



homemade

homes by accent



Mill View RAMSEY

A stylish collection of Shared Ownership homes for sale



Burwell Lode waterway, Wicken Fen nature reserve



Stretham Windmill in the village of Sutton



Space to settle at Mill View

Homes carefully designed for you and your lifestyle in this charming rural town

Mill View sits on the edge of the quaint market town of Ramsey. Nestled close to wide open countryside, it has excellent transport links to nearby towns, cities and rural areas, including Huntingdon, Peterborough, Cambridge and The Fens.

These forty brand-new properties are an elegant collection of two 2-bedroom houses, twenty-five 3-bedroom houses, three 4-bedroom houses and ten 2-bedroom apartments. Flexible layouts and clean-lined, neutral finishes mean you can start making your home your own, as soon as you begin unpacking. And with both private and communal gardens, there's plenty of space to kick a ball around or kick back with a good book.

Mill View is conveniently positioned at the northern end of Ramsey's high street. There's parking all along the parade, but it's only a 10-minute stroll to the post office, library, bakery, and other key stores, so you won't need to drive. Also within a short walk are doctor's, veterinary and dentist's surgeries, hairdressing and beauty salons, and a variety of cafes and pubs. Life really is easy in Ramsey.

When you want to head further afield, travel is straightforward too. The A1(M) is only a 15-minute drive. And Peterborough train station, a major hub for journeys north and south, is less than half an hour away by car. From there, trains take around 50 minutes to London and just over an hour to York.

A beautiful home,
shaped around you



Put down roots with Shared Ownership at Mill View

Another way to find what you've always wanted

Everyone should have the opportunity to find a home they love, and Shared Ownership could be the answer for you. It's a great way to get on the property ladder and offers a real alternative to renting.

Homes at Mill View are available to buy using the government's Shared Ownership scheme. It's another way to buy your home where you buy a percentage and pay rent on the rest. Homemade Homes by Accent own part of it – but you're living there, you decorate it, and you decide when to sell. Buying a percentage means you'll need a smaller deposit and a smaller mortgage. You can start by buying a share of between 25% to 75%. Once you've moved in, you can carry on buying more shares – if you choose to and can afford it – until you own your home 100%.

We offer an extensive range of Shared Ownership homes across the country, and have helped families, couples and people buying alone to find the right home for them. From apartments to detached houses, from Surrey to Yorkshire, we can help you find what you're looking for.

Visit homemadehomes.com/information or speak to our sales team to find out more about Shared Ownership.



Perfectly positioned in the **Cambridgeshire countryside**

Ramsey puts everything you need within a walk, cycle or quick drive



Thoughtfully designed homes
with high-quality finishes



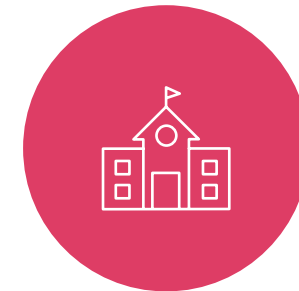
A bustling high street with
a butcher's, bakery, florist,
library and more



Private gardens and parking for
houses, and balconies and cycle
stores for apartments



A 1-minute walk to Tesco superstore
and a 3-minute cycle to the bakery



1 outstanding nursery, 3 good
primary schools and 1 good
secondary school within 1.2 miles



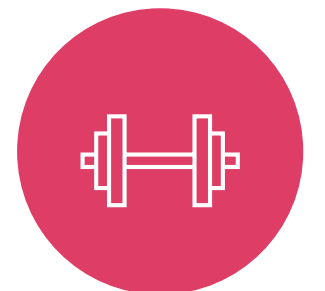
Countryside walks through ancient
woodland and wildlife reserves



Four pubs, four cafes and
more than eight takeaway
restaurants in Ramsey



A 27-minute drive to Peterborough
and a 24-minute drive to Huntingdon



Clubs for cycling, tennis, golf,
football, cricket, dancing, martial
arts and more in Ramsey

Travel times are approximate. Source, nationalrail.co.uk and google.com/maps

Welcome to well-loved, **well-connected** Ramsey

Historic settings for modern living

Ramsey is a town steeped in history.

Originally founded around a Benedictine Abbey, the 15th-century gatehouse remains as a striking centrepiece. With a strong community feel, it's small enough to enjoy a relaxed pace but offers everything you need in life. There's a bustling high street of independent stores, a range of great pubs and cafes, and glorious countryside walks on the doorstep. Plus clubs catering for a wide range of sports, and good schools an easy stroll away.



Images from left to right:
River Cam, Cambridge
Peterborough Cathedral
Water meadows, Huntingdon,
The Gatehouse, Ramsey Abbey



Huntingdon, nine miles south of Ramsey,

is another market town with a rich history. An ancient market square sits at its centre and is home to the Falcon Inn, used as Cromwell's HQ in the Civil War. It's the perfect place to stop for a Sunday roast before browsing the town's boutiques and craft shops or having a stroll along the riverside path.

The vibrant cathedral city of Peterborough is just thirteen miles north of Ramsey and combines its strong heritage with a cosmopolitan vibe. Central Queensgate Shopping Centre is home to more than 100 stores. And the city boasts a wide variety of entertainments, including theatres, galleries, nightclubs, museums, bars and restaurants to suit every palate. The East of England Arena hosts events ranging from comedy to motorsport and Fenland Aqua Park offers extreme levels of water fun.

Iconic Cambridge is also within an hour's drive of Ramsey. Whether you go punting on the river, explore the many cycle paths, join a city tour, sample local ales or watch live music, it's a fabulous place to while away the day.

Your place to call home with everything on hand



Sports

Do you enjoy a round of golf or tennis? Like hitting the pool or heading out on two wheels? Into martial arts or cricket? Whatever your preferences, Ramsey has great clubs and sports facilities to help you stay fit and healthy.

Ramsey Leisure Centre – 1.4 miles



Great outdoors

Ramsey is a haven for nature lovers, the area boasting beautiful wildlife reserves, country parks and gardens. The Great Fen and Lady's Wood to the west of the town are full of amazing creatures and plants to discover and a myriad of walking trails to explore.

