

# Stirling Cross

Sutton



**Linden**  
Homes



## A taste of **local life**

Stirling Cross is an exciting new development in the historic village of Sutton-in-the-Isle, in the Cambridgeshire Fens a short drive from the Cathedral city of Ely.

### **Stirling Cross**

Mepal Road, Sutton CB2 6GL | **01353 260245**

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# Welcome to **Stirling Cross**

Stirling Cross is in the thriving village of Sutton offering great facilities with local High Street shops and services, convenience stores, pubs, restaurant and takeaways. Sutton Church of England (VC) Primary School is rated 'good' by Ofsted and there are several pre-schools for younger children.

The village has a range of sports clubs, a pavilion and playing field with multi-use games area, a community centre that's a hub for social groups and events, as well as Sutton's popular Recreation Ground.

So, if you're looking for a quality new home in a Cambridgeshire Fens' village with good transport links, your search ends here!





## The perfect location

You'll find Ely less than 7 miles away, once an island region and boasting the magnificent 1300-year-old Cathedral. The city sits on the River Great Ouse and has an 800-year-old market, independent shops, museums and a range of eating outlets.

With a rural retail village and a Country Park for wildlife spotting on a Site of Special Scientific Interest, it may be England's second smallest city but it has a huge amount to offer.

Sutton is just off the A142 halfway between Ely and the market town of Chatteris. The county city of Cambridge, is 21 miles away via the A10 and Newmarket, the home of horse-racing, is 20 miles south east on the A142. Bus services link Sutton to Ely, Cambridge and Chatteris and trains run from Ely to many major UK cities including London King's Cross, Cambridge, Norwich, Manchester, Peterborough, Birmingham and Stansted Airport. For air travel Stansted Airport is less than an hour away, 45 miles and Luton Airport is about 55 miles.

### Education for everyone

For those with young families looking to move home to Sutton, there are many fine schools to choose from. For primary-aged children there is a selection of Ofsted-rated 'Good' schools; Sutton CofE Primary school is less than a mile away, Mepal and Witcham Primary School is less than 2 miles away, Robert Arkenstall Primary is less than 4 miles away from Stirling Cross.

For children of secondary school age, the Witchford Village College is Ofsted-rated 'Good', as is Ely College Academy, both within 10 miles of these houses for sale in Sutton. For further education, Ely College has a Sixth Form, Bishop Laney Sixth is nearby for children aged 16-19, and 14 miles away on the outskirts of Cambridge is the College of West Anglia.

## ■ Stirling Cross

### ■ Sutton CofE VC Primary School

0.6 miles | 12 mins walk

### ■ Central Co op Food

0.6 miles | 14 mins walk

### ■ Sutton Cricket Club

0.6 miles | 2 mins drive

### ■ The Chequers

0.9 miles | 3 mins drive

### ■ Witchford Village College

4.2 miles | 10 mins drive

### ■ Chatteris Leisure Centre

6.6 miles | 13 mins drive

### ■ Ely Market

6.6 miles | 12 mins drive

### ■ Wicken Fen Nature Reserve

11.0 miles | 22 mins drive





# 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

Helping essential **key workers** get on the housing ladder with assistance from Linden Homes and access to purchase assistance schemes requiring as little as a 5% deposit.

