





Property Description

Design your own home at Birchwood Grove

Birchwood Grove offers a rare opportunity to build your dream home through our professionally supported custom build process. You get the freedom of self-build without having to work everything out alone.

With 8 fully serviced plots, including utilities and planning options already in place, you can focus on what really matters, designing a home that reflects you.

At Birchwood Grove, our custom build approach combines flexibility with expert guidance, helping you bring your ideas to life through a clear, step-by-step process. We guide you from choosing your plot and home design, through personalising the features, materials and finishes, to supporting the build process for you. Each client can choose from a range of floor plans, elevations, materials, and finishes to create a home that reflects their lifestyle and needs

Cambridge and London. Whether you're raising a family, commuting for work or simply looking for more space and a slower pace, Birchwood Grove offers the best of both worlds

Planning And Personalisation

Plot 1 offers three planning-approved floor plans, each providing a starting point for creating a home around the way you want to live. Inside, you can shape the room layouts and sizes across the ground, first and optional second floors, as well as choosing your staircase, kitchen, bathrooms, flooring, tiling, cabinetry and finishes.

The outside can be personalised too, with a wide range of approved architectural styles, elevations and materials to choose from. Options include brick, stone, timber and render and more, along with different window styles, gable designs, porches, landscaping and garden finishes. This gives you plenty of freedom to create a home with its own character, both inside and out.



BIRCHWOOD GROVE
SITE PLAN

THE PROCESS
YOUR CUSTOM BUILD JOURNEY

- Step 1
Plot selection & reservation
- Step 2
Personalise your home
- Step 3
Design sign off & total cost confirmation
- Step 4
Finalise plot purchase
- Step 5
Your new home is built



Drawing on more than 25 years' experience building homes, we'll guide you through every stage and manage the project for you so you can build your own home the easy way.

Set in the South Cambridgeshire countryside, Caxton offers a quieter village lifestyle while keeping Cambridge within easy reach. With countryside walks, characterful pubs and a real sense of community, it offers the appeal of village life with convenient connections to

Financial Advantage

At Birchwood Grove, the plot and build are purchased separately, so Stamp Duty Land Tax is based on the plot price rather than the value of the finished home. Qualifying construction work is also zero-rated for VAT, which means VAT is not added to eligible build costs. This can provide a significant saving.

Support At Every Step

Drawing on more than 25 years' experience building homes, we'll support you from design through to handover, explaining each stage and guiding your choices, saving you time and making the process feel less daunting.

Custom-Build Finance & Support

Custom-build mortgages release funds in stages as your home is built. We can introduce you to independent specialists who understand this type of mortgage and will help you explore the options available.

Why Plot 1

Plot 1 offers an attractive entry point into Birchwood Grove while still providing the space and flexibility to create a personalised family home. It can be configured with five or six bedrooms across three approved floor plans, with plenty of choice inside and out.

Ready To Find Out More

Get in touch with us today to arrange a no-obligation discovery call with our the Birchwood Grove team. We'll discuss what you're looking for, answer your questions and explore the choices available for Plot 1.

Location And Connections

Birchwood Grove is located just off of Ermine Street in Caxton, approximately 11 miles west of Cambridge, with convenient road and rail connections to Cambridge and London.

By Road

Cambridge city centre - approximately 11 miles

St Neots - approximately 9 miles

The A1198 provides access to the A428, connecting with the A1 to the west and the A14 and M11 towards Cambridge.

By Rail

St Neots station - approximately 8.4 miles, with direct services to London King's Cross from 39 minutes

Royston station - approximately 11.6 miles, with direct services to London King's Cross from 37 minutes and Cambridge from 16 minutes

By Bus

The nearest bus stops are located on Ermine Street at King's Gate and Brockholt Road. Selected Whippet 18 and 18A services connect Caxton with St Neots, Cambourne and Cambridge city centre.

Distances and journey times are approximate.

Agents Note

Images and CGIs are for illustrative and marketing purposes only. These show examples of how a home on Plot 1 at Birchwood Grove could look. Each home can be personalised within the approved design



DISCOVER CUSTOM BUILD

BIRCHWOOD GROVE, CAXTON

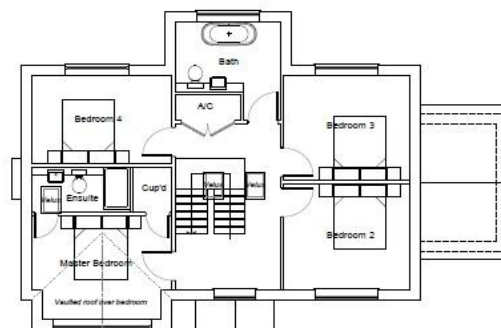
Birchwood Grove offers a unique opportunity to create your dream home through custom build.

With 8 fully serviced plots, including utilities and planning already in place, you can focus on what really matters, designing a home that reflects you. Birchwood Grove has been designed to make your custom build journey simple, supported, and rewarding.

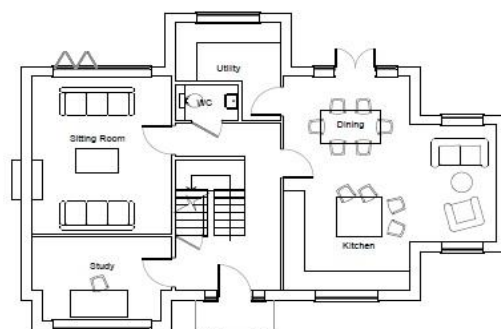




Option 1



First Floor Plan



Ground Floor Plan

To view this property please contact Connells on

T 01954 714900
E cambourne@connells.co.uk

Unit 2 Caxton House Broad Street Great Cambourne
CAMBRIDGE CB23 6JN

EPC Rating:
Exempt

view this property online [connells.co.uk/Property/CBN306856](https://www.connells.co.uk/Property/CBN306856)

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: CBN306856 - 0018