Lady's Wood – 4.2 miles

Culture

Each August, one of Britain's biggest living history events takes place in Ramsey. 1940s Ramsey recreates the sights and sounds of this era to raise money for local charities. The Ramsey Rural Museum also brings the past to life and hosts events throughout the year.

Ramsey Rural Museum – 1.3 miles



Shopping

With a Tesco Superstore a minute's walk away, you'll never be short of everyday essentials. And Ramsey's charming high street is home to a variety of independent stores that are perfect for relaxed browsing and buying gorgeous gifts, treats, crafts and flowers.

Windmill Bakery – 0.6 miles



Eat & drink

Whether you're meeting a friend for coffee, having a celebration or taking the family out for lunch, there are plenty of options in Ramsey. Go to Wild Frost for freshly ground coffee and amazing salads and The Ale House Kitchen for craft beer and a burger.

The Ale House Kitchen – 0.7 miles



Family

For little ones, the outstanding Ramsey Day Nursery is just a 10-minute walk away, and there's a choice of primary schools rated as good by Ofsted nearby. Abbey College, a secondary school with a sixth form and a good Ofsted rating, is just a 23-minute walk from Mill View.

Ramsey Community Junior School – 0.5 miles

Travel times are approximate. Source, nationalrail.co.uk and google.com/maps



Close connections

Live on the edge of the countryside with easy links to nearby towns, cities and counties

Ramsey offers fantastic commuter links. It's just a 15-minute drive to the A1(M), which runs north to Scotland and south to London and branches off to the M11 for an alternative route to London. Local buses run regular direct routes to Huntingdon, Peterborough and nearby villages. And you have a choice of train stations in easy reach, including Huntingdon, Peterborough and Whittlesea. When you want to jet away, London Luton Airport and London Stansted Airport are both around 75 minutes by car.