## 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**.

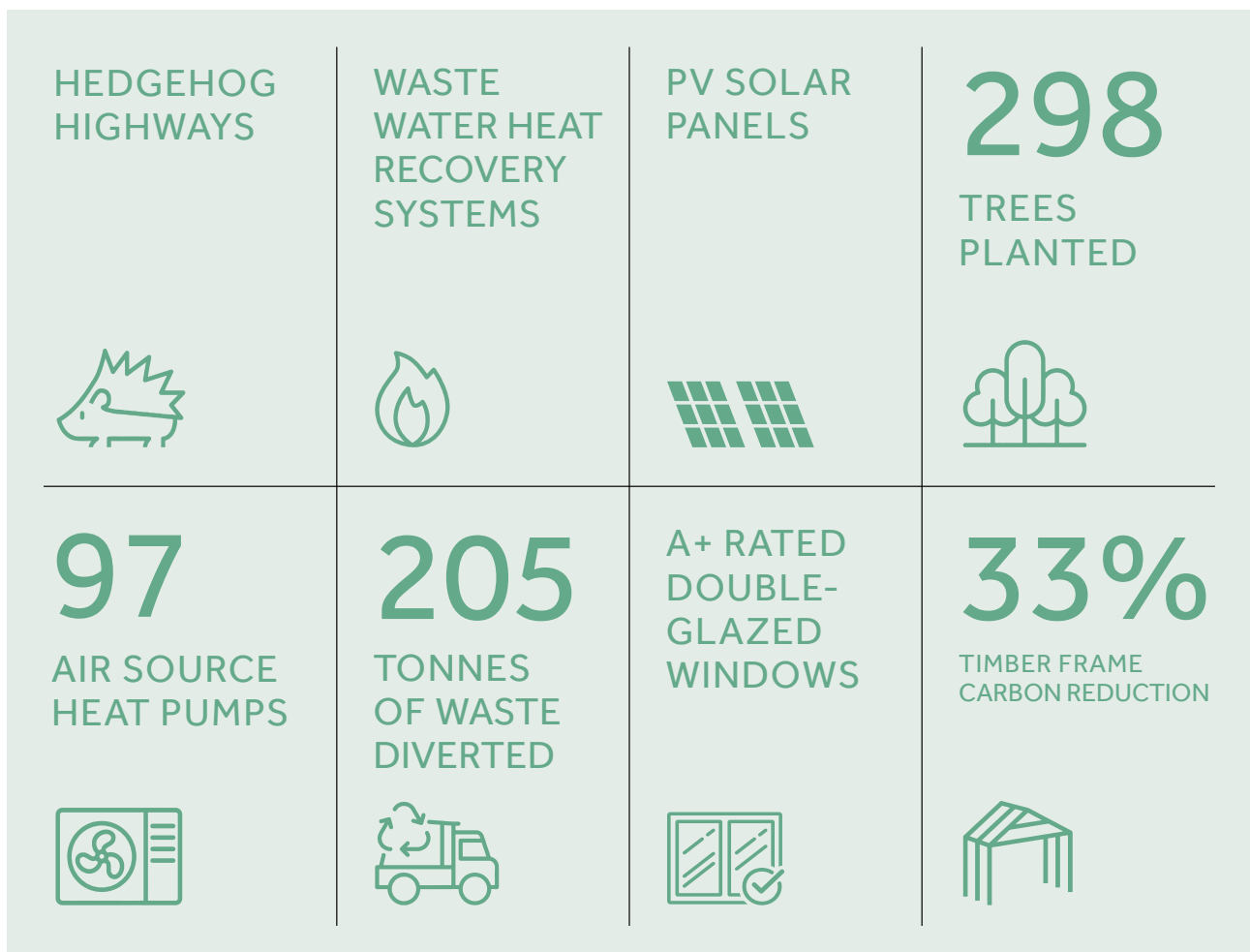


## Green living **starts here**

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 **£4.8 million** in local schemes to support the community surrounding your new home in Sutton.

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 Stirling Cross:





Some of our **community contributions** include:

<p>IMPROVED PUBLIC TRANSPORT FACILITIES</p> 	<p>PUBLIC OPEN SPACES</p> 	<p>NEW COMMUNITY FACILITIES</p> 	<p>CHILDREN PLAY AREAS</p> 
<p>PRIMARY AND SECONDARY EDUCATION</p> 	<p>LIBRARY</p> 	<p>SPORTS AND LEISURE FACILITIES</p> 	<p>HIGHWAY AND ROAD IMPROVEMENT</p> 



## Development **plan**

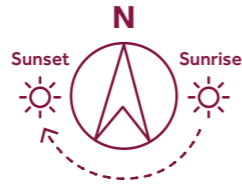
### **Stirling Cross**
















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**Linden**  
Homes

# Stirling Cross

## Sutton



-  **The Grainger**  
4 bedroom home
-  **The Knightley**  
4 bedroom home
-  **The Leverton**  
4 bedroom home
-  **The Mylne**  
4 bedroom home
-  **The Pembroke**  
4 bedroom home
-  **The Meon**  
4 bedroom home
-  **The Coln**  
4 bedroom home
-  **The Trent**  
4 bedroom home
-  **The Rother**  
4 bedroom home
-  **The Parrett**  
4 bedroom home
-  **The Eveleigh**  
3 bedroom home
-  **The Mountford**  
3 bedroom home
-  **The Churn**  
3 bedroom home
-  **PRE**  
Pre-sold homes
-  **SEL**  
Self-build homes

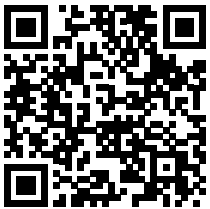


Show home  
Sales centre  
View home

-  **The Blythe**  
3 bedroom home
-  **The Greta**  
3 bedroom home
-  **The Lemon**  
2 bedroom home
-  **The Hardwick**  
2 bedroom home
-  \* emergency vehicle link
-  leap local equipped play area
-  ps pumping station
-  ss substation
-  v visitor parking space

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.

Scan me  
for directions



## Stirling Cross

Mepal Road, Sutton

Cambridgeshire CB2 6GL

**01353 260245**

Cover photograph of Ely Cathedral. 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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# The Hardwick

2 bedroom home

- Low energy lighting and ventilation systems
- PV solar panels

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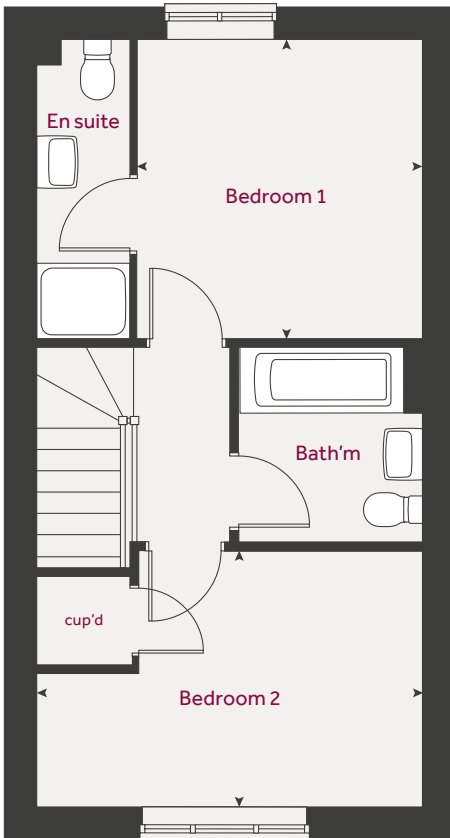
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# The Hardwick

