01353 260229

Cover photograph of Burrows Field. Not view from the development. The street scene shown has been produced for illustrative purposes only. Please check the details of the homes you are interested in with our sales consultant.

Vistry East Anglia region
Ashurst, Southgate Park, Bakewell Road, Peterborough PE2 6YS. Telephone: 01733 396 600

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