1. Tesco Superstore

2. Windmill Bakery

3. M Collins Butchers

4. Ramsey Post office

5. Ramsey Library

6. Cromwell Veterinary Group

7. Ramsey Dental Surgery

8. Wild Frost Café
9. Rendezvous Café

10. The Honeybee Café

11. The Ale House Kitchen

12. The Jolly Sailor

13. Three Horseshoes

14. The Angel

15. Ramsey Golf club

16. Old Nene Golf & Country Club
17. Ramsey Tennis club

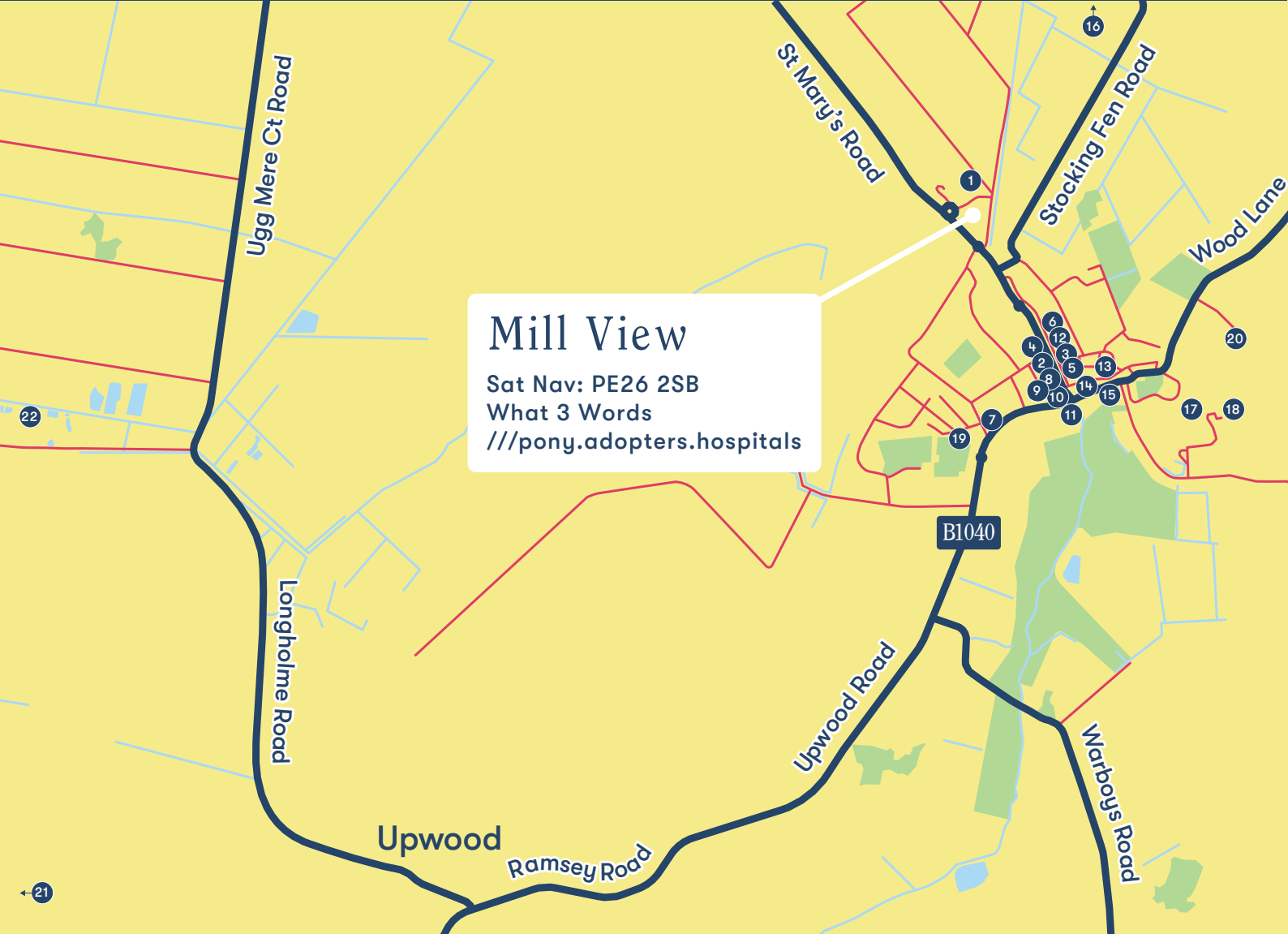
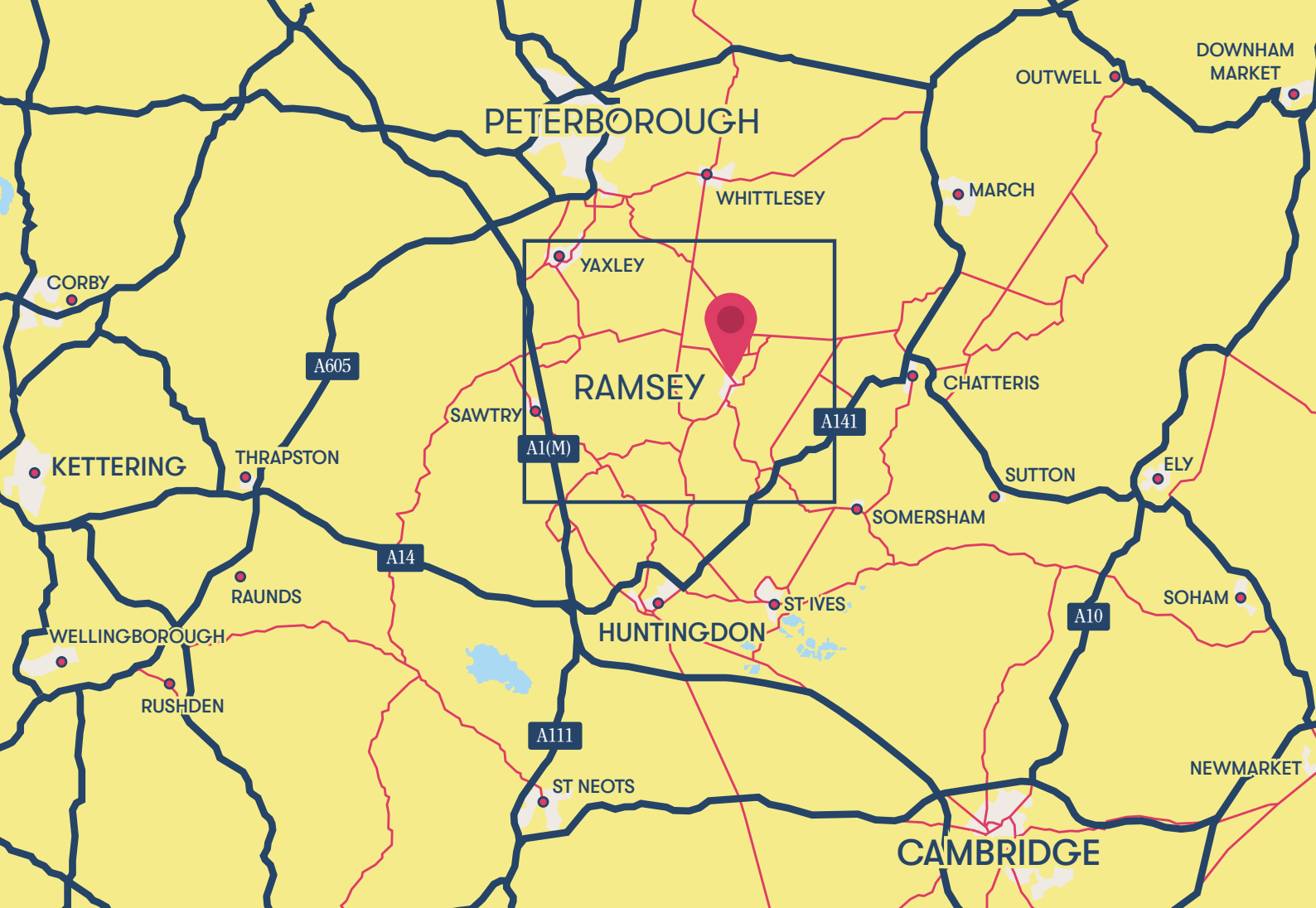
18. Ramsey Leisure Centre

19. Ramsey Town FC

20. Ramsey Rural Museum

21. Lady's Wood

22. The Great Fen



By car from St Mary's

Peterborough	25 minutes
Huntingdon	22 minutes
Whittlesey	19 minutes
Cambridge Airport	49 minutes
London Luton Airport	1 hour 17 minutes



By train from Peterborough

Ely	40 minutes
London Kings Cross	49 minutes
Doncaster	51 minutes
Cambridge	54 minutes
Leicester	55 minutes
York	1 hour 4 minutes
Bury St Edmunds	1 hour 7 minutes
Nottingham	1 hour 9 minutes
Stansted Airport	1 hour 22 minutes
Norwich	1 hour 29 minutes

Travel times are approximate. Source, nationalrail.co.uk and google.com/maps



Specification

Kitchen

- Contemporary Magnet kitchen with soft-close doors and drawers
- Under-cabinet LED lighting
- Worktop with matching upstand
- Stainless steel 1.5-bowl sink with chrome mixer tap
- Glass splashback behind hob
- Freestanding Beko Fridge Freezer

Electrical and Heating

- Recessed polished chrome LED spotlights in bathroom, en-suite and kitchen
- Pendant lighting in bedrooms, hall, landing and living/dining areas
- Twin USB charging point in lounge, kitchen and bedrooms
- Telephone and television point in the lounge and master bedroom
- Mains-operated heat alarm in the kitchen
- Optical smoke alarms
- Mains-operated carbon monoxide detector
- External double plug socket
- Mains-operated doorbell
- Vaillant Sustain boiler or equivalent

Bathroom

- Contemporary white sanitaryware
- Bath with thermostatic shower, sliding rail and glass screen
- Chrome bath, shower and basin taps, and toilet roll holder
- Heated towel rail
- Tiled splashback behind basin
- Full-height tiling in the bath and shower area
- Shaver socket in the bathroom and en-suite

General

- Easy to care for vinyl flooring in the kitchen, bathroom, en-suite and cloakroom
- Double glazed, uPVC windows with child restrictors and night latches
- White emulsion on walls and ceilings
- White satin woodwork
- Water and gas meters
- Front garden turfed and landscaped
- Rear garden turfed and will include patio area and outdoor tap

The specification of the properties is correct at the date of print but may change as building works progress. Any images are indicative of the anticipated quality and style of the specification and may not represent the actual furnishings and fittings of the properties. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any offer, contract, warranty or representation and should not be relied upon as a statement or representation of fact.