## 2 bedroom home



### First floor

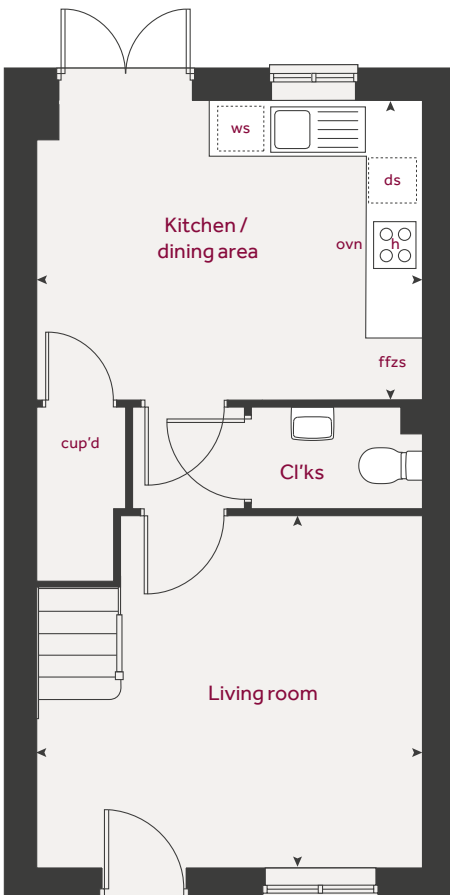


Ground floor	metres	feet / inches
Kitchen / dining area	4.08 x 3.15	13' 5" x 10' 4"
Living room	4.08 x 3.70	13' 5" x 12' 2"

First floor	metres	feet / inches
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		

### Ground floor



#### The Hardwick | Stirling Cross |

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## The Eveleigh

3 bedroom home

- Low energy lighting and ventilation systems
- PV solar panels
- Waste water heat recovery

**Stirling Cross**

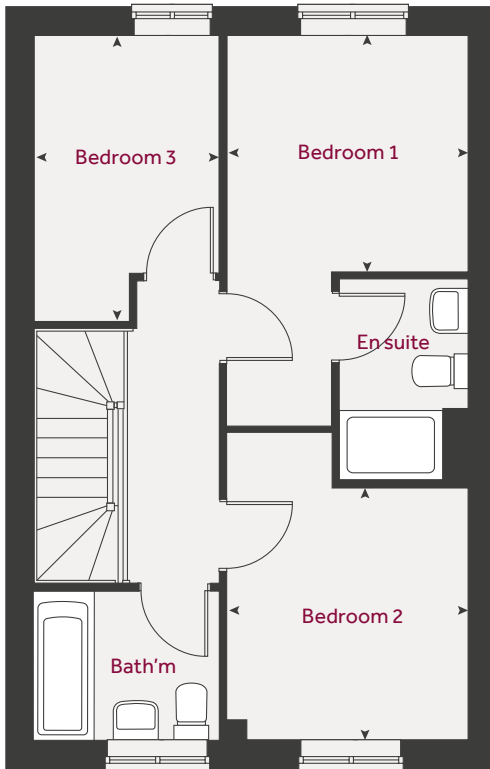
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# The Eveleigh

3 bedroom home

## First floor

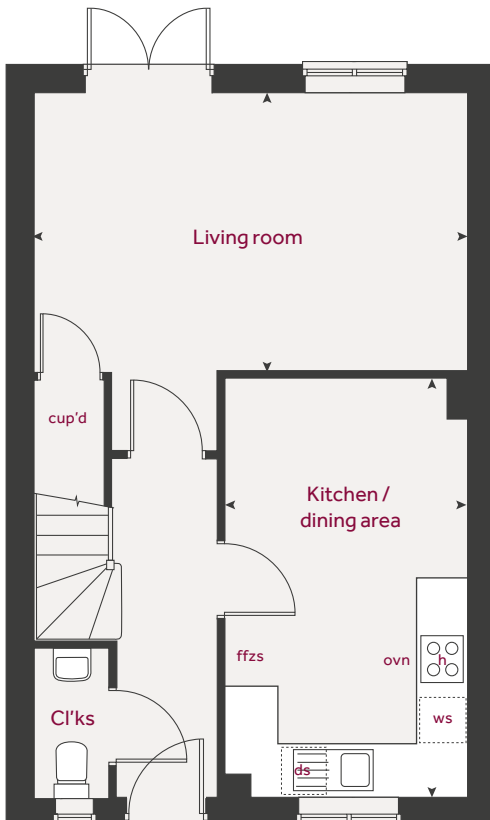


Ground floor	metres	feet / inches
Kitchen / dining area	4.82 x 2.80	15' 9" x 9' 2"
Living room	4.95 x 3.19	16' 4" x 10' 6"

First floor	metres	feet / inches
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 3	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		

## Ground floor



### The Eveleigh | Stirling Cross |

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# The Mountford

3 bedroom home

- Low energy lighting and ventilation systems
- PV solar panels
- Waste water heat recovery

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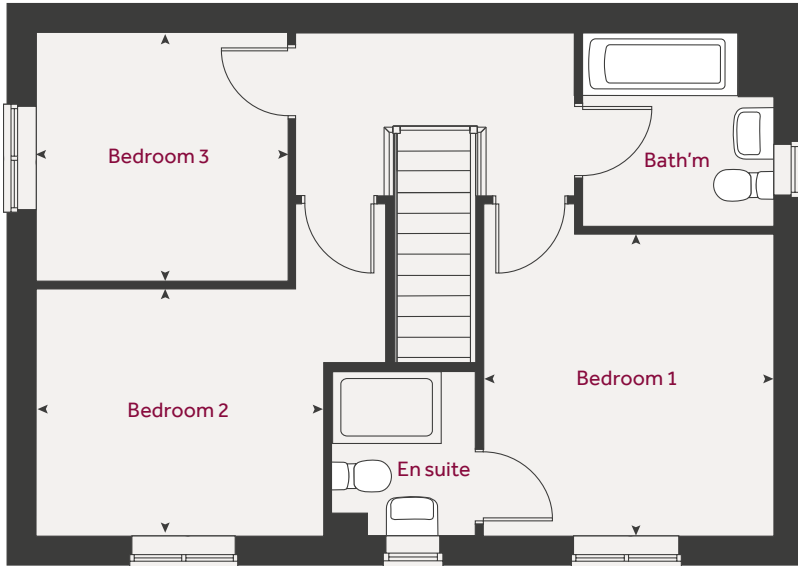
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# The Mountford

## 3 bedroom home



### First floor



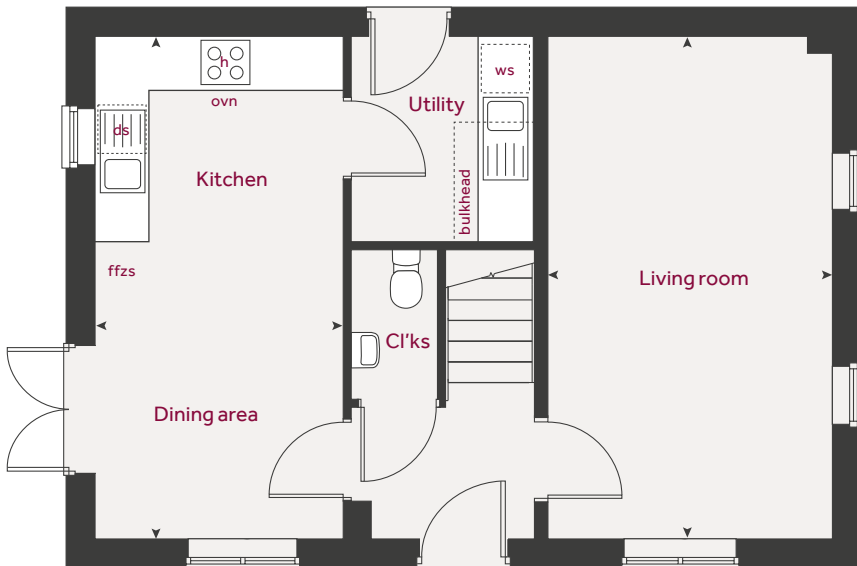
Ground floor	metres	feet / inches
Kitchen / dining area	5.59 x 2.70	18' 4" x 8' 9"
Living room	5.59 x 3.14	18' 4" x 10' 3"

### First floor

Bedroom 1	3.35 x 3.17	11' 0" x 10' 4"
Bedroom 2	3.14 x 2.74	10' 3" x 9' 0"
Bedroom 3	2.76 x 2.76	9' 1" x 9' 1"

<b>h</b>	hob	<b>ws</b>	washing machine space
<b>ovn</b>	oven	<b>cup'd</b>	cupboard
<b>ffzs</b>	fridge freezer space	◀ ▶	measuring points
<b>ds</b>	dishwasher space		

### Ground floor



### The Mountford | Stirling Cross |

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# Linden Homes



# The Mylne

4 bedroom home

- Low energy lighting and ventilation systems
- PV solar panels
- Waste water heat recovery

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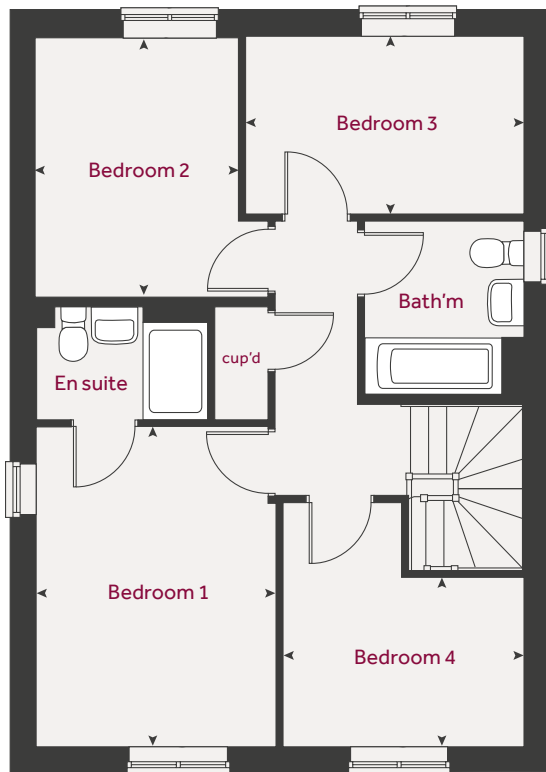
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# The Mylne

4 bedroom home

## First floor

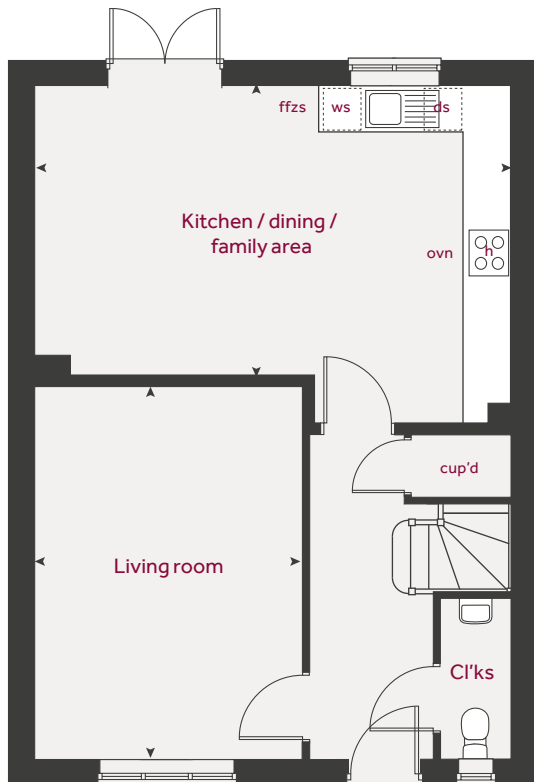


Ground floor	metres	feet / inches
Kitchen/dining/family area	6.04 x 3.76	19' 10" x 12' 4"
Living room	4.85 x 3.39	15' 11" x 11' 2"