Mill View Development Layout

Shared Ownership
2 Bed Houses

 The Pine

Shared Ownership
3 Bed Houses

 The Ash
 The Sycamore
 The Larch
 The Willow
 The Chestnut
 The Oak

Shared Ownership
4 Bed Houses

 The Hawthorn

Shared Ownership
2 Bed Apartments

 The Beech

Rented Homes



/// what3words.com/pony.adopters.hospitals



The Beech

2 bedroom apartments

Ground Floor

Plots 59* & 64

First Floor

Plots 60*, 62, 65 & 67*

Second Floor

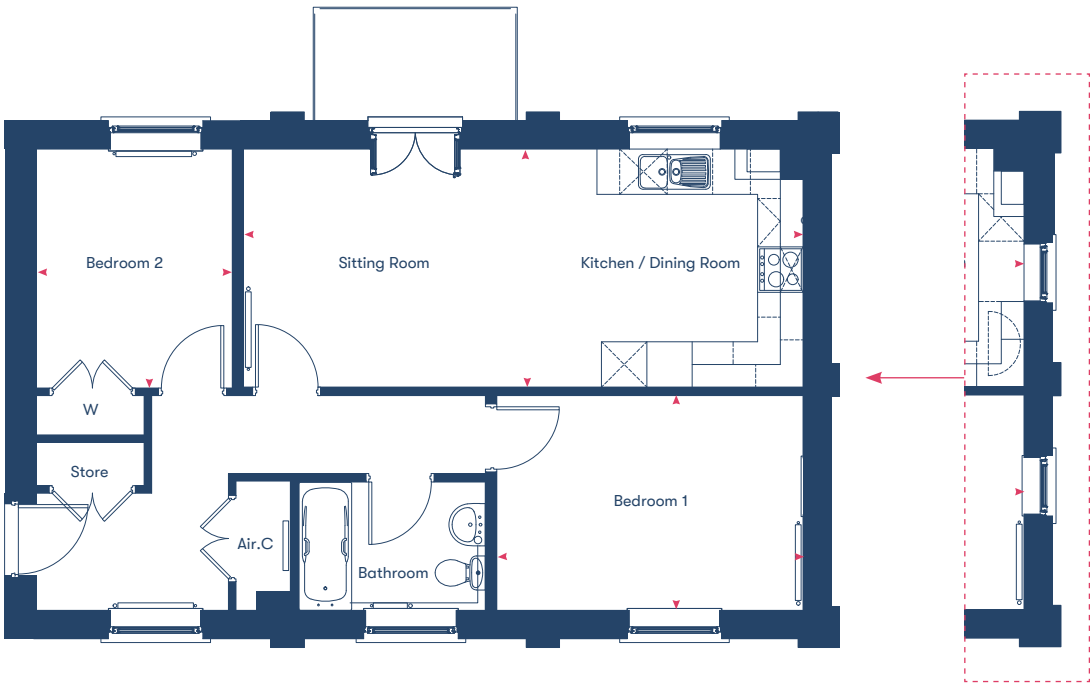
Plots 61*, 63, 66 & 68*



The Pine

2 bedroom houses

Plots 69 & 70*

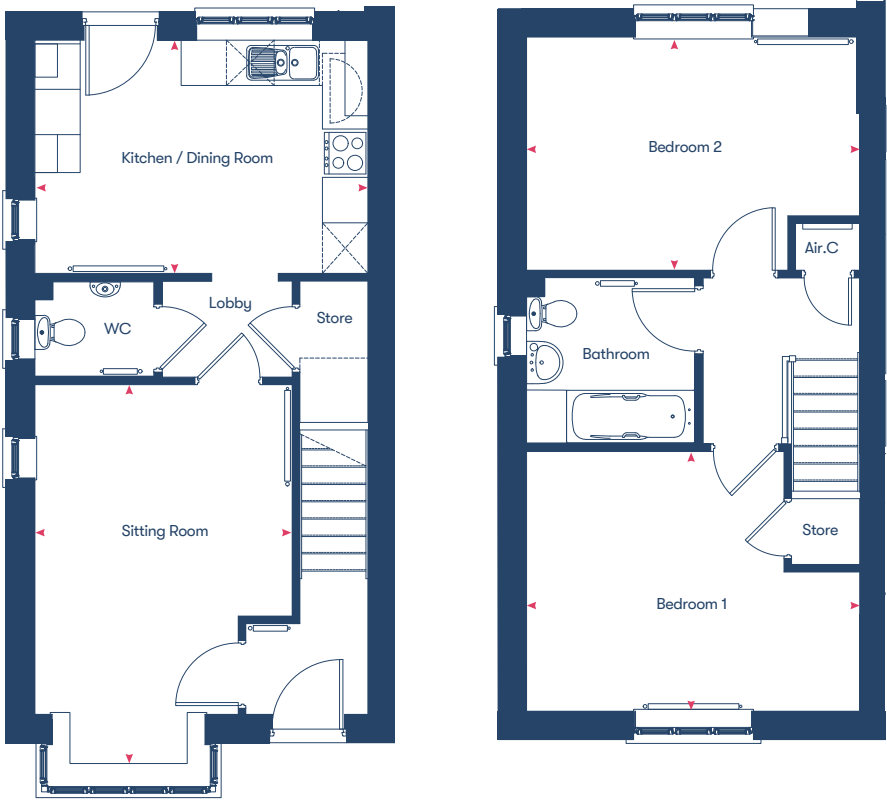


Plots 64, 65 & 66
window configuration

Kitchen/Dining/Sitting	7.40m x 3.15m
Bedroom 1	4.05m x 2.84m
Bedroom 2	3.16m x 2.59m

*Plots marked with an asterisk are mirrored versions of the floor plan shown.

Disclaimer: Room dimensions if shown are subject to change and are for guidance only. Whilst we endeavour to make our property details accurate and reliable these particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute as a full or part offer or contract. Other details are given without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. The purchaser is advised to obtain verification from their Solicitor or Surveyor to their own satisfaction.



Ground Floor

First Floor

Kitchen/Dining	4.41m x 3.09m
Sitting Room	3.41m x 5.04m
Bedroom 1	4.41m x 3.44m
Bedroom 2	4.41m x 3.09m

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The Ash

3 bedroom houses

Plots 1*, 2* 3 & 4



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The Oak

3 bedroom houses

Plots 23, 24, 29, 30* & 34*



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The Sycamore

3 bedroom houses

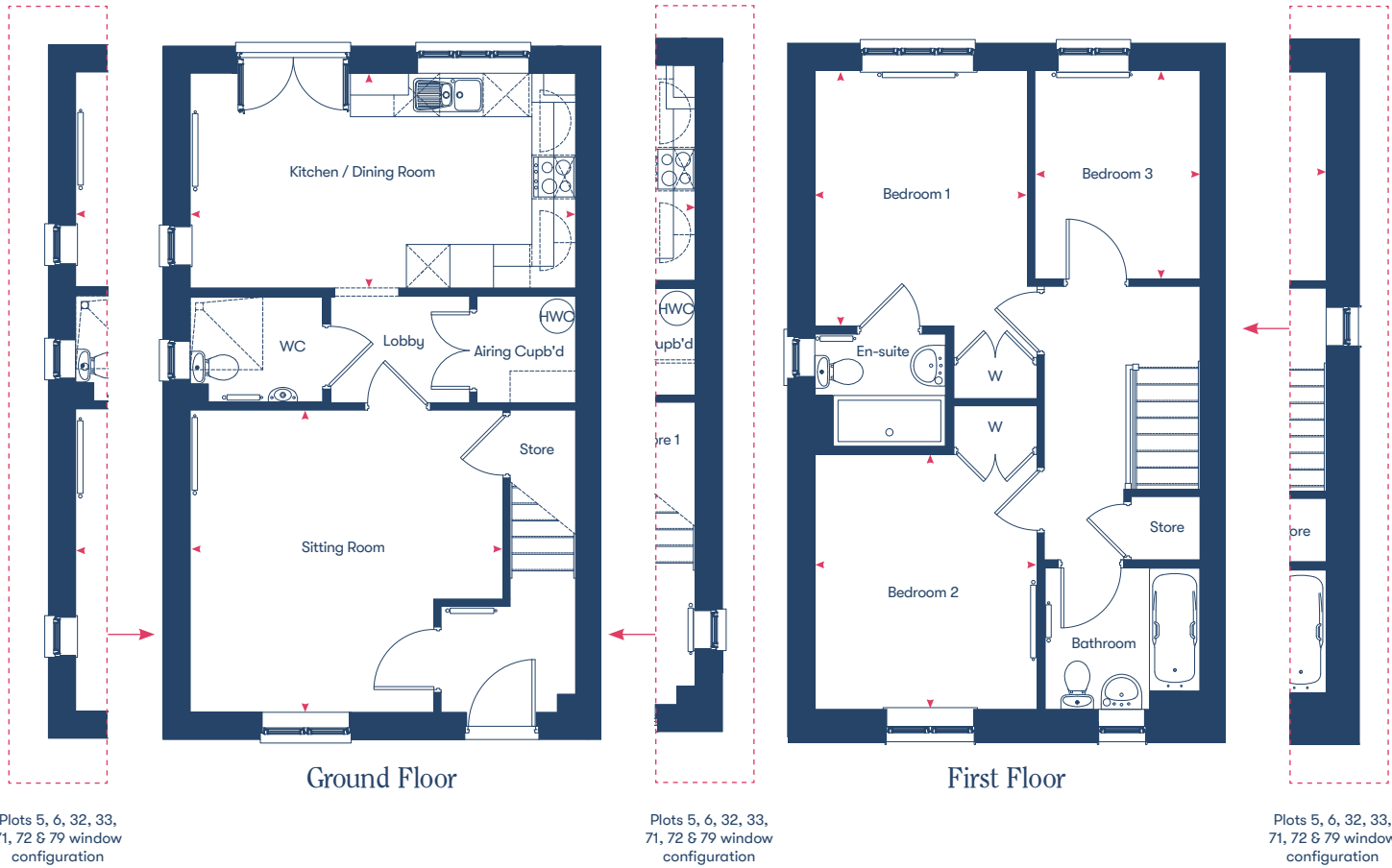
Plots 5*, 6, 32*, 33, 71*, 72*, 73, 74*, 75, 76*, 79, 81 & 82*



The Larch

3 bedroom house

Plot 31

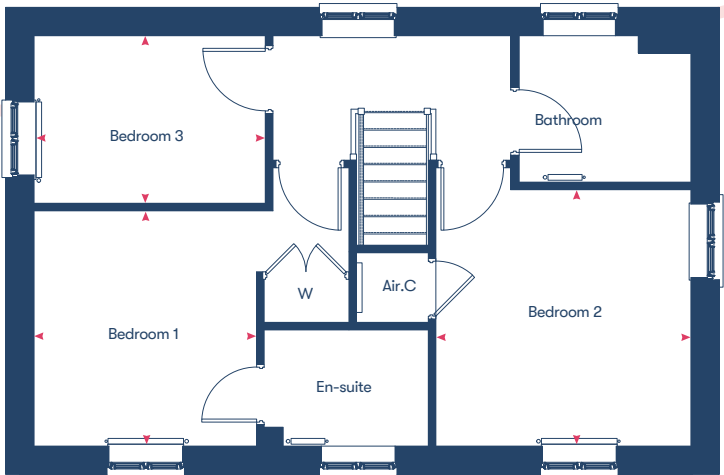


Kitchen/Dining	5.32m x 2.96m
Sitting Room	4.32m x 4.16m
Bedroom 1	2.93m x 3.52m
Bedroom 2	3.06m x 3.51m
Bedroom 3	2.29m x 2.88m