First floor	metres	feet / inches
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		

## Ground floor



### The Mylne | Stirling Cross |

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# The Pembroke

4 bedroom home

- Low energy lighting and ventilation systems
- PV solar panels
- Waste water heat recovery

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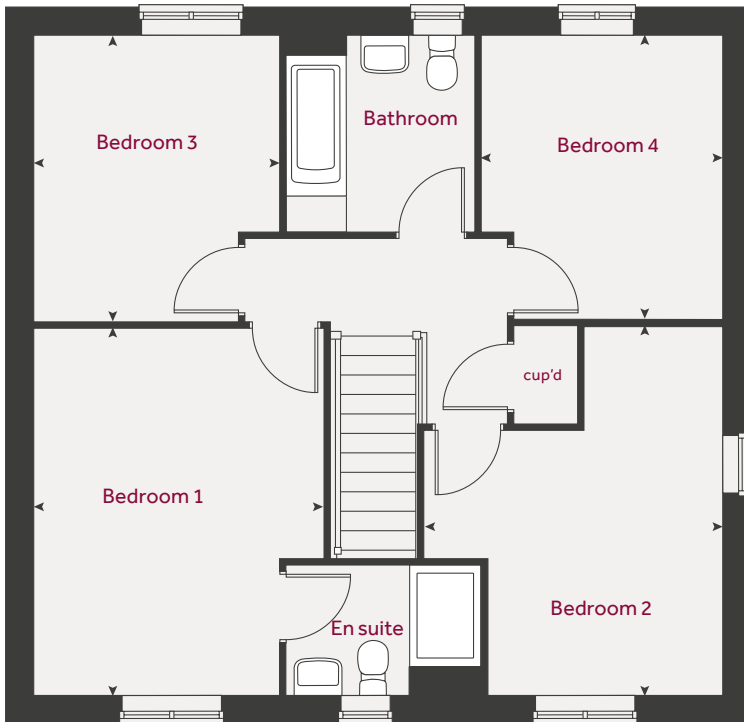
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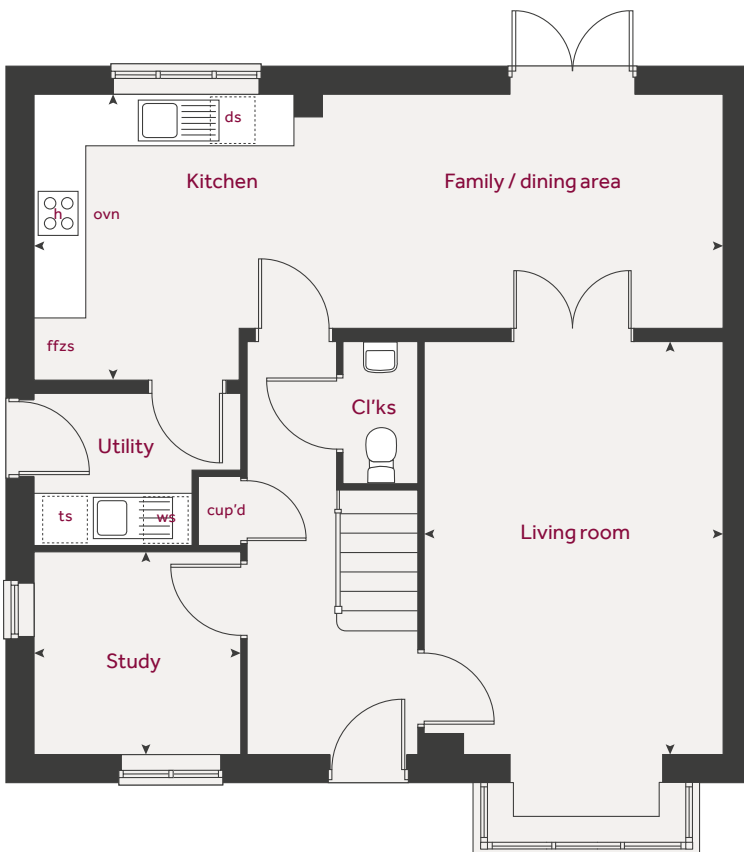
# The Pembroke

## 4 bedroom home

### First floor



### Ground floor



Ground floor	metres	feet / inches
Kitchen/dining/family area	8.07 x 3.36	26' 6" x 11' 0"
Living room	4.83 x 3.48	15' 10" x 11' 5"
Study	2.40 x 2.35	7' 11" x 7' 9"

First floor	metres	feet / inches
Bedroom 1	4.29 x 3.38	14' 1" x 11' 1"
Bedroom 2	4.31 x 3.48	14' 2" x 11' 5"
Bedroom 3	3.35 x 2.87	11' 0" x 9' 5"
Bedroom 4	3.32 x 2.81	10' 11" x 9' 3"

h	hob	ws	washing machine space
ovn	oven	ts	tumble dryer space
ffzs	fridge freezer space	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points