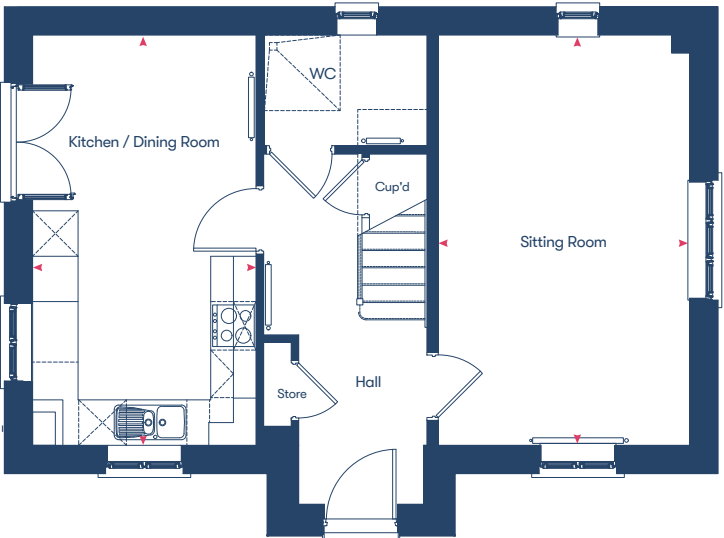
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First Floor



Ground Floor

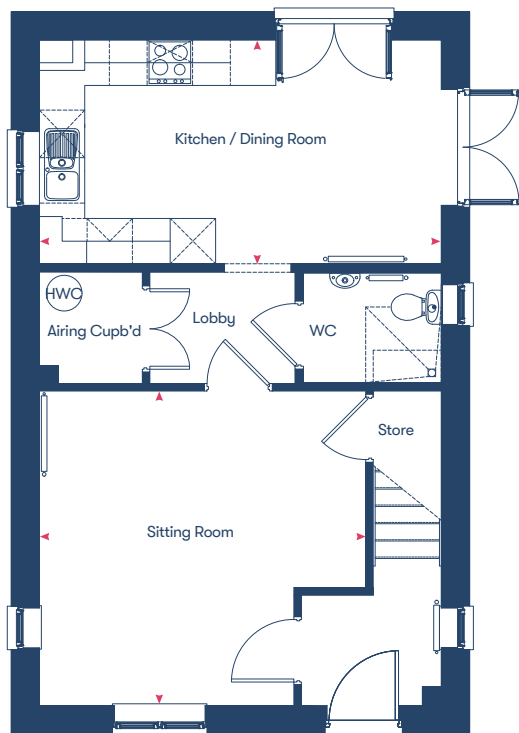


Kitchen/Dining	2.96m x 5.43m
Sitting Room	3.33m x 5.43m
Bedroom 1	2.95m x 3.11m
Bedroom 2	3.38m x 3.39m
Bedroom 3	3.06m x 2.22m

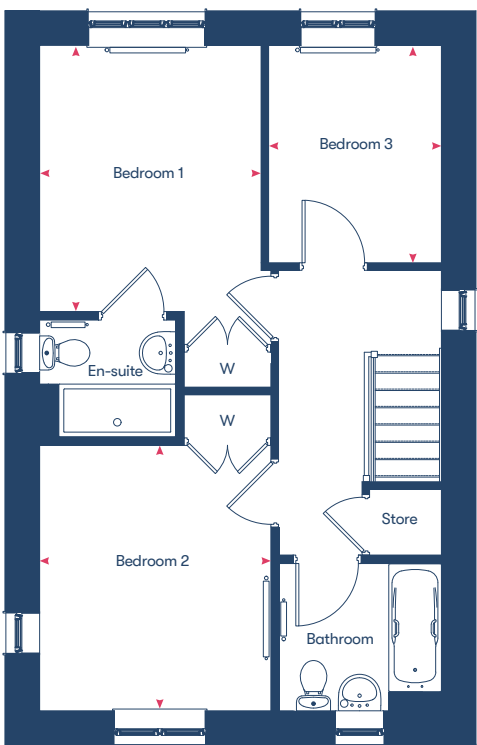
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The Willow

3 bedroom house
Plot 57



Ground Floor



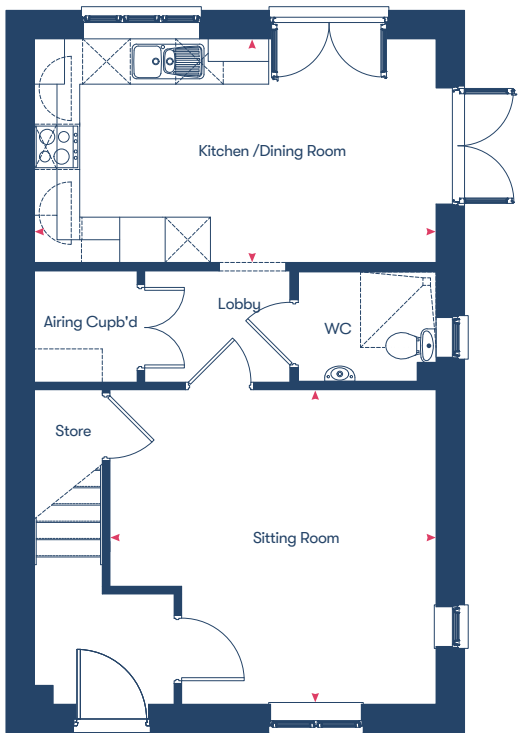
First Floor

Kitchen/Dining	5.32m x 2.96m
Sitting Room	4.32m x 4.16m
Bedroom 1	2.93m x 3.52m
Bedroom 2	3.06m x 3.51m
Bedroom 3	2.29m x 2.88m