#### The Pembroke | Stirling Cross |

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# The Knightley

4 bedroom home

- Low energy lighting and ventilation systems
- PV solar panels
- Waste water heat recovery

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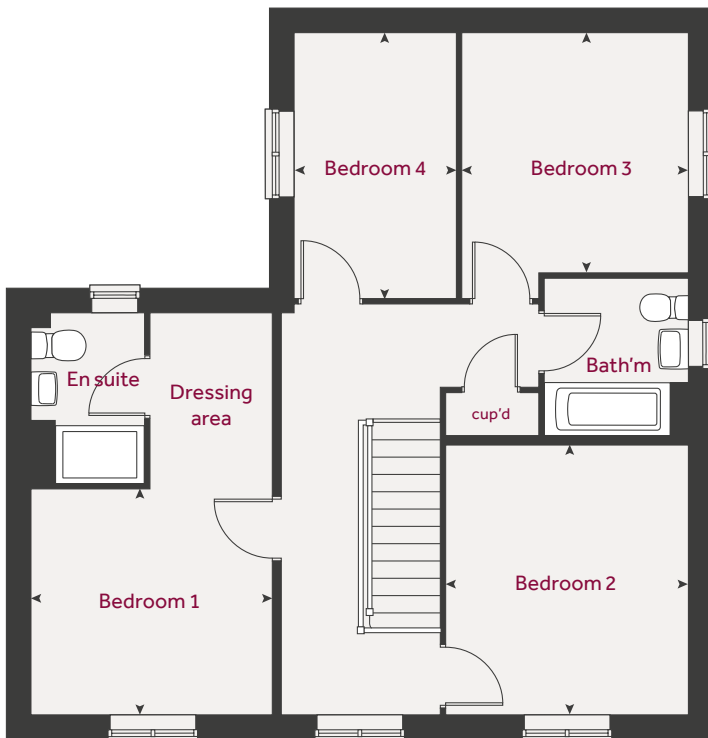
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# The Knightley

4 bedroom home

## First floor



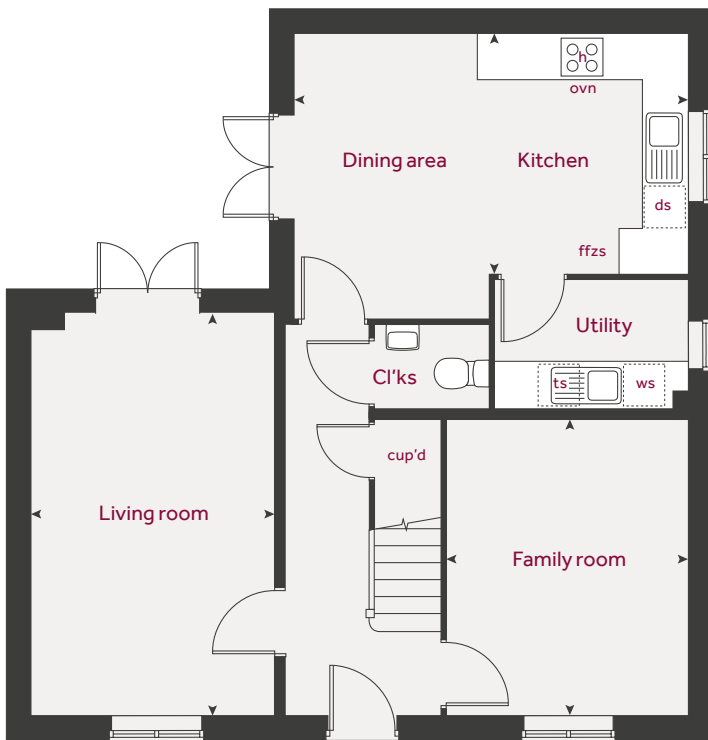
Ground floor	metres	feet / inches
Kitchen / dining area	5.25 x 3.20	17' 2" x 10' 5"
Living room	5.36 x 3.22	17' 7" x 10' 7"
Family room	3.95 x 3.21	12' 11" x 10' 5"

## 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	ts	tumble dryer space
ffzs	fridge freezer space	cup'd	cupboard
ds	dishwasher space	< >	measuring points

## Ground floor



### The Knightley | Stirling Cross |

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# The Leverton

4 bedroom home

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- Waste water heat recovery

**Stirling Cross**

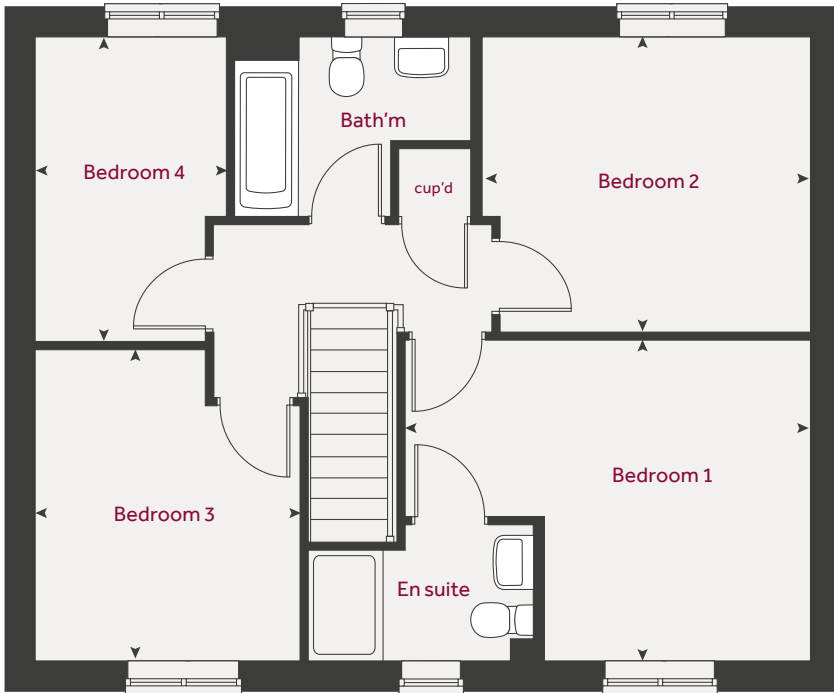
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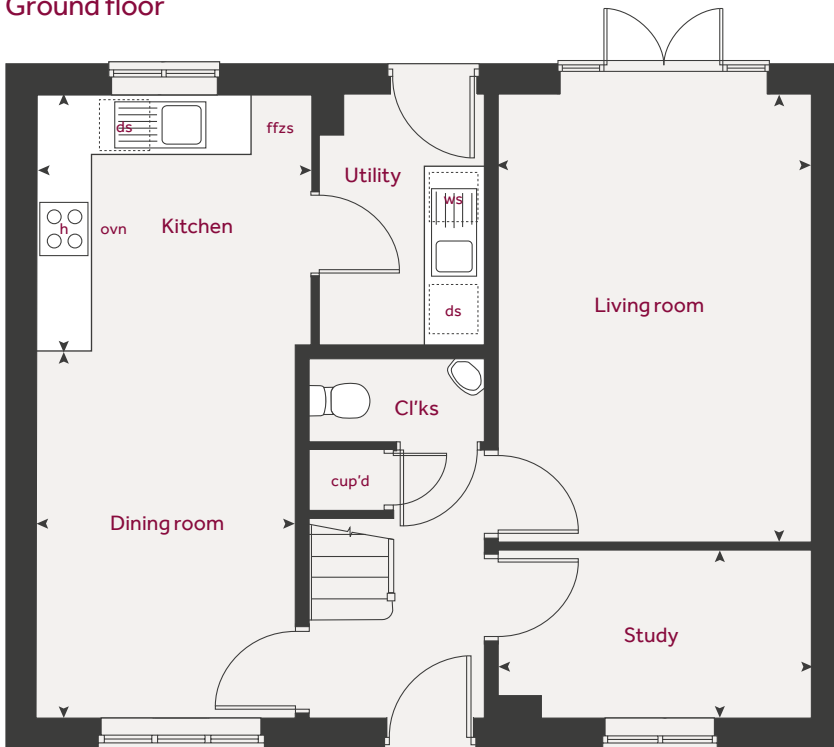
# The Leverton

4 bedroom home

## First floor



## Ground floor



Ground floor	metres	feet / inches
Kitchen	2.99 x 2.78	9' 10" x 9' 1"
Dining room	4.81 x 3.43	15' 9" x 11' 3"
Living room	3.95 x 2.84	12' 12" x 9' 4"
Study	3.23 x 1.83	10' 7" x 6' 0"

First floor	metres	feet / inches
Bedroom 1	4.40 x 3.49	14' 5" x 11' 5"
Bedroom 2	3.59 x 3.15	11' 9" x 10' 4"
Bedroom 3	3.38 x 2.88	11' 1" x 9' 5"
Bedroom 4	3.26 x 2.08	10' 8" x 6' 10"

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

### The Leverton | Stirling Cross |

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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Homes



# The Grainger

4 bedroom home

- Low energy lighting and ventilation systems
- PV solar panels
- Waste water heat recovery
- Spacious living room with feature bay window

**Stirling Cross**

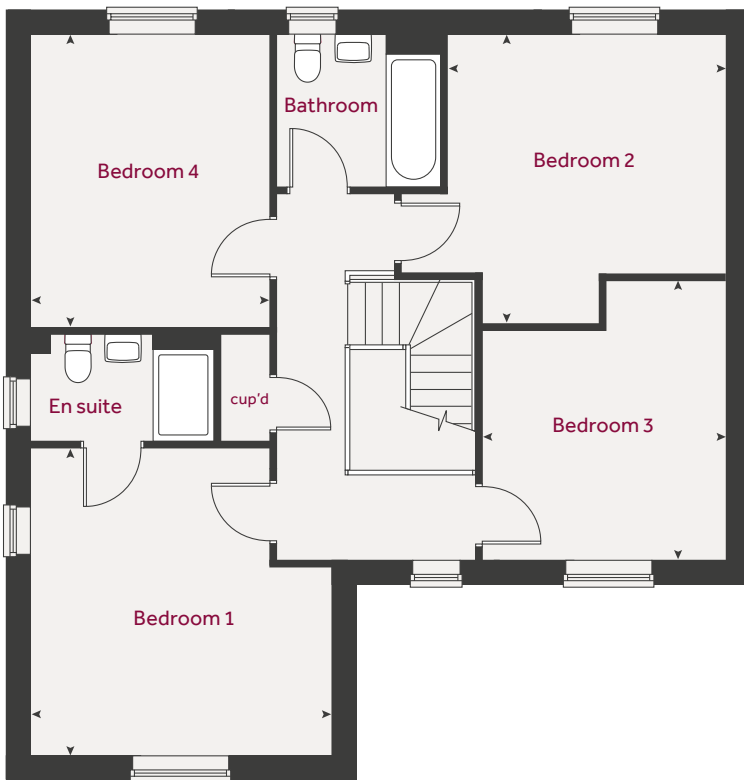
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# The Grainger