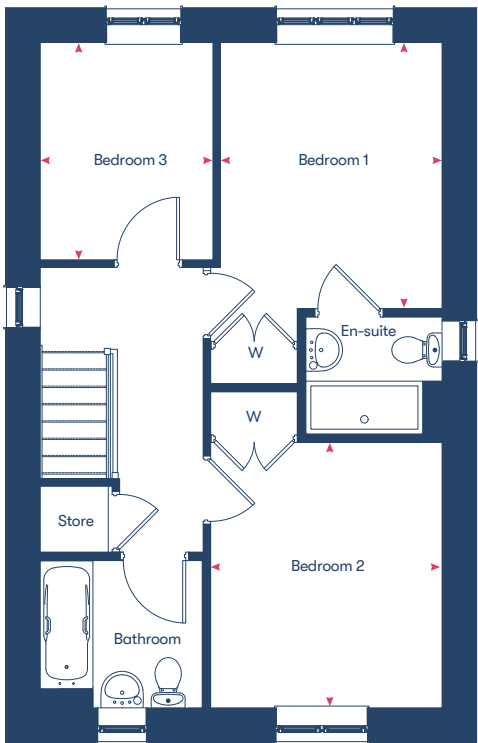
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The Chestnut

3 bedroom house
Plot 58



Ground Floor



First Floor

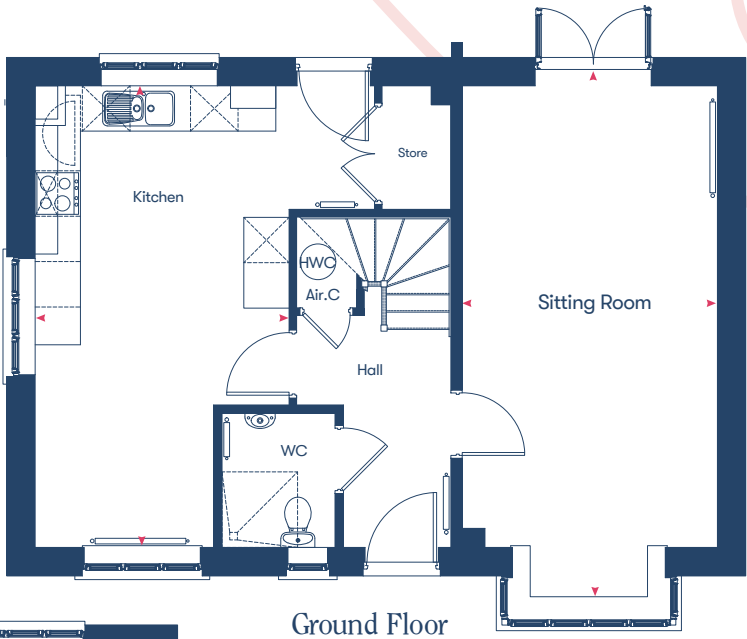
Kitchen/Dining	5.32m x 2.96m
Sitting Room	4.32m x 4.16m
Bedroom 1	2.93m x 3.52m
Bedroom 2	3.06m x 3.51m
Bedroom 3	2.29m x 2.88m

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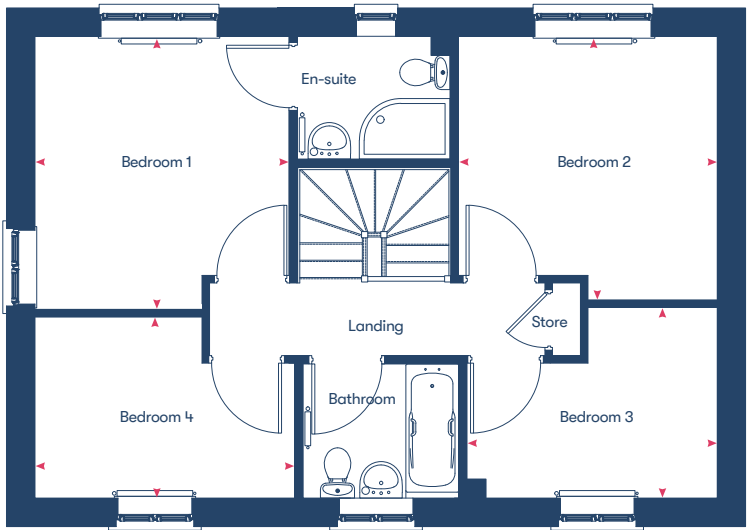
The Hawthorn

4 bedroom houses

Plots 77*, 78 & 80



Ground Floor



First Floor

Kitchen/Dining	3.36m x 6.11m
Sitting Room	3.38m x 6.11m
Bedroom 1	3.36m x 3.61m
Bedroom 2	3.42m x 3.49m
Bedroom 3	3.31m x 2.52m
Bedroom 4	3.36m x 2.40m

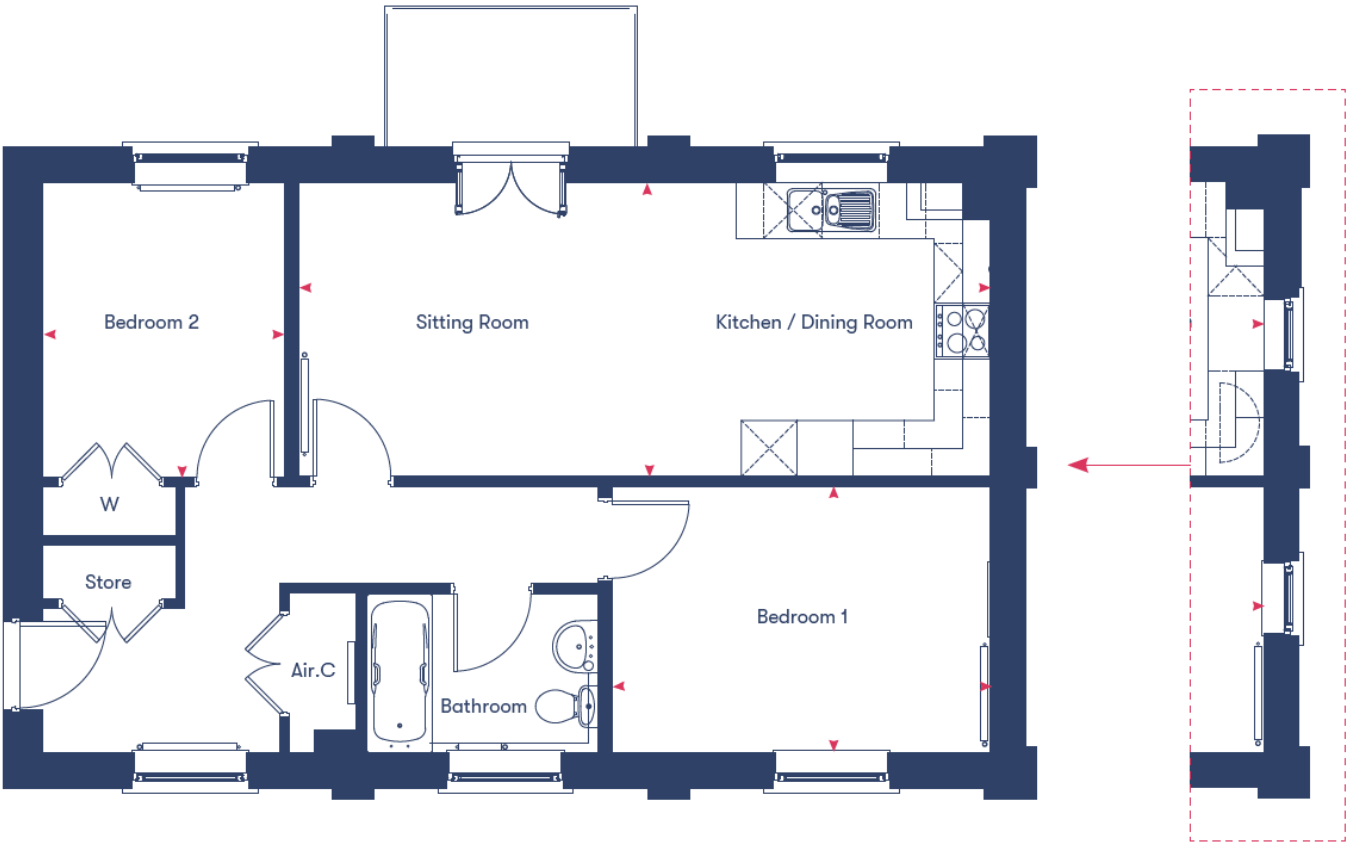
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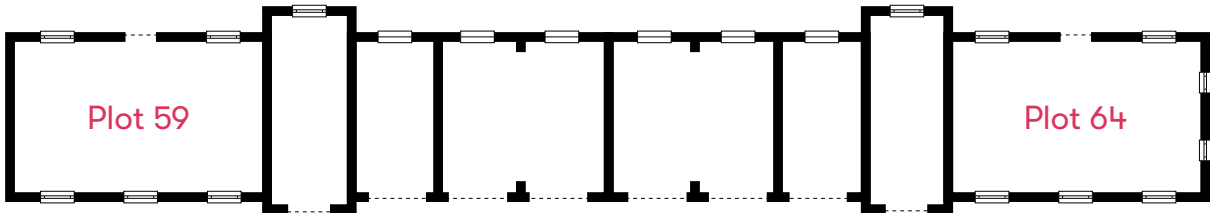
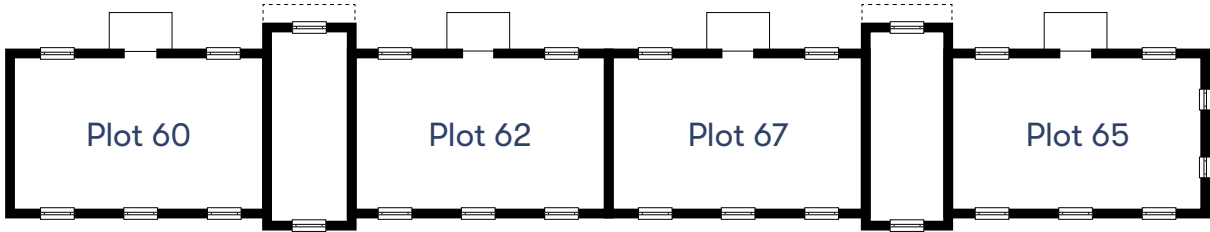
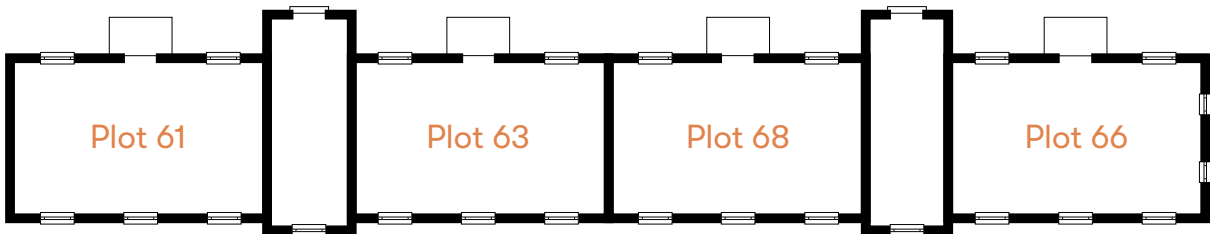
Mill View

RAMSEY



* Plots 60, 61, 62, 63, 65, 66, 67 & 68 feature balconies

Plots 64, 65 & 66 window configuration



Shared Ownership Specialists

Dedicated to finding you your next home or helping you take the first step onto the property ladder.

Welcome to Homemade Homes by Accent, the experienced property sales team within Accent Housing.

Accent Housing Limited provides over 20,000 homes in the North, South and East of the UK. We want to be with you for your journey. Whether that's helping you to take the first step onto the housing ladder or helping you search for a new home, we'll be right there with you.

We have Shared Ownership homes across the country, from Surrey to Yorkshire and have helped hundreds of people to fulfil their home ownership ambitions. We offer new and resale shared ownership homes, and also help our current customers to buy more of their home or sell it when they want to move on.

Visit our website dedicated to all things Shared Ownership
www.homemadehomes.com

A selection of our previous developments



Brooklands,
Milton Keynes



Great Denham,
Bedfordshire



Willow Grove,
Wixams





homemade

homes by accent

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YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE OR RENT.

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