4 bedroom home

## First floor

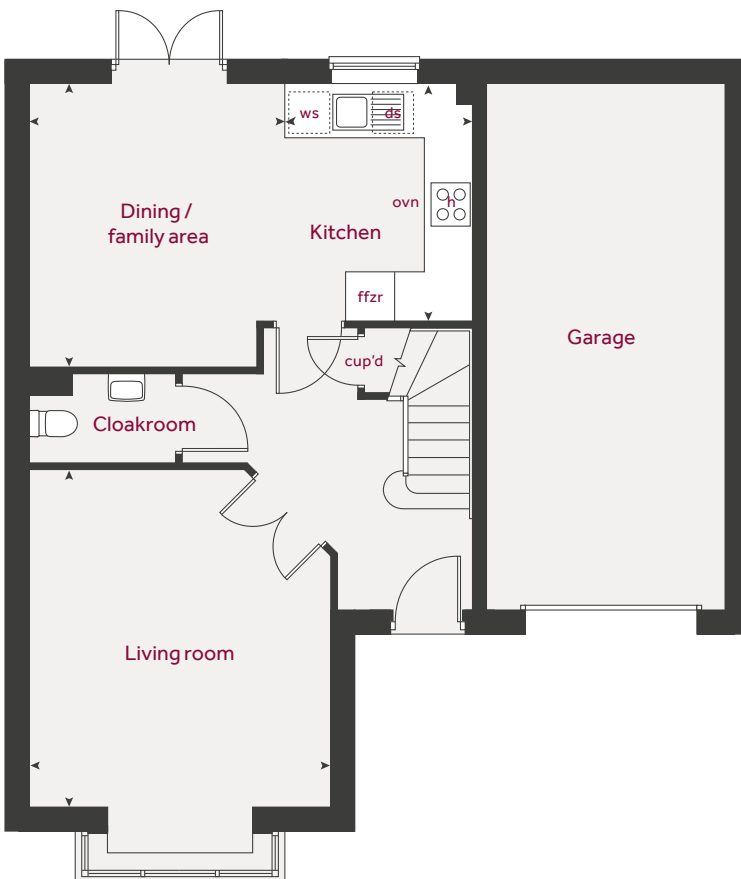


Ground floor	metres	feet / inches
Kitchen	3.03 x 2.50	9' 11" x 8' 2"
Dining / family area	4.42 x 3.93	14' 6" x 12' 11"
Living room	3.66 x 3.37	12' 0" x 11' 0"

First floor	metres	feet / inches
Bedroom 1	4.02 x 3.91	13' 2" x 12' 10"
Bedroom 2	3.62 x 3.75	11' 11" x 12' 4"
Bedroom 3	3.14 x 3.69	10' 4" x 12' 1"
Bedroom 4	3.84 x 3.12	12' 7" x 10' 3"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzr	integrated fridge freezer	◀ ▶	measuring points
ds	dishwasher space		

## Ground floor



### The Grainger | Stirling Cross |

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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.

**Stirling Cross**

Mepal Road, Sutton CB2 6GL | **01353 260245**

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Homes

# Stirling Cross

## Specification

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 Mountford

**4 bedroom**  
The Mlyne  
The Leverton  
The Grainger  
The Pembroke  
The Knightley

### Kitchen

Symphony Konzept range kitchen with laminate worktop	■	■	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■	■	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility		■		■	■
Indesit gas hob (60cm) with Indesit built-in single under oven, with stainless steel splashback and integrated silver hood	■	■	■		
Indesit gas hob (60 cm) with built-in single high-level, with stainless steel splashback and 60cm stainless steel chimney hood				■	■
White pendant light holder	■	■	■	■	■
Fridge / freezer space	■	■	■	■	■
Space for integrated 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 sanitary ware	■	■	■	■	■
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	■	■	■	■	■
Water waste heat recovery system	■	■	■	■	■

### Bedrooms

Dressing area to bedroom 1					■
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**2 bedroom**  
The Hardwick

**3 bedroom**  
The Eveleigh  
The Mountford

**4 bedroom**  
The Mlyne  
The Leverton  
The Grainger  
The Pembroke  
The Knightley

### Doors and Windows

Front door with multi-point security locking system and security chain	■	■	■	■	■
PVCu double glazing to windows	■	■	■	■	■
Double glazed PVCu French doors	■	■	■	■	■
Internal doors to be ladder door style pre-primed with satin finish handles	■	■	■	■	■
Paving outside French / bi-fold door and path to garage personnel door (where applicable)	■	■	■	■	■

### General

PV solar panels	■	■	■	■	■
White painted walls and smooth white ceilings	■	■	■	■	■
TV point to lounge and family room (where applicable)	■	■	■	■	■
Telephone socket to lounge and study where applicable	■	■	■	■	■
Ideal combi-boiler with Honeywell heating control and room thermostat(s)	■	■	■	■	■
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat 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 (wall mounted) to be provided for each floor	■	■	■	■	■
Power and lighting to garage (where in curtilage of the plot)	■	■	■	■	■
Enclosed fenced rear garden, and garden gate (where applicable)	■	■	■	■	■
NHBC Buildmark cover	■	■	■	■	■
First two years' customer service support from Linden Homes	■	■	■	■	■

■ Fitted as standard - included in the property  
\* Subject to stage of construction and the range of choice available. Please see a sales consultant for details.

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



## Stirling Cross

Mepal Road, Sutton

Cambridgeshire CB2 6GL

**01353 260245**

Cover photograph of Ely Cathedral. 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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